

ENVIRONMENTAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

Use Permit 23-0010
(Bundy)

December 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 23-0010 (Bundy)
- 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 10.17-acre project site is located at 16533 Clear Creek Road, approximately 3.75 miles west of the intersection of Highway 273 and Clear Creek Road, Redding, CA 96001. Assessor's Parcel Numbers: 208-230-060.
- 5. Applicant Name and Address:**
Nick Bundy
16590 Vladimir Court
Redding CA, 96001
- 6. General Plan Land Use Designation:**
Industrial – Interim Mineral Resource (I-IMR)
- 7. Zoning:**
General Industrial – Design Review – Interim Mineral Resource (M-DR-IMR)
- 8. Description of Project:**
The project is a use permit for a contractor's equipment storage yard and industrial development to be constructed in three phases. Phase 1 consists of the construction of a 9,800-square-foot warehouse, a 50,000-square-foot screened outdoor storage area to be used for log and chip storage, and an 80,500-square-foot screened outdoor boat and RV storage area. Phase 2 consists of three additional 9,800-square-foot warehouse buildings to be occupied by uses allowed outright in the General Industrial – Design Review – Interim Mineral Resource (M-DR-IMR) Zone District. Phase 3 will consist of 49,850 square-feet of mini-storage. The project includes the installation of landscaping, a paved parking area, stormwater detention basin, upgrades to an existing encroachment off Clear Creek Road, 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 the proposed stormwater detention basin, 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 South Redding area southwest of the incorporated City of Redding on the south side of Clear Creek Road. Adjacent lands to the north, west, and east of the project site are zoned General Industrial – Design Review – Interim Mineral Resource (M-DR-IMR) Zone District. The adjacent property to the south of the project site is zoned Open Space – Design Review – Interim Mineral Resource (OS-DR-IMR) Zone District. The project site is within the City of Redding sphere of influence with the city boundary being located approximately 2,000 feet to the east. Lands in the vicinity are primarily developed with industrial uses including an aircraft repair

facility, a truck equipment and repair facility, a diesel emissions parts and servicing center, a playground equipment supplier, an aggregate and asphalt supplier, a precast concrete manufacturer, and other industrial uses. The nearest residential properties are located approximately 0.20 miles north of the project site.

The 10.17-acre project site is vacant and has history of use for mining dating back to the 1850's. The property was originally impacted by the discovery of gold within Clear Creek and subsequent placer and dredger mining within the creek and its surrounding floodplain. The mining resulted in complete disturbance of the original contours, soil structure, and vegetation of the area and left dredger tailings onsite. The tailing were subsequently leveled with the exception of a gravel berm on the western property line. The project site was previously part of a larger aggregate mining operation which has since been reclaimed. Vegetation onsite includes grasses and forbs with few trees or shrubs onsite. Several cottonwoods, scattered gray pine, and canyon live oaks exist along the western property line. Existing improvements onsite include a fence along Clear Creek Road, a gravel service road leading through the center of the parcel, and several bee yards (apiaries).

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

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 June 4, 2024, certified tribal consultation letters were sent to the tribes and were received by the Wintu and Paskenta Tribe on June 6, 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 June 21, 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

Date 12/5/24



Sean Ewing
Director of Resource Management

Date 12/5/24

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) The project site is in a corridor along Clear Creek Road that is designated for industrial use. The topography surrounding the project site gains elevation to the south across Clear Creek and to the north across Clear Creek Road. The project site may be visible from a limited number of residences that are present at higher elevations on the edges of the industrial corridor along Clear Creek Road. Views of the project site are characterized by the industrial uses to the north, east and west, and open space to the south. The proposed warehouse, ministorage, and outdoor storage area would not significantly obstruct any view from public vantage points in the vicinity of the project site, including Clear Creek Road which fronts 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 combined with the Design Review and Interim Mineral Resource zone districts (M-DR-IMR) and has a General Plan land use designations of Industrial and Interim Mineral Resource (I-IMR). All adjacent properties are in the same zone district and General Plan land use designation except for the property directly south of the project site which is zoned Open Space combined with the Design Review and Interim Mineral Resource (OS-DR-IMR) zone districts. Adjacent land uses include an aircraft repair facility, a truck equipment and repair facility, a diesel emissions parts and servicing center, a playground equipment supplier, an aggregate and asphalt supplier, a precast concrete manufacturer, and other industrial uses. The DR zone district site development standards are intended to promote design and architectural features that are consistent with the area and to ensure compatibility with surrounding uses. These standards include landscaping requirements that improve the aesthetic quality of development in DR zones. Based on the existing aesthetic character of surrounding development and through implementation of the DR site development standards, the project would not conflict with any regulations governing scenic quality and would not substantially degrade the visual character or quality of public views of the site and its surroundings.
- 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 require limited outdoor illumination. The project lighting plan will be required to meet Shasta County Zoning Plan Section 17.84.040. 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 not 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 proposed lighting fixtures 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. Phase 1 of the proposed project would include 4 full time on-site employees. Phase 2 proposes 12 additional employees for a total of 16 total employees. Up to three daily round trips for flatbed trailers and/or chip vans to transfer screened logs and wood chip storage, materials, and equipment are also proposed. The projected traffic generation is approximately 16 daily round trips or 32 one-way trips and an additional 3 daily round trip or 6 one-way flatbed trailers and/or chip van trips, 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 0.2 miles to the north and 0.4 miles to the south of the project site. Equipment used to construct the proposed improvements would produce emissions that some may find objectionable. 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. However, the emissions emitted during construction would be limited and temporary and not likely be noticeable beyond the project boundaries or would be significantly dissipated before reaching sensitive residential uses. 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 Review prepared by Wildland Resource Managers. (September 2024), the following findings can be made:

