

ENVIRONMENTAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

Use Permit 23-0007
(Peterson)

August 6, 2024

ENVIRONMENTAL INITIAL STUDY &
MITIGATED NEGATIVE DECLARATION
WITH
References and Documentation

Prepared by
SHASTA COUNTY DEPARTMENT OF RESOURCE MANAGEMENT
PLANNING DIVISION
1855 Placer Street, Suite 103
Redding, California 96001

**SHASTA COUNTY
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY & MITIGATED NEGATIVE DECLARATION**

- 1. Project Title:**
Use Permit 23-0007

- 2. Lead agency name and address:**
Shasta County Department of Resource Management, Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001-1759

- 3. Contact Person and Phone Number:**
Elisabeth Towers, Associate Planner, (530) 225-5532

- 4. Project Location:**
The 13.4-acre project site is located on the north side of Kimberly Road, approximately 0.32 miles northeast of the Panorama Point Road and Kimberly Road intersection, Anderson, CA 96007. Assessor's Parcel Numbers: 090-160-010 & 090-150-001.

- 5. Applicant Name and Address:**
Zane Peterson
P.O. Box 77
Cottonwood, CA 96022

- 6. General Plan Land Use Designation:**
Industrial (I)

- 7. Zoning:**
General Industrial (M)

- 8. Description of Project:**
The project is a use permit for a contractor's equipment storage yard to be developed in three phases. Phase 1 consists of the development of a 5-acre outdoor storage area for logging equipment, including but not limited to excavators, skidders, and log loaders, which would result in the filling of two wetland areas. Phase 2 consists of the development of a 10,080-square-foot shop building, a vehicle/equipment wash station, and a 10,000-gallon diesel tank fuel containment area. Phase 3 consists of the construction of a 1,000-square-foot office space. The project includes the installation of native landscaping, a paved parking area, and other ancillary site improvements. Development of the project would include grading, trenching, paving, striping and general construction activities. Excavators, backhoes, bulldozers, trenchers, dump trucks, and similar equipment could all be used to pour foundations, extend and install utilities, erect the proposed buildings, and construct and/or install an onsite wastewater treatment system, well, the graveled outdoor storage area, asphalt paved parking area, fencing, landscaping, and other proposed improvements.

- 9. Surrounding Land Uses and Setting:**
The project site is located in the Anderson area southeast of the incorporated city of Anderson. The project site's northern boundary is adjacent to Hawes Road, and the southern boundary abuts Kimberly Road. The land surrounding the project site is zoned General Industrial (M) and is primarily undeveloped or developed with industrial uses including a power plant fired with wood waste solids, a long-haul trucking yard, an outdoor airsoft arena, equipment rental yards, and other industrial uses. The nearest residential properties are located approximately 0.25 miles to the east and 0.4 miles to the west of the project site.

The project site is vacant and has a history of use as agricultural pastureland and for industrial activity. From 1985 to 1988, the site was used for storage of chips and wood pulp to supply and adjacent paper mill. The topography of the project site is generally flat and occurs at elevations between approximately 440 and 460 feet above sea level. The property currently supports primarily annual grasslands and forbs, a Fremont Cottonwood Forest and Woodland Alliance over the northern portion of the property, approximately 0.996 acres of wetlands, and barren driveways that traverse the site.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

Shasta County Fire Department
Shasta County Environmental Health Division
Shasta County Building Division
Shasta County Department of Public Works
California Regional Water Quality Control Board
California Department of Fish and Wildlife
U.S. Army Corps of Engineers

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

In accordance with Public Resources Code (PRC) Section 21080.3.1, the Wintu Tribe of Northern California, Toyon-Wintu Center (Wintu Tribe), and Paskenta Tribe of Nomlaki Indians (Paskenta Tribe), collectively the “tribes,” filed and Shasta County received a request for formal notification of proposed projects within an area of Shasta County that is traditionally and culturally affiliated with the tribes. Pursuant to PRC §21080.3.1 the Department of Resource Management sent a certified letter to notify the tribes that the project was under review and to provide the tribes 30 days from the receipt of the letter to request formal consultation on the project in writing.

On May 17, 2024, certified tribal consultation letters were sent to the tribes and were received by the Wintu Tribe on June 7, 2024 and the Paskenta Tribe on May 20, 2024. No response or request for formal consultation was received from the Wintu Tribe to date. Although no request for formal consultation was received from the Paskenta Tribe, on July 30, 2024, the Paskenta Tribe responded to the project and requested sensitivity training be conducted prior to any ground disturbance on the project site and a requirement that the Tribe be notified if any Tribal Cultural Resources are discovered during this process.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

	Aesthetics		Agricultural Resources		Air Quality
	Biological Resources		Cultural Resources		Energy
	Geology / Soils		Greenhouse Gas Emissions		Hazards & Hazardous
	Hydrology / Water Quality		Land Use / Planning		Mineral Resources
	Noise		Population / Housing		Public Services
	Recreation		Transportation		Tribal Cultural Resources
	Utilities / Service Systems		Wildfire		Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

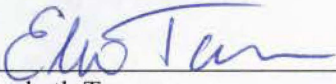
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Copies of the Initial Study and related materials and documentation may be obtained at the Planning Division of the Department of Resource Management, 1855 Placer Street, Suite 103, Redding, CA 96001. Contact Elisabeth Towers, Associate Planner, at (530) 225-5532.



Elisabeth Towers
Associate Planner

8/6/2024
Date



Paul A. Hellman
Director of Resource Management

8/6/24
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A “No Impact” answer is adequately supported if all the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less-than-significant with mitigation, or less-than-significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more, “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less-than-significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less-than-significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section XVIII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures: For effects that are “Less-than-significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. General Plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify the following:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less-than-significant.

I. AESTHETICS: Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				✓
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				✓
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) Views of the project site are characterized by the industrial uses to the west, and mostly undeveloped property to the north, east, and south. The proposed office and single-story shop building and outdoor storage area would not significantly obstruct any view from public vantage points in the vicinity of the project site, including Kimberly Road and Hawes Road which front the property. There is no view of the project site which includes a unique or aesthetically significant scenic vista. Thus, the project would not result in a substantial adverse effect on a scenic vista.
- b) The project site is not visible from a designated scenic highway or State route eligible for official scenic highway designation. There are no scenic resources present within the project site.
- c) The project would not substantially degrade the existing visual character or quality of the site and its surroundings. The project site is zoned General Industrial (M) and has a General Plan land use designation of Industrial (I). All adjacent properties are in the same zone district and General Plan land use designation. Adjacent land uses include a vacant industrial property to the west that was previously used as a papermill and is presently occupied by numerous industrial building and related infrastructure, and mostly undeveloped property and open space to the north, south, and east.
- d) The project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in a non-urbanized area. The use permit application includes activities that have need of limited outdoor illumination. The project lighting plan will be required to meet Shasta County Zoning Plan Section 17.84.040 which requires light to be contained on the project site and lighting fixtures to be shielded. All exterior lighting, including affixed to the proposed building and/or on a light pole, shall be designed and located to confine direct lighting to the premises and not constitute a hazard to vehicular traffic. Exterior lighting fixtures shall shine upon or illuminate directly on any surface other than the area required to be lighted. Glare would be eliminated by the use of non-reflective materials for construction of the project. A lighting plan and cut sheets for the proposed lighting fixtures and bulbs shall be submitted with the building permit application(s) and approved by the Shasta County Planning Division prior to issuance of the building permit(s).

Mitigation/Monitoring: None proposed.

<p>II. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The subject property is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the map titled Shasta County Important Farmland 2016.
- b) Neither this property nor the surrounding properties are zoned for agricultural use nor are they in a Williamson Act Contract.
- c) The project site is not forest land, timberland or zoned Timberland Production. Therefore, the project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).
- d) The project would not result in the loss of forest land or conversion of forest land to non-forest use. The project site is not forest land.
- e) The project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

Mitigation/Monitoring: None proposed.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			✓	
c) Expose sensitive receptors to substantial pollutant concentrations?			✓	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

Discussion: Based on related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

a-b) The project would not conflict with or obstruct implementation of the 2021 Attainment Plan for Northern Sacramento Valley Air Basin as adopted by Shasta County Air Quality Management District, or any other applicable air quality plan. The project would be subject to standard conditions governing air quality and would not violate any air quality standards. The project would not contribute substantially to an existing or projected air quality violation. There is no existing air quality violation and there is not a projected violation as a result of the proposed project.

The NSVPA Air Quality Attainment Plan (2021) designates Shasta County as an area of Nonattainment with respect to the ozone California ambient air quality standards. Nitrogen oxides (NOx) are a group of highly reactive gasses and are also known as "oxides of nitrogen." Because NOx is an ingredient in the formation of ozone, it is referred to as an ozone precursor. NOx is emitted from combustion sources such as cars, trucks and buses, power plants, and off-road equipment. Construction equipment and activities associated with making probable improvements would generate air contaminants, including oxides of nitrogen (NOx), reactive organic gases (ROG), carbon dioxide (CO2) and particulate matter (PM10), in the form of engine exhaust and fugitive dust. However, the emissions emitted during construction would be limited and temporary.

The majority of operational emissions would be associated with vehicle trips to and from the project site. The project would include 4 full time on-site employees and an additional 5 employees who would be primarily accessing materials and equipment for off-site delivery and work. There will also be approximately 5 low bed truck traffic trips to deliver and pick up equipment per month. The projected traffic generation is approximately 9 daily round trips or 18 one-way trips daily and an additional 5 low bed truck traffic trips monthly which is not a substantial number of vehicle trips.

Additionally, the Shasta County General Plan requires Standard Mitigation Measures and Best Available Mitigation Measures on all discretionary land use applications as recommended by the Shasta County Air Quality Management District (AQMD) in order to mitigate both direct and indirect emissions of non-attainment pollutants. The AQMD has reviewed the project and no concerns were raised. The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard and would not conflict with or obstruct implementation of the NSVPA Air Quality Attainment Plan (2021) as adopted by Shasta County, or any other applicable air quality plan.

c-d) The nearest sensitive receptors would be the residences located approximately 0.25 miles to the west and 0.4 miles to the east of the project site. Equipment used to construct the proposed improvements would produce emissions that some may find objectionable. However, the emissions emitted during construction would be limited and temporary and not likely be noticeable beyond the project boundaries. Potential impacts from exhaust odor during construction and from delivery trucks would depend on the degree of transport, relative concentration upon arrival at the receiving property, and/or sensitivity of the receiving party. Mobile equipment operators and truck drivers would be subject to AQMD and State diesel idling rules which minimizes the length of time that a diesel engine can remain idle and be subject to all engine emissions regulations and standards. Substantial pollutant

concentrations are not anticipated due to the limited scope and duration of construction. Exposure of sensitive receptors to substantial pollutant concentrations and other emissions (such as those leading to odors) adversely affecting a substantial number of people would be less-than-significant.