- a) Wildland Resource Managers completed a biological review for the project site which identified several candidates, sensitive or special-status species referenced by the California Natural Diversity Database (CNDDB) as present or potentially present on the project site. The biological review and bat survey conducted noted 10 separate bat species observed within a 50-minute survey period. Several gray pine were observed scattered throughout the property as well as cottonwood woodland and canyon live oak along the eastern property line. To facilitate the project, eight gray pines are proposed to be removed. The cottonwood woodland and canyon live oak along the eastern property line will remain onsite. Trees onsite that contain cavities, crevices and/or exfoliated bark may have high potential to be used by various bat species. If removal or disturbance of trees identified to have roost structure will occur during the bat maternity season, when young are non-volant, or during the bat hibernacula, when bats have limited ability to safely relocate roosts, it could cause a significant impact to bats through direct mortality during the roost removal. In order to mitigate impacts to roosting bats, tree removal will be limited periods outside of the maternity season and during the bat hibernacula, excepting when a bat survey is performed by a qualified biologist and if bats are present, the bats are excluded humanly through a two-day removal process.

The project site bisects the range for Crotch's bumble bee (*Bombas crotchii*) which is a candidate species for listing as endangered in California. Based on the habitat descriptions provided in the Biological Assessment, onsite suitability and potential to occur is

low however, a species specific survey was not conducted. Impacts to the Crotch's bumble bee from the project would be considered to be significant if they are present on-site and removed for the development. Mitigation Measure IV.a.2 would ensure that impacts to the Crotch's bumble bee would be reduced to a degree that is less-than-significant by ensuring that any work be done only after surveys are conducted for the species prior to ground disturbance, vegetation removal or any other construction activity in order to ensure that, if found, development does not impact the species or to assess the potential for a "take" as defined by Fish and Game Code Section 86.

The biological report also cites the potential for several listed botanical species. None of the listed species were observed during the biological review. However, the botany survey was done outside of the bloom period for many northern California Plant Species. Impacts to these sensitive or special status species would be considered to be significant if they are present on-site and removed for the development. Mitigation measure IV.a.3 ensures that impacts to potential sensitive or endangered botanical species would be reduced to less-than-significant level by ensuring that preconstruction surveys are completed during the appropriate time of year and prior to issuance of development permits and, if sensitive species are present, that impacts are avoided or, if avoidance is not feasible, that compensatory measures including but not limited to a conservation easement on another site in the vicinity, and seed harvesting and/or top soil removal and stockpiling for a seed bank and/or transplanting at an appropriate off-site location.

- b) The biological report determined that there is no riparian habitat or other sensitive natural community on the project site or in the 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 all lighting, exterior and interior, to be designed and located so as to confine direct lighting to the premises and that it shall not shine upon or illuminate directly on any surface other than the area required to be lighted. Mitigation Measure IV.b.1 would extend those lighting standards to adjacent wildlife habitat and further require that exterior lighting be shielded and focused downward and away from adjacent sensitive habitat in order to reduce potential impacts of lighting on wildlife to a less-than-significant level.
- c) There are no vernal pools or wetlands identified on the subject property based on the Vernal Pools, Wetlands, and Waterways Map of Shasta County prepared by the Geographic Information Center, California State University, Chico, on August 24, 1996. A drainage ditch running along the eastern property boundary carries water during the rainy season through a channel approximately 4 feet wide. 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 drainage is not considered "relatively permanent" under new federal wetland definitions. Nonetheless, the feature is 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 applicant has indicated that this feature will be avoided during development of the site. Nonetheless, as indicated in informal consultation comments received from RWQCB, the applicant will be required to file a report of waste discharge and comply with RWQCB waste discharge requirements, if applicable. In addition, Mitigation Measure IV.c.1 requires that the applicant mitigate impacts to these wetlands, if any, 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.
- d) The project is not proposed to remove any oak woodland habitat. 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. Several deer trails and deer sightings were observed in the western portion of the project site during the biological review. A 1983 joint CDFG, USFW, and BLM publication indicated that the project site is within the Yolla Bolly Deer Herd Boundary. The publication noted that the area of the project location is within the winter range of the herd, noting that deer move from the winter range in April, moving westward to the higher elevations of the Costal Range. Based on this migration pattern and the north to south aligned trails on the project site, the biological review determined that the trails observed onsite would be associated with local movements and would not be considered a migration corridor. In addition, the 43.73-acre property to the south of the project site is designated as Open Space (OS) as well as many acres of public land along Clear Creek provide opportunities for wildlife movement around the proposed project site. The project applicant will be advised to implement wildlife friendly fencing techniques where feasible.
- 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 following mitigation measures being proposed, the impacts will be less-than-significant:

IV.a.1) To mitigate potential impacts to bats the applicant shall:

- A. Conduct large tree removal outside of the bat maternity season and bat hibernacula (September 1 to October 31).
- B. If removal or disturbance of trees will occur during the bat maternity season, when young are non-volant (March 1 – Aug. 31), or during the bat hibernacula (November 1 – March 1) large trees (those greater than 5 inches in diameter) shall be thoroughly surveyed for cavities, crevices, and/or exfoliated bark that may have high potential to be used by bats within 14 days of the start of construction. The survey shall be conducted by a qualified biologist or arborist familiar with these features to determine if tree features and habitat elements are present within the pine trees. Trees with features potentially suitable for bat roosting should be clearly marked prior to removal and humane evictions must be conducted by or under the supervision of a biologist with specific experience conducting exclusions. Humane exclusions could consist of a two-day tree removal process whereby the non-habitat trees and brush are removed along with certain tree limbs on the first day and the remainder of the tree on the second day.

IV.a.2) The project proponent shall implement the following mitigation measures to avoid significant impacts to special-status bumble bees in accordance with the survey considerations outlined in the *June 2023 Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bees Species publication*:

- A. Prior to land alteration, vegetation removal and construction activities for the use permit improvements as well as for subsequent development for the life of the use permit, a qualified biologist, specifically those qualified under a research Memorandum of Understanding or authorizing Incidental Take Permit (as described on page 7 of CDFW's Guidelines), shall conduct surveys for special-status bumble bees prior to the start of construction. Three on-site surveys shall be conducted two to four weeks apart, weather depending, and when floral resources are present.
 - i. Species identification and photographic vouchers shall be submitted to CDFW and experts from the Bumble Bee Watch for species verification by an experienced taxonomist prior to the start of land modification and/or vegetation removal.
 - ii. If special-status bumble bees are detected, a nesting survey as the protocol is described in CDFW's *June 2023 Survey Considerations for CESA Candidate Bumble Bee Species*, shall be performed throughout the project area.
 - iii. If special-status bumble bees and/or their nests are detected, the potential for "take" as defined by Fish and Game Code section 86 shall be analyzed and quantified. If suitable avoidance and minimization measures to fully avoid take are not feasible, CDFW shall be consulted regarding the need for take authorization pursuant to Fish and Game Code section 2081(b). Otherwise, suitable avoidance and minimization measures to fully avoid take should be employed, and/or the formulation of a Mitigation and Monitoring Plan should be developed for impacts to suitable western bumble bee habitat.
 - iv. All data, including negative and/or positive observations, shall be submitted to the CNDDDB and Bumble Bee Watch.

IV.a.3) To avoid or compensate for substantially adverse impacts to sensitive or endangered botanical species, a botanical survey shall be conducted following CDFW'S March 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plants Populations and Sensitive Natural Communities to verify the presence prior to issuance of development permits. If sensitive or endangered botanical species are found on site, they must be avoided through the establishment of a protected non-building/non-disturbance area and/or relocation of proposed improvements and uses. If avoidance by these measures is infeasible, a qualified botanist shall prepare and provide for compensatory measures, including but not limited to an off-site conservation easement at a 2:1 ratio, and seed harvesting and/or top soil removal and stockpiling for a seed bank and/or transplanting at an appropriate off-site location for review and approval of the Planning Division, who may seek guidance from the California Department of Fish and Wildlife prior to approval of compensatory measures.

IV.b.1) 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, focused 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). 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:

The applicant shall file a report of waste discharge with the State of California Regional Water Quality Control Board (RWQCB) and, if applicable, comply with RWQCB waste discharge requirements, including but not limited to compensatory or other mitigation for project impacts on jurisdictional waters. Compensatory mitigation shall be at 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) The project proponent shall implement the following mitigation measures to avoid significant impacts to nesting birds and/or raptors protected under Fish and Game Code sections 3503 and 3503.5:

- A. Tree removal associated with improvements for the map or construction on the subsequent lots shall be conducted from September 1 through January 31, when birds are not nesting; or
- B. Conduct pre-construction surveys for nesting birds if tree removal is to take place during the nesting season (February 1 through August 31). These surveys shall be conducted by a qualified biologist no more than one week prior to tree removal during the nesting season. If an active nest more than half completed is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the California Department of Fish and Wildlife (CDFW). No tree removal shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of pre-construction surveys shall be sent to CDFW.