Mitigation/Monitoring: None proposed.

IV. <u>BIOLOGICAL RESOURCES:</u> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		✓		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			✓	
c) Have a substantial adverse effect on state or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		✓		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plan?			✓	

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, a Biological Resources Assessment prepared by Vestra Resources Inc. (July 2024), the following findings can be made:

- a) Vestra Resources Inc. completed a biological review for the project site which identified several candidates, sensitive or special-status species referenced by the California Natural Diversity Database (CNDDDB) as present or potentially present on the project site. Although the California Department of Fish and Wildlife expressed concern regarding the potential for suitable habitat for Crotch’s Bumble Bee, the biological review completed by Vestra Resources concluded that the proposed project site has limited nectar resources in terms of abundance or diversity and that the nearest known historical occurrence of Crotch’s Bumble Bee is 17 miles south of Red Bluff. The biological review noted that no special-status wildlife or plant species were observed during the survey. The regionally occurring species identified during the pre-survey consultation were assessed based on the potential for their habitat to occur within the project area. The species that were determined to potentially occur in the project area are discussed below:

Osprey (*Pandion Haliaeetus*):

Potential habitat and foraging areas for Osprey occur in areas surrounding the project site but the project area itself is unlikely to support any nesting or foraging due to the lack of adequate nest or perch structures. Impacts to osprey and other nesting birds would be avoided through implementation of Mitigation Measure IV.d.1. Therefore, impacts to osprey (*Pandion Haliaeetus*) would be less than significant.

Tricolored Blackbird (*Agelaius tricolor*):

No tricolored blackbirds were observed onsite; however, multiple locations are documented within the vicinity of the project site. The cattail marsh located onsite may not be large enough to support a breeding colony, but does provide nesting and foraging habitat. Conservation measures listed in Mitigation Measure IV.c.2 ensure the wetland habitat will be protected with a minimum 50-foot buffer. Additionally, Mitigation Measure IV.d.1 would identify and avoid any nesting tricolored blackbirds during nesting bird season. Therefore, impacts to tricolored blackbird (*Agelaius tricolor*) would be less-than-significant.

Western Pond Turtle (*Emys marmorata*):

No western pond turtles were observed during the site survey. Wetlands and ponds located in the area, as well as the Sacramento River, could provide year-round habitat for the Western Pond Turtle. Within the project area, upland dispersal and nesting have the potential to occur in grasslands surrounding the wetland areas. A minimum of 50 feet will be avoided by wetland buffer outline in Mitigation Measure IV.c.2. Areas greater than 100-feet from wetland are unlikely to support nests due to compacted, shallow soils and sparse vegetation. Mitigation Measure IV.a.1 will ensure that the potential nesting habitat areas within 100 feet of the wetland features, that are not protected by a wetland buffer, will be surveyed prior to construction during nesting season. Therefore, there will be no impact to the Western pond turtle (*Emys marmorata*).

Western Red Bat (*Lasiurus blossevillii*)

No western red bat occurrences were observed during the site survey. There is potential day roost habitat within the vegetation surrounding wetlands outside of the proposed disturbance area, as well as vegetation on the adjacent property. Trees that may be removed within scope of the project area lack adequate diameter as they are less 8 inches in diameter at breast height (DBH) and lack crevices or other structures that could be used for roosting habitat. Therefore, no direct impacts will occur to any roost structures. Operational impacts to bats could occur from increases in noise and light levels onsite. Impacts from light would be reduced to less than significant through implementation of Mitigation Measure IV.a.2. Noise impacts may influence bat roost selection such that bats select roost habitat that is farther away from the project area. Although the project would increase noise levels, habitat surrounding the project site would likely be buffered by trees surrounding the project site and continue to provide roost habitat.

With the mitigation measures being proposed, the project would have a less-than-significant impact on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

- b) Three sensitive habitats occur within five miles of the project area along the Sacramento River corridor: Great Valley Cottonwood Riparian Forest, Great Valley Oak Riparian Forest, and Great Valley Mixed Riparian Forest. The vegetation present in the northern end of the property meets the definition of the Great Valley Mixed Riparian Forest. No disturbance to this habitat will occur because it is outside of the proposed project area. Because there is no riparian habitat present and there is no other sensitive community identified in local or regional plans, policies, and regulations located within areas of the project site that are proposed to be disturbed, there would be no substantial adverse effect on any such sensitive natural communities. Adverse effects to birds and other nocturnal species, due to artificial lighting could be a result of the proposed development. Shasta County Development Standards (SCC Section 17.84.050) ensure that light pollution does not affect neighboring properties by requiring exterior lighting to be shielded and not shine directly upon neighboring properties. Mitigation Measure IV.a.2 would extend those lighting standards to adjacent wetland or oak woodland habitat. By shielding and directing exterior lighting downward and away from adjacent sensitive habitat, the impacts would be reduced to less-than-significant.
- c) Vestra Resources Inc. completed an aquatic resources delineation in August 2022, which was submitted to the U.S. Army Corps of Engineers (ACOE) in September 2022. The ACOE provided a preliminary jurisdictional determination that identified the location and extent of aquatic resources within the project site. The results of the preliminary determination agreed with Vestra Resources aquatic resources delineation which indicated the presence of Approximately 0.33-acre of jurisdictional aquatic resources, consisting of 0.02-acre of emergent wetland, 0.31-acre of pond, and 0.003-acre of stream are present within the survey area. However, it was determined that these aquatic resources are not waters of the U.S. regulated under Section 404 of the Clean Water Act or under Section 10 of the Rivers and Harbors Act, because the wetlands are not adjacent and do not share a continuous surface connection to a jurisdictional water.

Two of the identified wetlands, the 0.02-acre emergent wetland and 0.003-acre stream, are proposed to be removed as part of the proposed project. Both features are man-made depression or excavations. The creation of these depressions cannot be traced back to a specific date due to the site being heavily disturbed from the 1960s to present. The habitat within the depression resembles vernal pool habitat based on the presence of a few facultative wetland species. However, these features lack adequate depth and hydrology to support many of the species typically associated with healthy vernal pools. Nonetheless, these features are within the State of California Regional Water Quality Control Board (RWQCB) jurisdiction under Section 401 of the Clean Water Act and

Porter-Cologne Water Quality Control Act and associated State wetland definition which includes isolated wetland features. The proposed removal of these features has been reviewed by RWQCB and will be approved subject to the applicant filing a report of waste discharge with the RWQCB and complying with RWQCB waste discharge requirements, if applicable. In addition, Mitigation Measure IV.c.1 will condition Exhibit A to Use Permit 23-0007 to require that the applicant mitigate impacts to these wetlands at not less than a 2:1 ratio unless mitigation at a ratio between 1:1 and 2:1 is acceptable to the regulatory agencies with jurisdiction. Additionally, a 0.036-acre seasonal wetland was identified on the northeast boundary of the project site approximately 500 feet north of the proposed project area and 0.62-acre emergent wetland was identified on the southeast portion of the project site. The smaller of these two wetlands which lies outside of the project area will not be impacted by the proposed project while impacts to the larger feature will be avoided through mitigation measure IV.c.2 which requires a 50-foot buffer measured from the outside edge of any evidence of wetland vegetation.

- d) The project is not proposed to remove any oak woodland habitat or trees which could otherwise be suitable for bats. However, several trees are scattered throughout the project site and could be suitable habitat for nesting migratory birds and/or raptors protected under federal Migratory Bird Treaty Act and California Fish and Game Code Section 3503 and Section 3503.5. These laws protect migratory birds and/or raptors including their nests and eggs. The removal of these trees could impact nesting birds and raptors. Therefore, Mitigation Measure IV.d.1 is proposed to ensure that trees are either removed outside of the bird nesting season (February 1 through August 31), or requiring that a nesting bird survey would be required prior to removal of vegetation or any ground disturbance.
- e) The project would not conflict with any ordinances or policies which protect biological resources. Shasta County Board of Supervisors Resolution No. 95-157 provides guidance regarding use and protection of oak trees on a voluntary basis.
- f) There are no adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plans for the project site.

Mitigation/Monitoring: With the mitigation measures being proposed, the impacts will be less-than-significant:

IV.a.1) In order to avoid impacts to the Western Pond Turtle, the following measures shall be taken:

If initial ground disturbance occurs during western pond turtle breeding or nesting season (between May and August) then potential nesting habitat within 100 feet of wetlands will be surveyed by a qualified Biologist no more than one week prior to the initiation of construction for the presence of turtles or their nests. If nesting turtles or their nests are found, then a 100-foot buffer shall be installed around the nest where no activities, equipment access, or foot traffic shall occur until the end of WPT nesting season. The avoidance area shall be inspected regularly by the biologist to ensure no disturbance to the area occurs.

If adult turtles are ever found within the operations areas where it is in harm's way, then vehicles/equipment shall pause to allow the turtle to leave the site unharmed.

IV.a.2) To mitigate adverse effects on birds and other nocturnal species, including aquatic species, from artificial lighting the project shall incorporate limitations to outdoor lighting in the following manner:

Lighting fixtures shall be shielded downward and installed in a manner that limits photo-pollution and light spillover onto adjacent wildlife habitat. This requirement is in addition to Shasta County Development Standards (SCC Section 17.84.050) which require such measures be taken regarding neighboring property boundaries. The applicant shall demonstrate that these requirements will be met as part of the application for building permits or electrical permits for exterior lighting.

IV.c.1) To mitigate adverse impacts to state protected wetlands and sensitive species and habitat associated with the wetlands, the following measures shall be taken:

Compensatory mitigation shall be provided at not less than a 2:1 ratio unless mitigation at a ratio between 1:1 and 2:1 is acceptable to the regulatory agencies with jurisdiction.