<u>V. CULTURAL RESOURCES:</u> 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 is located in an area of historic mining activity and has been highly disturbed by both historical and recent mining activity. The project site was reviewed by the Northeast Information Center – California Historical Resources Information System and was determined to have no resources within or adjacent to the project area and low sensitivity for cultural resources. 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 June 4, 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 letters were received by both the Wintu Tribe and the Paskenta Tribe on June 6, 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 June 21, 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: <ol 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 			✓	

<u>VII. GEOLOGY AND SOILS:</u> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publications 42.</p> <p>ii) Strong seismic ground shaking?</p> <p>iii) Seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p>				
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 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 wastewater?				✓
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 and is indicated to have moderate liquefaction potential on the map of South Central Region Potential Areas of Liquefaction map. 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 Tailings and Placer Diggings. These soils are gravelly and cobbly with low erosion potential, particularly on flat level ground.

A grading permit is required prior to any grading activities including grading plans for building pads and subsequent grading activity related to the construction of the warehouse buildings, outdoor storage areas, mini-storage, detentions basin and other ancillary grading activity. The grading permit includes requirements for erosion and sediment control, including retention of topsoil.

- 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 small undulations 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 not described as 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 warehouse buildings 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. <u>GREENHOUSE GAS EMISSIONS:</u> 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 (mtC02eq/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 (C02):** 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 (N20):** 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 (C02). The majority of C02 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 square footage per use 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 (16). 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				✓

IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 project is located in an area which is designated a "VERY HIGH" fire hazard severity zone. All driveways and buildings for the proposed project be required to be constructed in accordance with the Shasta County Fire Safety Standards. These standards also require the clearing of combustible vegetation around all structures for a distance of not less than 30 on each side or to the property line. 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. An existing fire hydrant along Clear Creek Road will service Phase 1 of the proposed Project. Additional hydrants will be required to serve the southern portion of the project site during Phases 2-4.. The project will not substantially increase the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

Mitigation/Monitoring: None proposed.

X. HYDROLOGY AND WATER QUALITY: 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;			✓	

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
(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 Report prepared by Horrocks Engineers, May 2024, 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 water provided by Centerville Community Services District. The district is responsible for review of groundwater supply applies prior to approving the water supply for the project. The District has indicated they will provide water service to the project, subject to the provisions in the Will Serve letter dated January 22, 2024.
- 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 Horrocks Engineering in May of 2024. It was determined that the drainage pattern will be altered slightly due to additional impervious surface area being added to a majority of the lot. The project is designed to account for increased surface runoff due to the additional impervious surface by including an on-site storm water retention basin at the southwest corner of the project site. Outflow from the basin will be restricted to pre-project levels and directed by way of storm drain conveyance to the south, which is in line with the pre-development drainage pattern. The on-site stormwater bio-retention basin is an approach to stormwater management that is consistent with principles of low impact development.

- d) The project is not in a flood hazard, tsunami, or seiche zone.
- e) Through adherence to construction standards, and the provisions of the required grading permit, including erosion and sediment control measures, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable management plan.

Mitigation/Monitoring: None proposed.

XI. <u>LAND USE AND PLANNING:</u> 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 the I-IMR General Plan land use designations and M-DR-IMR 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-b) The project site is in the M-DR-IMR zone district and is as Mineral Resource Zone 2a (MRZ-2a) classified under the Mineral Land Classification Maps of Alluvial Sand and Gravel Resources in Shasta County, 1997, which indicates areas underlain by mineral deposits where geologic data indicate that significant measured or indicated resources are present. The intent of the district is to protect existing mining operations in the vicinity. The project site was previously incorporated with the property to the south, located along Clear Creek, where there are higher quality materials associated with alluvial depositions along the creek. The combined properties were part of an aggregate mining operation for sand and gravel extraction which has since been reclaimed. The area of the proposed project site does not contain material of the caliber that was present on the southern portion of property which was mined. Therefore, any loss of material in this area is considered less than significant. In addition, the project will not diminish ability to mine resource in the future and therefore 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.

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 north and south and west of the project site. The nearest single-family residence lies approximately 1,000 feet north of the project boundary and the residences to the south and west range from 2,000 feet to greater from the project site's southern 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 wood chips, and material. The loudest component of these vehicles are required backup warning alarms. 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 General Plan noise standards (55 dB daytime and 50dB nighttime hourly L_{eq}) at the nearest residential properties to the north and south, which are greater than 525 feet from the project site, 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 an aircraft repair facility, a truck equipment and repair facility, a diesel emissions parts and servicing center, a playground equipment supplier, an aggregate and asphalt supplier, a precast concrete manufacturer, and other industrial uses. The project is also directly south of Clear Creek Road. Noise sensitive uses in this area are exposed to existing ambient noise sources and levels that are similar to or greater than sources and levels 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 a “Very High” fire hazard severity zone. However, 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 contractor's equipment storage yard, industrial warehousing, and ministorage, which would be expected to generate approximately 32 one-way vehicle trips per day and 6 low bed truck/chip van one-way 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.

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 110 trips per day or less, and is assumed to cause less-than-significant transportation impact. The recommended conditions of approval would require that the project not be occupied with uses that would cause an exceedance of 110 vehicle trips per day as determined in accordance with the Institute of Transportation Engineers (ITE) Trip Generation Manual, including any site specific analytical methodology that may apply. If uses are proposed that would cause an exceedance, amendment of the use permit would be necessary and any potential impacts of exceeding 110 vehicle trips per day would be evaluated in accordance with that proposal. 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. To provide for safe entry and exit to access the project site, a left turn lane will be required for traffic entering from the east. The project proponent would be required to apply for an encroachment permit and improvement plans, submit all required drawings and specifications, and notify the County of completion of all work authorized by the encroachment permit and improvement plans 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. As part of the encroachment permit, 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.

<u>XVIII. TRIBAL CULTURAL RESOURCES:</u> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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: 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 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.				✓

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 June 4, 2024, a certified tribal consultation letter was sent to the tribes and was received by both the Wintu Tribe and the Paskenta Tribe on June 6, 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 June 21, 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 receive water provided by Centerville Community Services District. An existing and proposed on-site wastewater treatment system (OWTS) will be used 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. An existing OWTS system will be used for Phase 1 one development. At the time of development for Phase 2, an OWTS permit will be required in 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 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 Clear Creek 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 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 (SWPPP) and obtain a General Construction Storm Water Permit (SWP) from the State of California Regional Water Quality Control Board. The SWPPP 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 24-0010 –Bundy

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](https://www.shastacounty.gov/planning/page/ceqa-documents-and-notice-non-eir-documents) or via the browser web address at: <https://www.shastacounty.gov/planning/page/ceqa-documents-and-notice-non-eir-documents>.

1. Biological Review of Bundy Clear Creek Property, Wildland Resource Managers. September 2024.
2. Shasta County Preliminary Drainage Report, Bundy – Clear Creek Road, Wildland Resource Managers, May 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