IV.d.1) In order to avoid impacts to nesting migratory birds and/or raptors protected under federal Migratory Bird Treaty Act and California Fish and Game Code Section 3503 and Section 3503.5, including their nests and eggs, one of the following shall be implemented:

- a. Vegetation removal and other ground-disturbance activities associated with construction shall occur between September 1 and January 31 when birds are not nesting; or
- b. If vegetation removal or ground disturbance activities occur during the nesting season (February 1 through August 31), a

pre-construction nesting survey shall be conducted by a qualified biologist within 14 days of vegetation removal or construction activities. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department of Fish and Wildlife (CDFW). No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to CDFW at RICEQARedding@wildlife.ca.gov.

Mitigation/Monitoring: With the mitigation measures being proposed, the impacts will be less-than-significant.

V. CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				✓
c) Disturb any human remains, including those interred outside of formal cemeteries?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a-b) The project site has been substantially disturbed by past human activity including grading and irrigation for pastureland and industrial storage of chips and wood pulp to supply the adjacent former paper mill. There are no evident above surface historical or cultural resources present within the project site. The project would not cause a substantial adverse change in the significance of an historical resource or archeological resource.
- c) The project site is not on or adjacent to any known cemetery or burial area. Therefore, there is no evidence to suggest that the project would disturb any human remains.

Although there is no evidence to suggest that the project would result in any significant effect to historical, archeological, paleontological, or unique geologic resource, or human remains, there is always the possibility that such resources or remains could be encountered. The Wintu Tribe and the Paskenta Tribe have requested notification of proposed projects located within their geographic area of traditional and cultural affiliation in accordance with Public Resources Code section 21080.3(b), also known as AB52. The project is located within the geographic area of traditional and cultural affiliation of both tribes. The Department of Resource Management sent a letter to the tribes by certified mail on May 17, 2024 to notify the tribes that the project was under review and to provide the tribes 30 days from the receipt of the letter to request consultation on the project in writing. The letter was received by the Wintu Tribe on June 7, 2024 and the Paskenta Tribe on May 20, 2024.

To date, no response to the project notification has been received by the Wintu Tribe. A request for formal consultation was not received from the Paskenta Tribe. However, on July 30, 2024, The Paskenta Tribe contacted the County regarding the proposed project and requested that sensitivity training be conducted prior to any ground disturbance at the project site. This request will be included in the project as a recommended use permit condition of approval as follows. “Prior to any ground disturbance activity, a Cultural Sensitivity Training shall be conducted for all personnel with the Paskenta Tribe of Nomlaki Indians. The tribe shall be contacted if any Tribal Cultural Resources are discovered during ground disturbance activity.”

As noted above, there is no evidence to suggest that the project would result in any significant effect to historical, archeological, paleontological, or unique geologic resource, or human remains, there is always the possibility that such resources or remains could be encountered. Nonetheless, a condition of project approval will require that if, in the course of development, any archaeological, historical, or paleontological resources are uncovered, discovered or otherwise detected or observed, development activities in the affected area shall cease and a qualified archaeologist shall be contacted to review the site and advise the County of the site's significance. If the findings are deemed significant by the Environmental Review Officer, appropriate mitigation shall be required.

Mitigation/Monitoring: None proposed.

<u>VI. ENERGY</u> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?				✓
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. During construction there would be a temporary consumption of energy resources required for the movement of equipment and materials. Compliance with local, State, and federal regulations (e.g., limit engine idling times, requirement for the recycling of construction debris, etc.) would reduce and/or minimize short-term energy demand during the project’s construction to the extent feasible, and project construction would not result in a wasteful or inefficient use of energy. During operation of the completed project, there are no unusual project characteristics or processes that would require the use of equipment that would be more energy intensive than is used for comparable projects, or the use of equipment that would not conform to current emissions standards and related fuel efficiencies.
- b) The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. State and local agencies regulate the use and consumption of energy through various methods and programs. As a result of the passage of Assembly Bill 32 (AB 32) (the California Global Warming Solutions Act of 2006) which seeks to reduce the effects of Greenhouse Gas (GHG) Emissions, a majority of the state regulations are intended to reduce energy use and GHG emissions. At the local level, the County’s Building Division enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24.

Mitigation/Monitoring: None proposed.

<u>VII. GEOLOGY AND SOILS</u> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i) Rupture of a known earthquake, fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publications 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? 			✓	
b) Result in substantial soil erosion or the loss of topsoil?			✓	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially				✓

<u>VII. GEOLOGY AND SOILS</u> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				✓
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				✓
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

a) The project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault;

According to the Alquist-Priolo Earthquake Fault Zoning Maps for Shasta County, there is no known earthquake fault on the project site.

ii) Strong seismic ground shaking;

According to the Shasta County General Plan Section 5.1, Shasta County has a low level of historic seismic activity. The entire County is in Seismic Design Category D. According to the Seismic Hazards Assessment for the City of Redding, California, prepared by Woodward Clyde, dated July 6, 1995, the most significant earthquake at the project site may be a background (random) North American crustal event up to 6.5 on the Richter scale at distances of 10 to 20 km. All structures shall be constructed according to the seismic requirements of the currently adopted Building Code.

iii) Seismic-related ground failure, including liquefaction;

The project site is located in the South Central Region (SCR), which is identified as an area of potential liquefaction in Section 5.1 of the Shasta County General Plan. The currently adopted Building Code requires preparation and review of a site-specific soils report as part of the building design and approval process. The soils report must be prepared by a California registered professional engineer and would address potential seismic-related ground failure concerns, if any.

iv) Landslides.

There is no evidence of landslides on the subject property or the surrounding area. The project site is flat and is not located at the top or toe of any significant slope.

b) The project would not result in substantial soil erosion or the loss of topsoil. The Soil Survey of Shasta County, completed by the United States Department of Agriculture, Soil Conservation Service and Forest Service in August, 1974, identified the soils on the project site as Moda loam, 0 to 3% slopes, Perkins gravelly loam, 0 to 3% slopes, and Moda loam, seeped, 0 to 3 percent slopes, all with a hazard of erosion categorized as a range from none to slight.

A grading permit is required prior to any grading activities. The grading permit includes requirements for erosion and sediment control, including retention of topsoil. A grading permit has been applied for to account for erosion control of the existing site and grading plans will be required to be reviewed for building pads for subsequent grading activity related to the construction of the shop building, the office building and other improvements.

c) The project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

The topography of the site is predominantly level, with gradual hills and depressions across the property. The threat of landslides,

lateral spreading, subsidence, liquefaction, or collapse is insignificant as the geology of the area demonstrates great stability. Based on records of construction in the area, and the soils data for the site, there is no evidence to support a conclusion that the project is on a geologic unit or soil that is unstable.

- d) The site soils are described as moderately expansive soils in the Soil Survey of Shasta County. The currently adopted Building Code requires preparation and review of a site-specific soils report as part of the building design and approval process. The soils report must be prepared by a California registered professional engineer and would address potential seismic-related ground failure concerns, if any.
- e) The project does not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. The proposed shop/office building would have a restroom and require compliance with all OWTS standards and required permitting requirements (i.e., permit to install or permit waiver) from the Shasta County Environmental Health Division (EHD).
- f) Upon review of the Minerals Element of the General Plan, there is no evidence to suggest that the project would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. There are no known unique paleontological resources or sites or unique geologic features in the project vicinity.

Mitigation/Monitoring: None proposed.

VIII. GREENHOUSE GAS EMISSIONS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓

Discussion: Based on these comments, the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a-b) In 2005, the Governor of California signed Executive Order S-3-05, establishing that it is the State of California's goal to reduce statewide greenhouse gas (GHG) emission levels. Subsequently, in 2006, the California State Legislature adopted Assembly Bill AB 32, the California Global Warming Solutions Act. In part, AB 32 requires the California Air Resources Board to develop and adopt regulations to achieve a reduction in the State's GHG emissions to year 1990 levels by year 2020.

California Senate Bill 97 established that an individual project's effect on GHG emission levels and global warming must be assessed under CEQA. SB 97 further directed that the State Office of Planning and Research (OPR) develop guidelines for the assessment of a project's GHG emissions. Those guidelines for GHG emissions were subsequently included as amendments to the CEQA Guidelines. The guidelines did not establish thresholds of significance and there are currently no state, regional, county, or city guidelines or thresholds with which to direct project-level CEQA review. As a result, Shasta County reserves the right to use a qualitative and/or quantitative threshold of significance until a specific quantitative threshold is adopted by the state or regional air district.

The City of Redding currently utilizes a quantitative non-zero project-specific threshold based on a methodology recommended by the California Air Pollution Officers Association (CAPCOA) and accepted by the California Air Resources Board. According to CAPCOA's Threshold 2.3, CARB Reporting Threshold, 10,000 metric tons of carbon-dioxide equivalents per year (mtCO₂eq/yr) is recommended as a quantitative non-zero threshold. This threshold would be the operational equivalent of 550 dwelling units, 400,000 square feet of office use, 120,000 square feet of retail, or 70,000 square feet of supermarket use. This approach is estimated to capture over half the future residential and commercial development projects in the State of California and is designed to support the goals of AB 32 and not hinder it. The use of this quantitative non-zero project-specific threshold by Shasta County, as lead agency, would be consistent with certain practices of other lead agencies in the County and throughout the State of California.

The United States Environmental Protection Agency (EPA) identifies four primary constituents that are most representative of the GHG emissions. They are:

- **Carbon Dioxide (CO₂):** Emitted primarily through the burning of fossil fuels. Other sources include the burning of solid waste and wood and/or wood products and cement manufacturing.
- **Methane (CH₄):** Emissions occur during the production and transport of fuels, such as coal and natural gas. Additional

- emissions are generated by livestock and agricultural land uses, as well as the decomposition of solid waste.
- **Nitrous Oxide (N2O):** The principal emitters include agricultural and industrial land uses and fossil fuel and waste combustion.
 - **Fluorinated Gases:** These can be emitted during some industrial activities. Also, many of these gases are substitutes for ozone-depleting substances, such as CFC's, which have been used historically as refrigerants. Collectively, these gases are often referred to as "high global-warming potential" gases.

The primary generators of GHG emissions in the United States are electricity generation and transportation. The EPA estimates that nearly 85 percent of the nation's GHG emissions are comprised of carbon dioxide (CO2). The majority of CO2 is generated by petroleum consumption associated with transportation and coal consumption associated with electricity generation. The remaining emissions are predominately the result of natural-gas consumption associated with a variety of uses.