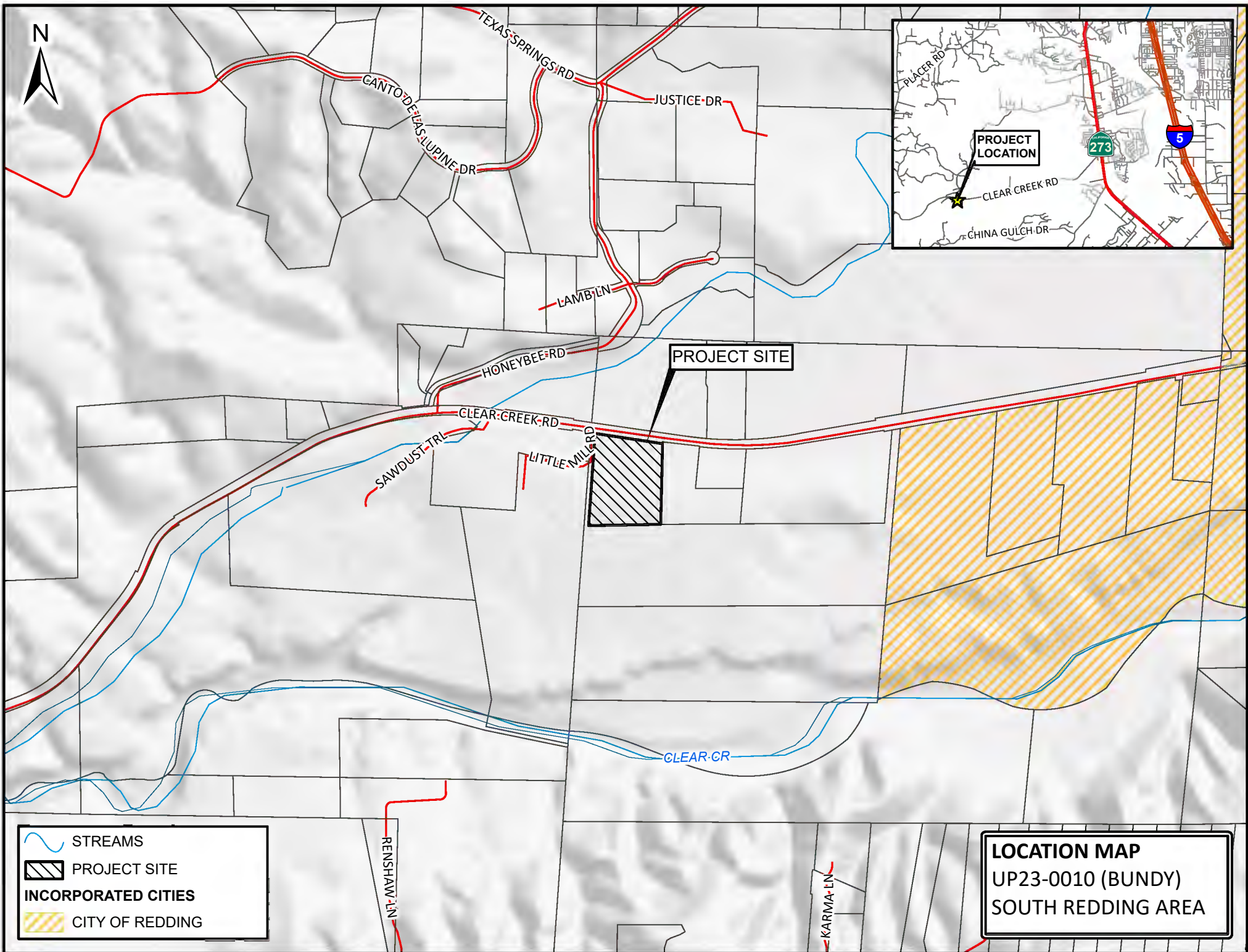
**MITIGATION MONITORING PROGRAM (MMP)
FOR USE PERMIT 23-0010 (BUNDY)**

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>IV.a.1) To mitigate potential impacts to bats the applicant shall:</p> <p>A. Conduct large tree removal outside of the bat maternity season and bat hibernacula (September 1 to October 31).</p> <p>B. If removal or disturbance of trees will occur during the bat maternity season, when young are non-volant (March 1 – Aug. 31), or during the bat hibernacula (November 1 – March 1) large trees (those greater than 5 inches in diameter) shall be thoroughly surveyed for cavities, crevices, and/or exfoliated bark that may have high potential to be used by bats within 14 days of the start of construction. The survey shall be conducted by a qualified biologist or arborist familiar with these features to determine if tree features and habitat elements are present within the pine trees. Trees with features potentially suitable for bat roosting should be clearly marked prior to removal and humane evictions must be conducted by or under the supervision of a biologist with specific experience conducting exclusions. Humane exclusions could consist of a two-day tree removal process whereby the non-habitat trees and brush are removed along with certain tree limbs on the first day and the remainder of the tree on the second day.</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) The project proponent shall implement the following mitigation measures to avoid significant impacts to special-status bumble bees in accordance with the survey considerations outlined in the <i>June 2023 Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bees Species publication</i>:</p> <p>A. Prior to land alteration, vegetation removal and construction activities for the use permit improvements</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>as well as for subsequent development for the life of the use permit, a qualified biologist, specifically those qualified under a research Memorandum of Understanding or authorizing Incidental Take Permit (as described on page 7 of CDFW's Guidelines), shall conduct surveys for special-status bumble bees prior to the start of construction. Three on-site surveys shall be conducted two to four weeks apart, weather depending, and when floral resources are present.</p> <p>B. Species identification and photographic vouchers shall be submitted to CDFW and experts from the Bumble Bee Watch for species verification by an experienced taxonomist prior to the start of land modification and/or vegetation removal.</p> <p>i. If special-status bumble bees are detected, a nesting survey as the protocol is described in CDFW's <i>June 2023 Survey Considerations for CESA Candidate Bumble Bee Species</i>, shall be performed throughout the project area.</p> <p>ii. If special-status bumble bees and/or their nests are detected, the potential for "take" as defined by Fish and Game Code section 86 shall be analyzed and quantified. If suitable avoidance and minimization measures to fully avoid take are not feasible, CDFW shall be consulted regarding the need for take authorization pursuant to Fish and Game Code section 2081(b). Otherwise, suitable avoidance and minimization measures to fully avoid take should be employed, and/or the formulation of a Mitigation and Monitoring Plan should be developed for impacts to suitable western bumble bee habitat.</p> <p>iii. All data, including negative and/or positive observations, shall be submitted to the CNDDDB and Bumble Bee Watch.</p>			