The project includes an amount of office space that would be significantly less than the quantitative non-zero project threshold described above. The scope of the proposed improvements and required development standards for the project are relatively limited and will not involve extensive ground disturbance, a significant number of equipment hours to complete, nor generate significant traffic volumes during construction. Post construction operation of the site are not expected to generate significant GHG emissions based on the scale of the operations and number of proposed employees (9). Therefore, this project is not expected to be a significant source of construction nor ongoing GHG emissions.

Mitigation/Monitoring: None proposed.

IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✓
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				✓

Discussion: Based on these comments, the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a-c) Contractor businesses routinely transport, use, and dispose of hazardous materials in the course of conducting business. Such materials include fuels, oils, solvents, etc. Based on the scale of the business and number of employees, the operator is not expected to handle significant quantities of hazardous materials at the site. If hazardous materials are to be handled in reportable quantities (55 gallons (liquids), 500 pounds (solids), or 200 cubic feet for a compressed gas), the applicant is required by law to have a Hazardous Materials Business Plan in place prior handling hazardous materials at the site. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

- d) The project is not located on a site which is included on a list of hazardous materials sites compiled by the California Department of Toxic Substances Control pursuant to Government Code Section 65962.5.
- e) The project is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f) A review of the project and the Shasta County Multi-Jurisdictional Hazard Mitigation Plan indicates that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- g) The Shasta County Fire Department has indicated that the project is located in an area designated as “Urban Unzoned” fire hazard severity zone. All driveways and buildings for the proposed project would be required to be constructed in accordance with the Shasta County Fire Safety Standards. These standards require, the clearing of combustible vegetation around all structures for a distance of not less than 30 feet on each side or to the property line. The California Public Resources Code Section 4291 includes a “Defensible Space” requirement of clearing 100 feet around all buildings or to the property line, whichever is less. The project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

Mitigation/Monitoring: None proposed.

X. <u>HYDROLOGY AND WATER QUALITY:</u> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would: (i) result in substantial erosion or siltation on- or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) impede or redirect flows?			✓	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓
e) Conflict with or obstruct implementation of a water quality control plan or sustainable management plan?			✓	

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, the Preliminary Drainage Plan Prepared by Robertson Erickson Civil Engineers and Surveyors. June 7, 2023, and observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Grading will be needed for this project. A grading permit will be required. The provisions of the permit will address erosion and siltation containment on-and off-site. In addition, the project will disturb more than an acre of land. Therefore, the applicant will also be required to prepare a General Construction Permit (GCP) and a Clean Water Act CWA Section 401 Water Quality Certification prior to any ground disturbance. The GPC would include specific erosion control measures and monitoring requirements. Through adherence to construction standards, including erosion and sediment control measures, water quality and waste discharge standards will not be violated, and the project will not substantially degrade surface or ground water

quality.

- b) The project proposes to utilize an on-site well which would provide potable water for a small number of employees on site during daily operations, typically Monday through Friday. The project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.
- c) The project would not substantially alter the existing drainage pattern of the site or area in a manner which would (i) result in substantial erosion or siltation on- or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) impede or redirect flows.

A Hydrologic Report was completed by Vestra Resources Inc. in April of 2024. It was determined that the proposed increase in impervious surface as result of improvements will result in a less than 2 cubic feet per second (cfs) increase in the rate and amount of surface runoff. The drainage pattern will be altered slightly due to additional impervious surface area being added to the front half of the lot. The proposed development of the site will increase runoff, which will be directed to the wetland area at the front of the property. The existing wetland area on the southwest portion of the property will serve as a detention basin for stormwater flows. A channel exists on the southwest corner of the site through dual concrete pipes that cross Kimberly Road. Other runoff, where no new impervious surface will be added, will sheet flow into the existing drainage channels on the site. This will preserve the existing drainage pattern in these areas and, as a whole, the project will not require alteration of the natural drainage courses nor impede or redirect flows off-site. This approach to stormwater management is consistent with principles of low impact development.

- d) The project is not in a flood hazard, tsunami, or seiche zone.
- e) The project is located on property associated with Site Cleanup Program (SPC) Case No. 2050189, Winnemucca Trading Co, Former Shasta Paper Treatment Lagoons. Sampling of the project site was conducted by Vestra Resources Inc. prior to the property being purchased in March of 2022. Levels tested in areas proposed to be disturbed by the project were below any regulatory level for contamination. The project will be conditioned to require that should contamination be encountered during construction of the proposed project; the Central Valley Regional Water Quality Control Board be contacted.

Mitigation/Monitoring: None proposed.

XI. LAND USE AND PLANNING - Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?				✓
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✓	

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not physically divide an established community. The project does not include the creation of any road, ditch, wall, or other feature which would physically divide an established community.
- b) The project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The project is consistent with Industrial (I) General Plan land use designation and General Industrial (M) zone district of the project site. The purpose of the M zone district is to provide for all types of industrial uses and uses accessory to industrial uses. This district is consistent with Industrial (I) General Plan land use designation. The proposed project is permitted in the M zone district with approval of a use permit.

Mitigation/Monitoring: None proposed.

<u>XII. MINERAL RESOURCES</u> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				✓
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, specific plan or other land use plan?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) There are no known mineral resources of regional value located on or near the project site. The project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State.
- b) The project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. The project site is not identified in the General Plan Minerals Element as containing a locally-important mineral resource. There is no other land use plan which addresses minerals.

Mitigation/Monitoring: None proposed.

<u>XIII. NOISE</u> – Would the project result in:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b) Generation of excessive groundborne vibration or groundborne noise levels			✓	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies.

The General Plan Noise Standard is 55 hourly L_{eq} daytime, and 50 hourly L_{eq} nighttime. The nearest noise sensitive uses are single-family residences southeast and northwest of the project site. The nearest single-family residence lies approximately 1,100 feet southeast of the project boundary and the residences to the north and west range from 2,000 feet to greater from the project site's northern and western boundaries.

Temporary project related noise sources during construction would include human speech and the use of vehicles and equipment. Temporary noise impacts are proposed to be minimized with a condition of approval that would limit the hours during which on-site activities can take place.

Long term operations at the site would result in both permanent and periodic increases in the ambient noise level. Operational noise sources would include vehicular traffic throughout the site, moving, placement, loading and unloading of materials and equipment

in the outdoor storage area, periodic use of maintenance tools within the shop building, use of building maintenance systems such as air conditioning systems, and human speech and other general activities associated with the use of the building and outdoor areas.

The applicant proposes to use heavy duty vehicles and flatbed trailers to haul equipment, logs, and material. The loudest component of these vehicles is required to be the backup warning alarm. Backup warning alarms would need to be louder than the engine of the vehicles and equipment utilized on the project site. A general rule of noise attenuation is that noise is reduced six decibels for every doubling of distance. For example, if a piece of equipment produces 100 decibels at 25 feet away from the equipment, the noise level will be 94 decibels at 50 feet from the equipment.

Assuming a noise level of 90 decibels at one meter away from a diesel engine it is likely that noise levels from the backup warning alarms would not exceed noise thresholds (55 dB daytime and 50dB nighttime hourly Leq) at the nearest residences to the south and east as the back-up alarms would not be in constant operation or for lengthy and/or frequent intermittent periods of time over the course of an hour.

The project is located in an industrially zoned area with uses including a power plant fired with wood waste solids, a long-haul trucking yard, an outdoor airsoft arena, equipment rental yards, and other industrial uses. The project is also in the vicinity of Locust Road, Deschutes Road, and Interstate 5. Noise sensitive uses in this area are exposed to ambient noise levels that are generally greater than those intermittent noise sources that would be introduced by the project. Therefore, the project is not expected to create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

- b) The type of equipment necessary for a construction project of this scope is not expected to generate excessive groundborne vibration or groundborne noise that would result in significant exposure to persons in the vicinity. Therefore, the project would not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.
- c) The project is not located within the vicinity of a private airstrip or an airport land use plan, or within two miles of a public airport or public use airport.

Mitigation/Monitoring: None proposed.

<u>XIV. POPULATION AND HOUSING</u> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not induce substantial unplanned population growth in an area, either directly or indirectly. Project operations would employ nine persons, some or all of which are existing employees and/or would draw from the local labor pool. No new residences are planned as part of the project and the project does not include extension of any permanent roads. Therefore, it is not expected to induce substantial growth in the area.
- b) The project would not displace existing housing, necessitating the construction of replacement housing elsewhere. The project does not include destruction of any existing housing.

Mitigation/Monitoring: None proposed.

XV. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Fire Protection?				✓
Police Protection?				✓
Schools?				✓
Parks?				✓
Other public facilities?			✓	

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:

Fire Protection:

The project is located in an “Urban / Unzoned” fire hazard severity zone, which indicates that fire protection services would not be impacted due to an emergency wildland fire response. The proposed buildings would not trigger a requirement for new or physically altered governmental facilities. The project will be conditioned in accordance with the County Fire Safety Standards.

Police Protection:

The County employs a total of 165 sworn and 69 non-sworn County peace officers (Sheriff’s deputies) to serve a population of 66,850 persons that reside in the unincorporated area of the County (U.S. Department of Commerce, Bureau of the Census, April 1, 2020). This level of staffing equates to a ratio of approximately one officer per 286 persons. Common issues with uses of this type include petty theft, alarm calls, attempted burglary, burglary, and suspicious vehicles/persons/circumstances. Materials and equipment could be a potential target for petty theft, burglary, and vandalism and potentially lead to an increase in calls for service in the area. However, the Sheriff’s Office has reviewed the project and has not determined that the project would trigger the need for new police protection facilities.

Schools:

Potential impacts to schools will be mitigated through the payment of applicable school impact fees prior to the issuance of a Certificate of Occupancy.

Parks:

The project is located in the unincorporated portion of Shasta County which does not have a formal park and recreation program normally found within incorporated cities.

Other public facilities:

As noted in section XIV. Population and Housing, subsection a), the project is not expected to result in substantial population growth. Therefore, the project would not create a need for the provision of new or physically altered governmental facilities or physically altered governmental facilities the construction of which could cause significant environmental impacts. Development of the site would increase its value for property tax purposes. County General Fund revenue derived from property taxes can be spent on general government services, public health, the library system, animal control, and other public facilities at the discretion of the Shasta County Board of Supervisors. Any funds dedicated to the provision of new or physically altered governmental facilities or physically altered governmental facilities would be subject to review under the California Environmental Quality Act (CEQA).

Mitigation/Monitoring: None proposed.

XVI. RECREATION:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The County does not have a neighborhood or regional parks system or other recreational facilities.
- b) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Mitigation/Monitoring: None proposed.

XVII. TRANSPORTATION: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			✓	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				✓
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
d) Result in inadequate emergency access?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not conflict with a program, ordinance or policy establishing measures of effectiveness for the performance of addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The project will result in the construction of a shop/office building, and outdoor equipment storage, which would be expected to generate approximately 18 one-way vehicle trips per day, based on the number of employees and the plan to operate the contractor’s equipment storage yard and 10 low bed truck one-way trips per month for picking up and dropping off large equipment. The Department of Public Works has indicated that this would not produce a significant increase in traffic and the project will be conditioned to limit any future vehicle trips to a maximum of 60 single way vehicle trips and 10 single way truck trips per day. The project would not generate enough traffic to significantly reduce the volume-to-capacity ratio of adjacent roadways to a reduced level of service. The project would not conflict with the Shasta County General Plan Circulation Element policies for transit and pedestrian bicycle modes, the 1998 Shasta County Bikeway Plan, and with the Regional Transportation Plan.

Senate Bill (SB) 743 established a change in the metric to be applied in determining transportation impacts associated with

development projects. Rather than the delay-based criteria associated with a Level of Service (LOS) analysis, the change in vehicle miles traveled (VMT) as a result of a project is now the basis for determining CEQA impacts with respect to transportation and traffic. As of the date of this analysis, the County of Shasta has not yet adopted thresholds of significance related to VMT. As a result, the project-related VMT impacts were assessed based on guidance provided by the California Governor’s Office of Planning and Research (OPR) in the publication Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory, 2018.

This project is for a new contractor’s equipment storage yard which will serve 9 employees and the needs for off-site construction work where the project sites vary. Pursuant to the Governor’s Office of Planning and Research’s December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA, this project would be considered a small project, generating significantly less than 110 trips per day, and is assumed to cause less-than-significant transportation impact. There is no County congestion management agency, and no level-of-service established by such an agency.

- b) The project would not exceed, either individually or cumulatively, a level-of-service standard established by the County congestion management agency for designated roads or highways. There is no County congestion management agency, and no level-of-service established by such an agency.
- c) The project would not substantially increase hazards due to a geometric design feature or incompatible uses. The project does not propose any new roads and the proposed encroachments would need to be wide enough to accommodate the design of the turn template submitted to the Department of Public Works prior to obtaining an encroachment permit. The project proponent would be required to apply for an encroachment permit, submit all required drawings and specifications, and notify the County of completion of all work authorized by the encroachment permit for final approval and acceptance of the work from the Department of Public Works. Driveways shall be located such that they provide suitable sight distance in each direction at the adjoining County road. The County reserves the right to require the trimming or removal of dirt embankments, trees, vegetation or other obstructions as required to achieve suitable sight distance.
- d) The project would not result in inadequate emergency access. The project has been reviewed by the Shasta County Fire Department which has conditioned the project to meet all fire development standards.

Mitigation/Monitoring: None proposed.

XVIII. TRIBAL CULTURAL RESOURCES: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <p>i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p> <p>ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project site is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources.

The Wintu Tribe and the Paskenta Tribe have requested notification of proposed projects located within their geographic area of traditional and cultural affiliation in accordance with Public Resources Code section 21080.3(b), also known as AB52. The project is located within the geographic area of traditional and cultural affiliation of these tribes. On May 17, 2024, a certified tribal consultation letter was sent to the tribes and was received by the Wintu Tribe on June 7, 2024, and the Paskenta Tribe on May 20, 2024.

To date, no response to the project notification has been received by the Wintu Tribe. A request for formal consultation was not received from the Paskenta Tribe. However, on July 30, 2024, The Paskenta Tribe contacted the County regarding the proposed project and requested that sensitivity training be conducted prior to any ground disturbance at the project site. This request will be included in the project as a recommended use permit condition of approval as follows. “Prior to any ground disturbance activity, a Cultural Sensitivity Training shall be conducted for all personnel with the Paskenta Tribe of Nomlaki Indians. The tribe shall be contacted if any Tribal Cultural Resources are discovered during ground disturbance activity.”

Mitigation/Monitoring: None proposed.

XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocations of which could cause significant environmental effects?				✓
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				✓
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?				✓
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				✓
e) Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not require or result in the relocation or construction of new or expanded water or, wastewater treatment facilities or expansion of existing storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocations of which could cause significant environmental effects. The project will be served by a proposed individual on-site well. The well will be drilled pursuant to a well permit from the Shasta County Environmental Health Division and in accordance with all applicable environmental protection standards of the permit. An on-site wastewater treatment system (OWTS) would be constructed to serve the project. The proposed OWTS would be constructed pursuant to an OWTS permit from the Shasta County Environmental Health Division and in accordance with all applicable environmental protection standards of the permit and design standards for the placement of a leach field under an impervious surface.
- b) The project would not generate significant water demand and is located within the Redding Area Anderson Subbasin. The Anderson Subbasin is a medium priority groundwater subbasin that is not critically overdrafted and would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.
- c) An on-site wastewater treatment system (OWTS) will be used. The proposed office and warehouse building will have a restroom and require compliance with all OWTS standards and required permitting requirements from the EHD. No other wastewater treatment system would be affected by the project.

- d) The project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. The project would be served by Waste Management disposal services and by the West Central Landfill which has sufficient capacity to accommodate the project's solid waste disposal needs.
- e) The project would comply with Federal, State, and local management and reduction statutes and regulations related to solid waste. The proposed project would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991) and other local, state, and federal waste disposal standards.

Mitigation/Monitoring: None proposed.

XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				✓
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			✓	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) A review of the project and the Shasta County Multi-Jurisdictional Hazard Mitigation Plan, and the Shasta County Emergency Operations Plan, indicates that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- b) The project site is in an area designed as “Urban / Unzoned” fire hazard severity zone. The project site is relatively flat. The project would not due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.
- c) The project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The property has existing frontage on Kimberly Road and Hawes Road and would include approved encroachments for ingress and egress that meet fire safety standards. The proposed improvements are also required to meet the fire safety standards. The proposed improvements are urban in nature and the installation and maintenance of the improvements would not be expected to significantly exacerbate fire risk or result in other potentially significant temporary or on-going impacts on the environment.
- d) The project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The project site is not sloped, is not located near a floodway or restrictive flood area and is not located in a Wildland Fire Severity Hazard area that could result in any post-fire instability or drainage changes in the event of a fire. Project development would require a grading permit and compliance with all provisions of the permit which would address erosion. The drainage pattern will not be significantly altered. In addition, the project will disturb more than an acre of land. Therefore, the applicant will also be required to prepare a Storm Water Pollution Prevention Plan (SWPP) and obtain a General Construction Storm Water Permit (SWP) from the State of California Regional Water Quality Control Board. The SWPP and SWP would include specific erosion control measures and monitoring requirements. The proposed project does not require grading of slopes or creation of slopes. The area will be stabilized during construction by use of construction BMPs.

Mitigation/Monitoring: None proposed.

XXI. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Discussion:

- a) Based on the discussion and findings in Section IV. Biological Resources, there is evidence to support a finding that the project would have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal.

With the implementation of the mitigation measures specified in Section IV. Biological Resources, potential impacts to biological resources would be less-than-significant.

Based on the discussion and findings in Section V. Cultural Resources, there is no evidence to support a finding that the project would have the potential to eliminate important examples of the major periods of California history or prehistory.

- b) Based on the discussion and findings in all Sections above, there is no evidence to suggest that the project would have significant impacts that are cumulatively considerable.
- c) Based on the discussion and findings in all Sections above, there is no evidence to support a finding that the project would have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation/Monitoring: With the mitigation measures being proposed, potential impacts will be less-than-significant. See the attached Mitigation Monitoring Program (MMP) for a complete listing of the proposed mitigation measures, timing/implementation of the measures, and enforcement/monitoring agent.

INITIAL STUDY COMMENTS

PROJECT NUMBER Use Permit 23-0007 –Peterson

GENERAL COMMENTS:

Special Studies: The following project-specific studies have been completed for the proposal and will be considered as part of the record of decision for the Mitigated Negative Declaration. These studies are available for review through the Shasta County Planning Division and online at [CEQA Documents and Notices \(non-EIR documents\) | Shasta County California](#).

1. Biological Resources Assessment, APNs 090-150-001 & 090-160-010, Vestra Resources Inc., July 2024.
2. Hydrologic Report, APNs 090-150-001 & 090-160-010, Vestra Resources Inc., April 2024.
3. Preliminary Jurisdictional Determination, U.S. Army Corps of Engineers, February 2024.

Agency Referrals: Prior to an environmental recommendation, referrals for this project were sent to agencies thought to have responsible agency or reviewing agency authority. The responses to those referrals (attached), where appropriate, have been incorporated into this document and will be considered as part of the record of decision for the Mitigated Negative Declaration. Copies of all referral comments may be reviewed through the Shasta County Planning Division. To date, referral comments have been received from the following State agencies or any other agencies which have identified CEQA concerns:

1. California Department of Fish and Wildlife
2. California Regional Water Quality Control Board

Conclusion/Summary: Based on a field review by the Planning Division and other agency staff, early consultation review comments from other agencies, information provided by the applicant, and existing information available to the Planning Division, the project, as revised and conditioned, is not anticipated to result in any significant environmental impacts.

SOURCES OF DOCUMENTATION FOR INITIAL STUDY CHECKLIST

All headings of this source document correspond to the headings of the initial study checklist. In addition to the resources listed below, initial study analysis may also be based on field observations by the staff person responsible for completing the initial study. Most resource materials are on file in the office of the Shasta County Department of Resource Management, Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001, Phone:(530) 225-5532.

GENERAL PLAN AND ZONING

1. Shasta County General Plan and land use designation maps.
2. Applicable community plans, airport plans and specific plans.
3. Shasta County Zoning Ordinance (Shasta County Code Title 17) and zone district maps.

ENVIRONMENTAL IMPACTS

I. AESTHETICS

1. Shasta County General Plan, Section 6.8 Scenic Highways, and Section 7.6 Design Review.
2. Zoning Standards per Shasta County Code, Title 17.

II. AGRICULTURAL AND FORESTRY RESOURCES

1. Shasta County General Plan, Section 6.1 Agricultural Lands.
2. Shasta County Important Farmland 2016 Map, California Department of Conservation.
3. Shasta County General Plan, Section 6.2 Timber Lands.
4. Soil Survey of Shasta County Area, California, published by U.S. Department of Agriculture, Soil Conservation Service and Forest Service, August 1974.