IV.a.3) To avoid or compensate for potential substantially adverse impacts to sensitive or endangered botanical species, a botanical survey shall be conducted following CDFW'S March 2018 Protocols for Surveying and Evaluating Impacts	<p>Prior to Issuance of Building Permit</p> <p>Final Inspection of Building Permit</p>	Planning Division	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
to Special Status Native Plants Populations and Sensitive Natural Communities to verify the presence prior to issuance of development permits. If sensitive or endangered botanical species are found on site, they must be avoided through the establishment of a protected non-building/non-disturbance area and/or relocation of proposed improvements and uses. If avoidance by these measures is infeasible, a qualified botanist shall prepare and provide for compensatory measures, including but not limited to an off-site conservation easement at a 2:1 ratio, and seed harvesting and/or topsoil removal and stockpiling for a seed bank and/or transplanting at an appropriate off-site location for review and approval of the Planning Division, who may seek guidance from the California Department of Fish and Wildlife to approval of compensatory measures.	For the Life of the Use Permit		
<p>IV.b.1) 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, focused 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). 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>	Planning Division	
<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>The applicant shall file a report of waste discharge with the State of California Regional Water Quality Control Board (RWQCB) and, if applicable, comply with RWQCB waste discharge requirements, including but not limited to compensatory or other mitigation for project impacts on jurisdictional waters. Compensatory mitigation shall be at a</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>	Planning Division	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
2:1 ratio unless mitigation at a ratio between 1:1 and 2:1 is acceptable to the regulatory agencies with jurisdiction.			
<p>IV.d.1) To avoid impacts to nesting migratory birds and/or raptors protected under Fish and Game Code Sections 3503 and 3503.3, the applicant shall ensure that either:</p> <p>A. Tree removal associated with improvements for the map or construction on the subsequent lots shall be conducted from September 1 through January 31, when birds are not nesting; or</p> <p>B. Conduct pre-construction surveys for nesting birds if tree removal is to take place during the nesting season (February 1 through August 31). These surveys shall be conducted by a qualified biologist no more than one week prior to tree removal during the nesting season. If an active nest more than half completed is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the California Department of Fish and Wildlife (CDFW). No tree removal shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of pre-construction surveys shall be sent to CDFW.</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>	Planning Division	