III. AIR QUALITY

1. Shasta County General Plan Section, 6.5 Air Quality.
2. Northern Sacramento Valley Air Basin, 2021 Air Quality Attainment Plan.
3. Records of, or consultation with, the Shasta County Department of Resource Management, Air Quality Management District.

IV. BIOLOGICAL RESOURCES

1. Shasta County General Plan, Section 6.2 Timberlands, and Section 6.7 Fish and Wildlife Habitat.
2. Designated Endangered, Threatened, or Rare Plants and Candidates with Official Listing Dates, published by the California Department of Fish and Wildlife.
3. Natural Diversity Data Base Records of the California Department of Fish and Wildlife.
4. Federal Listing of Rare and Endangered Species.
5. Shasta County General Plan, Section 6.7 Fish and Wildlife Habitat.
6. State and Federal List of Endangered and Threatened Animals of California, published by the California Department of Fish and Wildlife.
7. Natural Diversity Data Base Records of the California Department of Fish and Wildlife.

V. CULTURAL RESOURCES

1. Shasta County General Plan, Section 6.10 Heritage Resources.
2. Records of, or consultation with, the following:
 - a. The Northeast Information Center of the California Historical Resources Information System, Department of Anthropology, California State University, Chico.
 - b. State Office of Historic Preservation.
 - c. Local Native American representatives.
 - d. Shasta Historical Society.

VI. ENERGY

1. California Global Warming Solutions Act of 2006 (AB 32)
2. California Code of Regulations Title 24, Part 6 – California Energy Code
3. California Code of Regulations Title 24, Part 11 – California Green Building Standards Code (CALGreen)

VII. GEOLOGY AND SOILS

1. Shasta County General Plan, Section 5.1 Seismic and Geologic Hazards, Section 6.1 Agricultural Lands, and Section 6.3 Minerals.
2. County of Shasta, Erosion and Sediment Control Standards, Design Manual
3. Soil Survey of Shasta County Area, California, published by U.S. Department of Agriculture, Soil Conservation Service and Forest Service, August 1974.
4. Alquist - Priolo, Earthquake Fault Zoning Maps.

VIII. GREENHOUSE GAS EMISSIONS

1. Shasta Regional Climate Action Plan
2. California Air Pollution Control Officers Association (White Paper) CEQA & Climate Change, Evaluating and Addressing

IX. HAZARDS AND HAZARDOUS MATERIALS

1. Shasta County General Plan, Section 5.4 Fire Safety and Sheriff Protection, and Section 5.6 Hazardous Materials.
2. County of Shasta Multi-Jurisdictional Hazard Mitigation Plan
3. Records of, or consultation with, the following:
 - a. Shasta County Department of Resource Management, Environmental Health Division.
 - b. Shasta County Fire Prevention Officer.
 - c. Shasta County Sheriff's Department, Office of Emergency Services.
 - d. Shasta County Department of Public Works.
 - e. California Environmental Protection Agency, California Regional Water Quality Control Board, Central Valley Region.

X. HYDROLOGY AND WATER QUALITY

1. Shasta County General Plan, Section 5.2 Flood Protection, Section 5.3 Dam Failure Inundation, and Section 6.6 Water Resources and Water Quality.
2. Flood Boundary and Floodway Maps and Flood Insurance Rate Maps for Shasta County prepared by the Federal Emergency Management Agency, as revised to date.
3. Records of, or consultation with, the Shasta County Department of Public Works acting as the Flood Control Agency and Community Water Systems manager.

XI. LAND USE AND PLANNING

1. Shasta County General Plan land use designation maps and zone district maps.
2. Shasta County Assessor's Office land use data.

XII. MINERAL RESOURCES

3. Shasta County General Plan Section 6.3 Minerals.

XIII. NOISE

1. Shasta County General Plan, Section 5.5 Noise and Technical Appendix B.

XIV. POPULATION AND HOUSING

1. Shasta County General Plan, Section 7.1 Community Organization and Development Patterns.
2. Census data from U.S. Department of Commerce, Bureau of the Census.
3. Shasta County General Plan, Section 7.3 Housing Element.
4. Shasta County Department of Housing and Community Action Programs.

XV. PUBLIC SERVICES

1. Shasta County General Plan, Section 7.5 Public Facilities.
2. Records of, or consultation with, the following:
 - a. Shasta County Fire Prevention Officer.
 - b. Shasta County Sheriff's Department.
 - c. Shasta County Office of Education.
 - d. Shasta County Department of Public Works.
3. U.S. Department of Commerce, Bureau of the Census.

XVI. RECREATION

1. Shasta County General Plan, Section 6.9 Open Space and Recreation.

XVII. TRANSPORTATION/TRAFFIC

1. Shasta County General Plan, Section 7.4 Circulation.
2. Records of, or consultation with, the following:
 - a. Shasta County Department of Public Works.
 - b. Shasta County Regional Transportation Planning Agency.
 - c. Shasta County Congestion Management Plan/Transit Development Plan.
3. Institute of Transportation Engineers, Trip Generation Rates.

XVIII. TRIBAL CULTURAL RESOURCES

1. Tribal Consultation in accordance with Public Resources Code section 21080.3.1

XIX. UTILITIES AND SERVICE SYSTEMS

1. Records of, or consultation with, the following:
 - a. Pacific Gas and Electric Company.
 - b. Pacific Power and Light Company.
 - c. Pacific Bell Telephone Company.
 - d. Citizens Utilities Company.
 - e. T.C.I.
 - f. Marks Cablevision.

- g. Shasta County Department of Resource Management, Environmental Health Division.
- h. Shasta County Department of Public Works.

XX. WILDFIRE

- 1. Office of the State Fire Marshal-CALFIRE Fire Hazard Severity Zone Maps
- 2. County of Shasta Multi-Jurisdictional Hazard Mitigation Plan

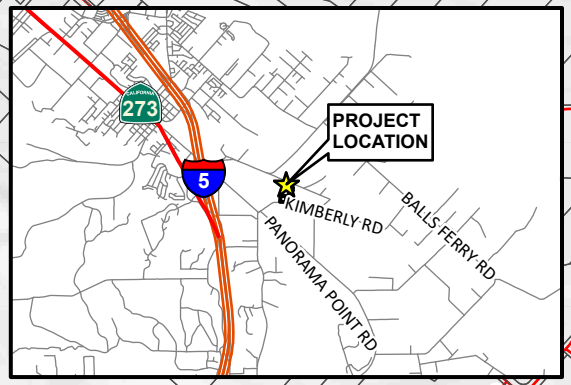
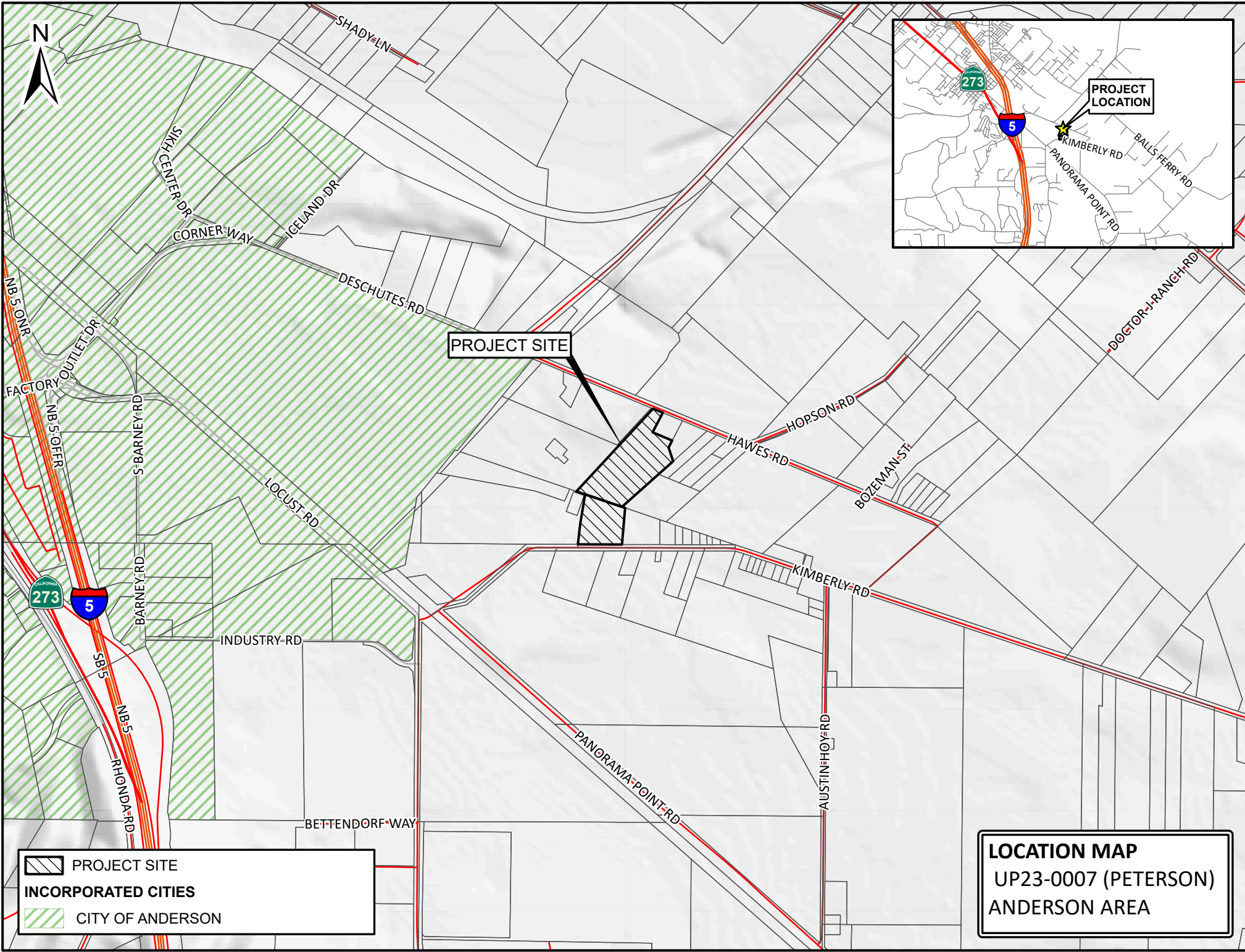
XXI. MANDATORY FINDINGS OF SIGNIFICANCE

None

**MITIGATION MONITORING PROGRAM (MMP)
FOR USE PERMIT 23-0007 (PETERSON)**


Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>IV.a.1) In order to avoid impacts to the Western Pond Turtle, the following measures shall be taken:</p> <p>If initial ground disturbance occurs during western pond turtle breeding or nesting season (between May and August) then potential nesting habitat within 100 feet of wetlands will be surveyed by a qualified Biologist no more than one week prior to the initiation of construction for the presence of turtles or their nests. If nesting turtles or their nests are found, then a 100-foot buffer shall be installed around the nest where no activities, equipment access, or foot traffic shall occur until the end of WPT nesting season. The avoidance area shall be inspected regularly by the biologist to ensure no disturbance to the area occurs.</p> <p>If adult turtles are ever found within the operations areas where it is in harm's way, then vehicles/equipment shall pause to allow the turtle to leave the site unharmed.</p>	<p>Prior to Issuance of Building Permit</p> <p>Final Inspection of Building Permit</p> <p>For the Life of the Use Permit</p>	<p>Planning Division</p>	
<p>IV.a.2) To mitigate adverse effects on birds and other nocturnal species, including aquatic species, from artificial lighting the project shall incorporate limitations to outdoor lighting in the following manner:</p> <p>Lighting fixtures shall be shielded downward and installed in a manner that limits photo-pollution and light spillover onto adjacent wildlife habitat. This requirement is in addition to Shasta County Development Standards (SCC Section 17.84.050) which require such measures be taken regarding neighboring property boundaries. The applicant shall demonstrate that these requirements will be met as part of the application for building permits or electrical permits for exterior lighting.</p>	<p>Prior to Issuance of Building Permit</p> <p>Final Inspection of Building Permit</p> <p>For the Life of the Use Permit</p>	<p>Planning Division</p>	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>IV.c.1) To mitigate adverse impacts to state protected wetlands and sensitive species and habitat associated with the wetlands, the following measures shall be taken:</p> <p>Compensatory mitigation shall be provided at not less than a 2:1 ratio unless mitigation at a ratio between 1:1 and 2:1 is acceptable to the regulatory agencies with jurisdiction.</p>	<p>Prior to Issuance of Building Permit</p> <p>Final Inspection of Building Permit</p> <p>For the Life of the Use Permit</p>	<p>Planning Division</p>	
<p>IV.d.1) In order to avoid impacts to nesting migratory birds and/or raptors protected under federal Migratory Bird Treaty Act and California Fish and Game Code Section 3503 and Section 3503.5, including their nests and eggs, one of the following shall be implemented:</p> <p>a. Vegetation removal and other ground-disturbance activities associated with construction shall occur between September 1 and January 31 when birds are not nesting; or</p> <p>b. If vegetation removal or ground disturbance activities occur during the nesting season (February 1 through August 31), a pre-construction nesting survey shall be conducted by a qualified biologist within 14 days of vegetation removal or construction activities. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department of Fish and Wildlife (CDFW). No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to CDFW at RICEQARedding@wildlife.ca.gov.</p>	<p>Prior to Issuance of Building Permit</p> <p>Final Inspection of Building Permit</p> <p>For the Life of the Use Permit</p>	<p>Planning Division</p>	




PROJECT SITE

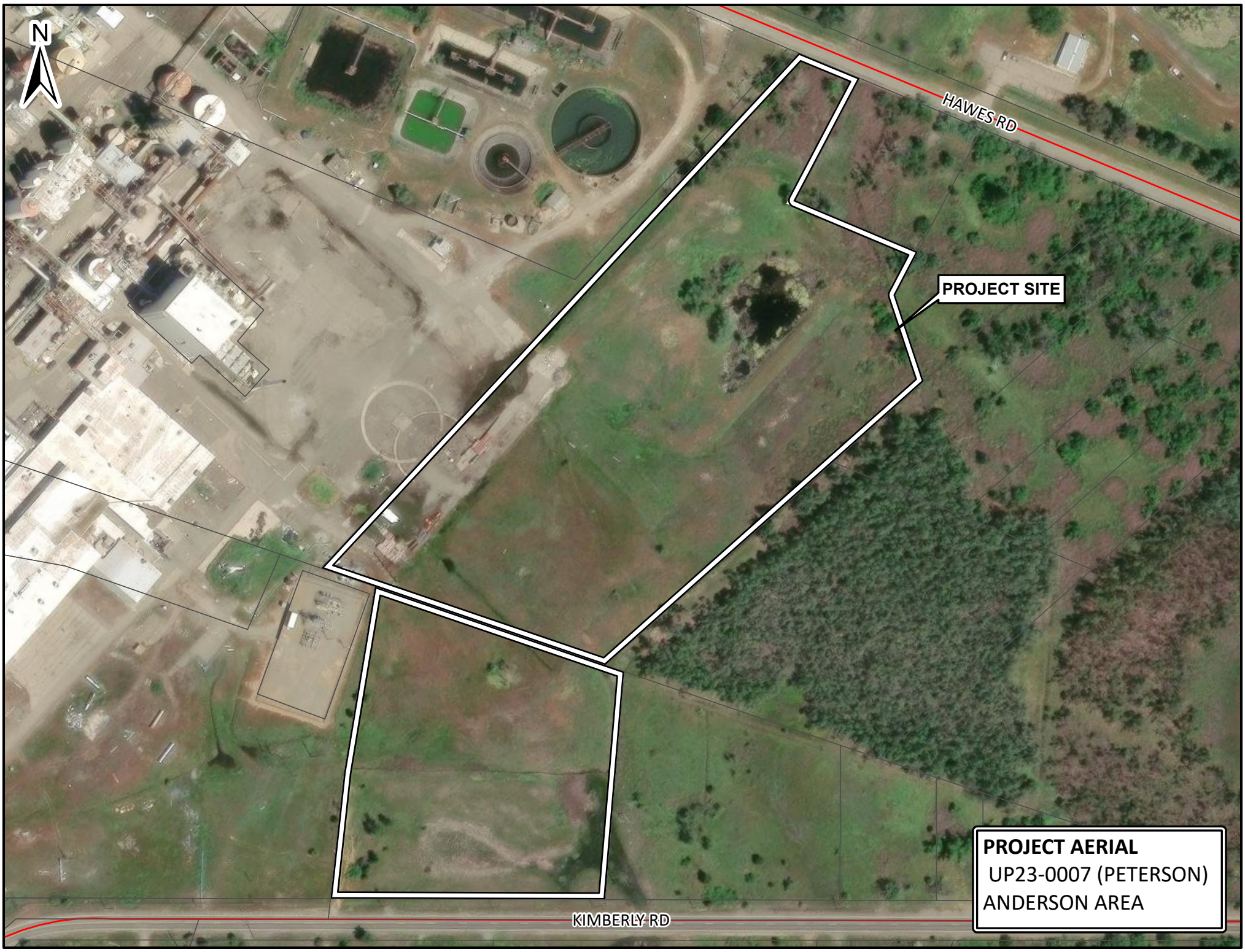
PROJECT LOCATION

 PROJECT SITE

INCORPORATED CITIES

 CITY OF ANDERSON

LOCATION MAP
UP23-0007 (PETERSON)
ANDERSON AREA



HAWES RD

PROJECT SITE

KIMBERLY RD

PROJECT AERIAL
UP23-0007 (PETERSON)
ANDERSON AREA



HAWES RD

HOPSON RD

KIMBERLY RD

PROJECT SITE

M


U

A-1-T

U


 PROJECT SITE

INCORPORATED CITIES

 CITY OF ANDERSON

ZONE DISTRICT

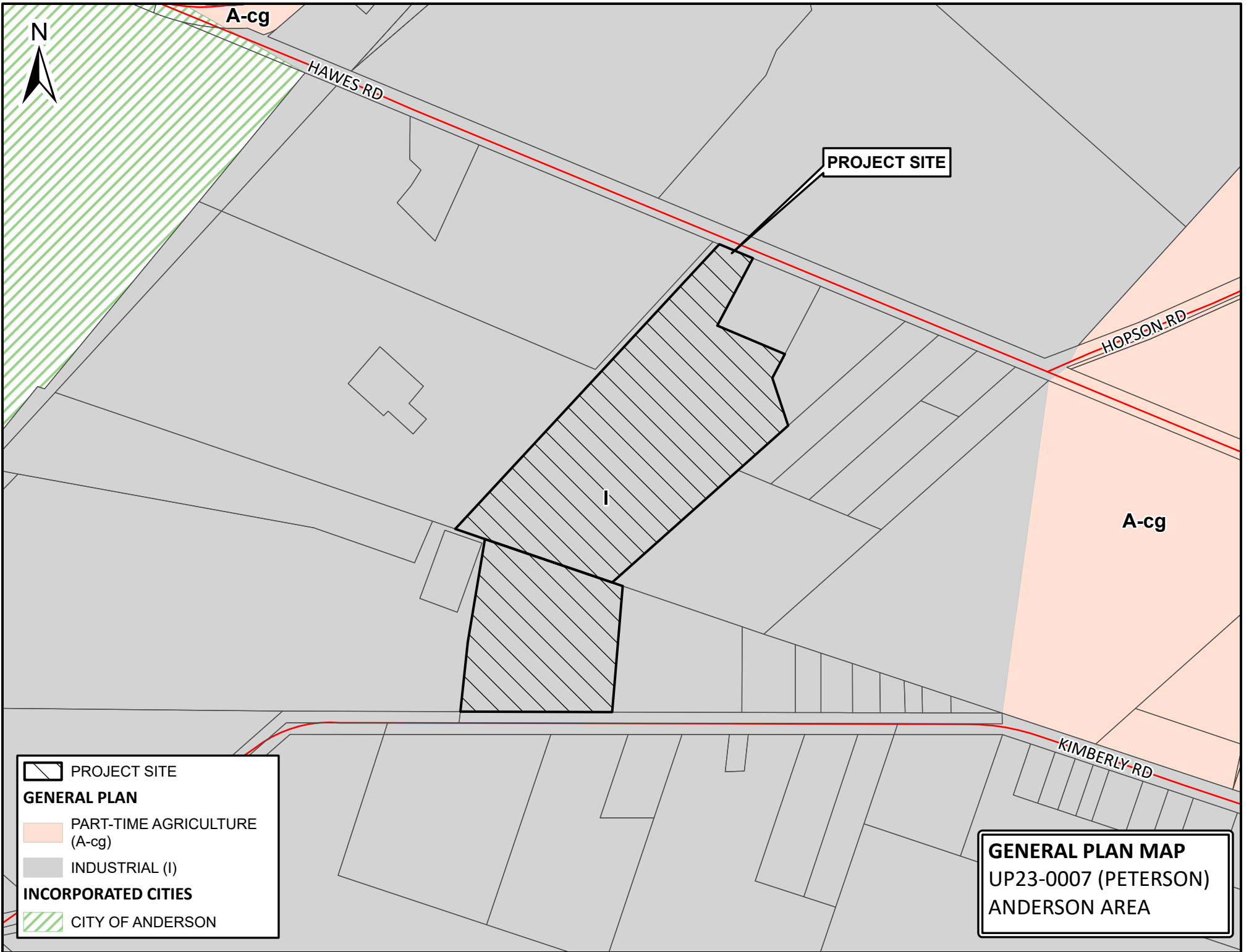
 LIMITED AGRICULTURE (A-1)


 LIMITED AGRICULTURE (A-1) MOBILE HOME (T)

 GENERAL INDUSTRIAL (M)


 UNCLASSIFIED (U)


ZONE DISTRICT MAP
UP23-0007 (PETERSON)
ANDERSON AREA




 PROJECT SITE

GENERAL PLAN

 PART-TIME AGRICULTURE (A-cg)

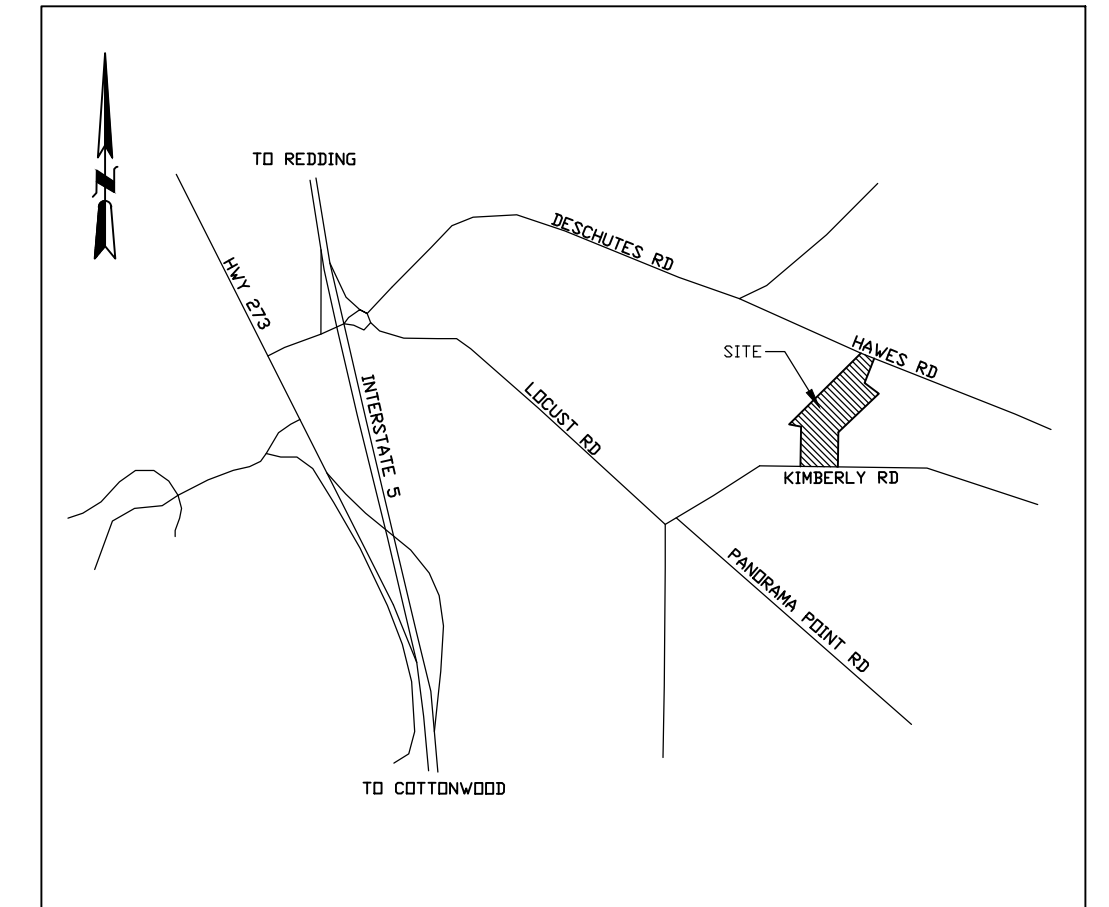
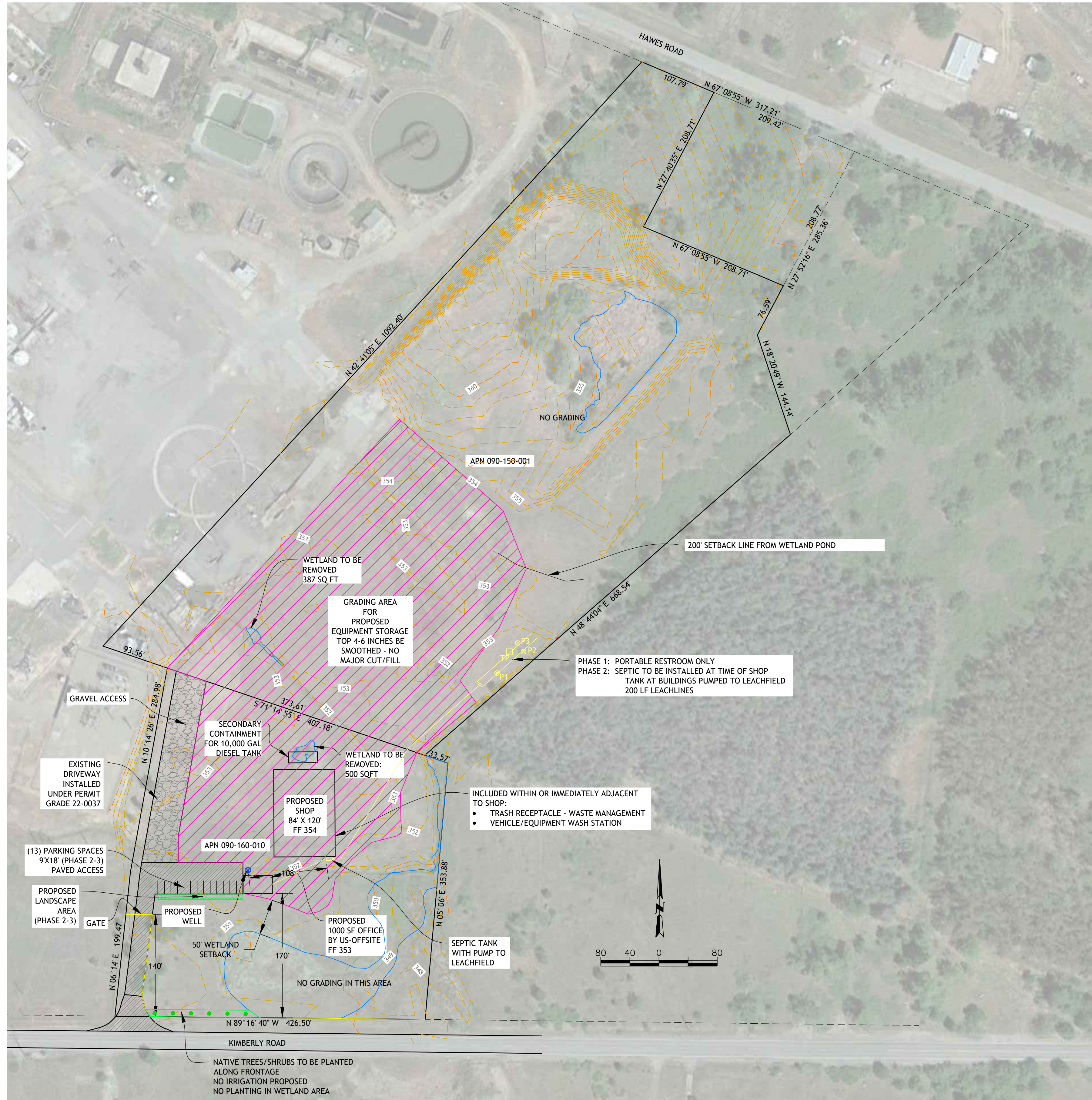
 INDUSTRIAL (I)

INCORPORATED CITIES

 CITY OF ANDERSON

GENERAL PLAN MAP
UP23-0007 (PETERSON)
ANDERSON AREA

F:\CAD\72210_MOSSBACK-PETERSON_TIMBER\07-2024_MINORUSE_GRADINGPLAN.DWG



VICINITY MAP
N.T.S.

NOTES:

TOTAL AREA = 13.9 ACRES (606,835 SF)
 GRADED AREA = 4.8 ACRES
 PROPOSED STRUCTURE AREA = 11,080 SF

PARKING: OFFICE = 1 SPACE/300 SF (1000/300 = 3)
 SHOP = 1 SPACE/1000 SF (10800/300 = 10)
 TOTAL 13 SPACES

PROJECT PHASES:

PHASE 1) SMOOTH AND LEVEL SITE WITHIN "GRADING AREA", TOUCH UP DRIVEWAY AREA, AND GRADE PAD FOR SHOP

PHASE 2) INSTALL SHOP, FUEL STORAGE TANK WITH SECONDARY CONTAINMENT AND SEPTIC, PORTION PARKING AREA.

PHASE 3) INSTALL OFFICE - BY US-OFFSITE, REDDING (STICK BUILT AT OFFSITE LOCATION AND DELIVERED TO SITE & PLACED ON PERMANENT FOUNDATION), FINISH PARKING AREA.

EARTHWORK:

2,490 CY CUT/FILL
 203,750 SF OF DISTURBED AREA

VERIFY SCALES
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

www.vestra.com
 (530) 223-2585
 FAX (530) 223-1145



5300 AVIATION DRIVE - REDDING, CA 96002

NO.	DATE	REVISION	BY

SITE PLAN
 KIMBERLY ROAD APN 090-150-001 AND 191-160-010
 MOSSBACK LAND CO. LLC.
 SHASTA COUNTY, CALIFORNIA

SHEET
 1 OF 1
 DATE 07/18/24
 JOB NO. 72210