LOCATION MAP
UP23-0010 (BUNDY)
SOUTH REDDING AREA



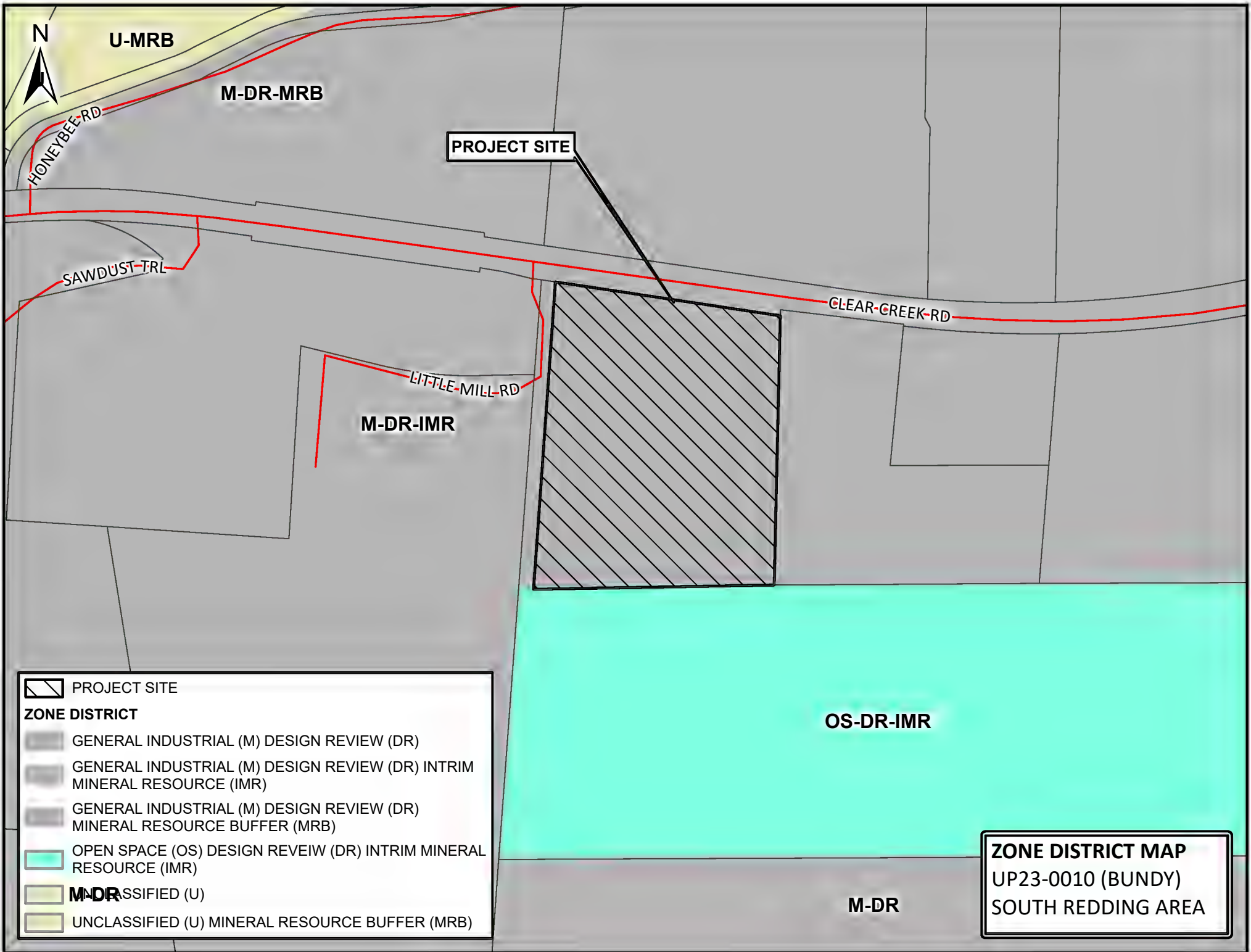
CLEAR CREEK RD

LITTLE MILL RD

PROJECT SITE







PROJECT AERIAL
UP23-0010 (BUNDY)
SOUTH REDDING AREA

Maxar, Microsoft

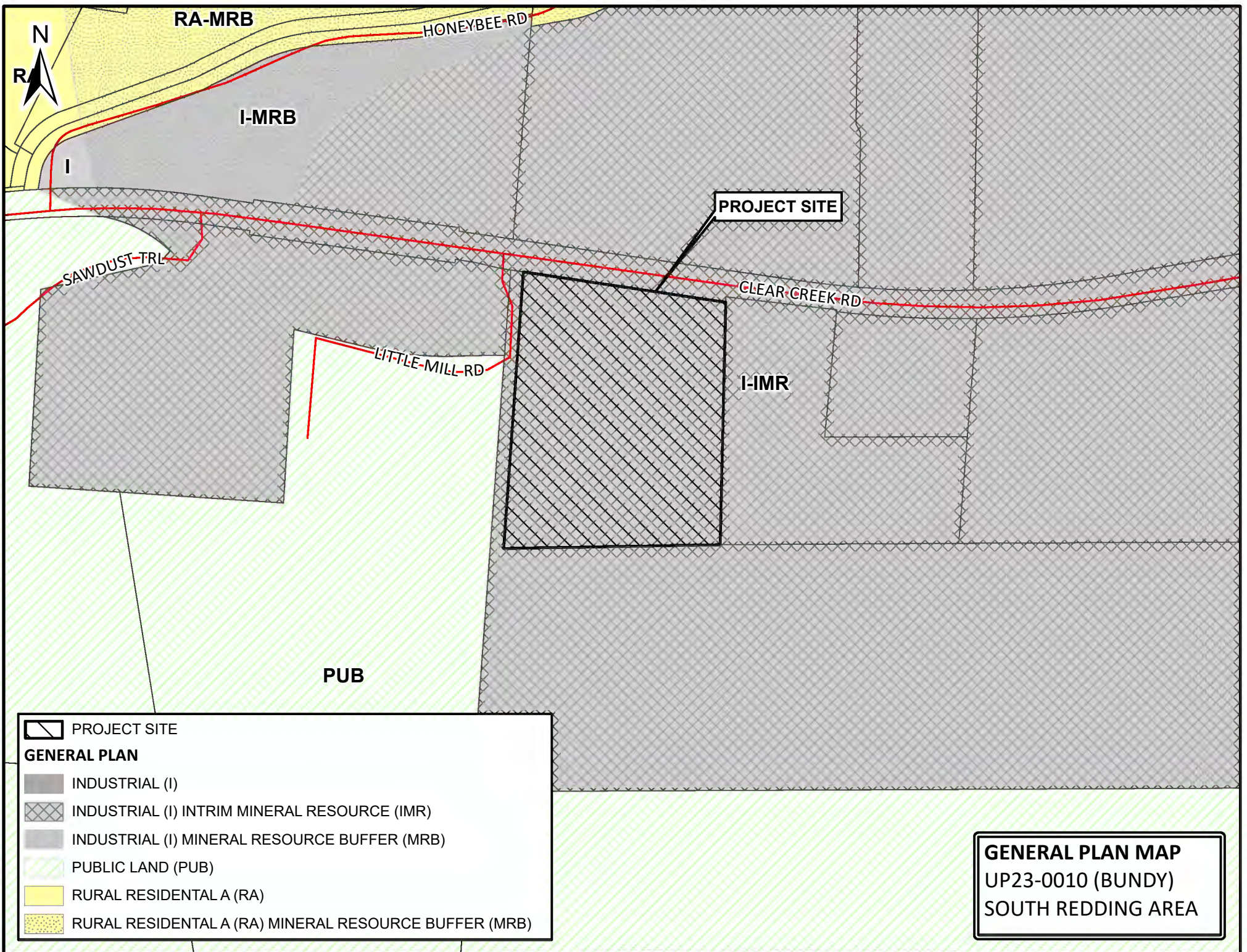


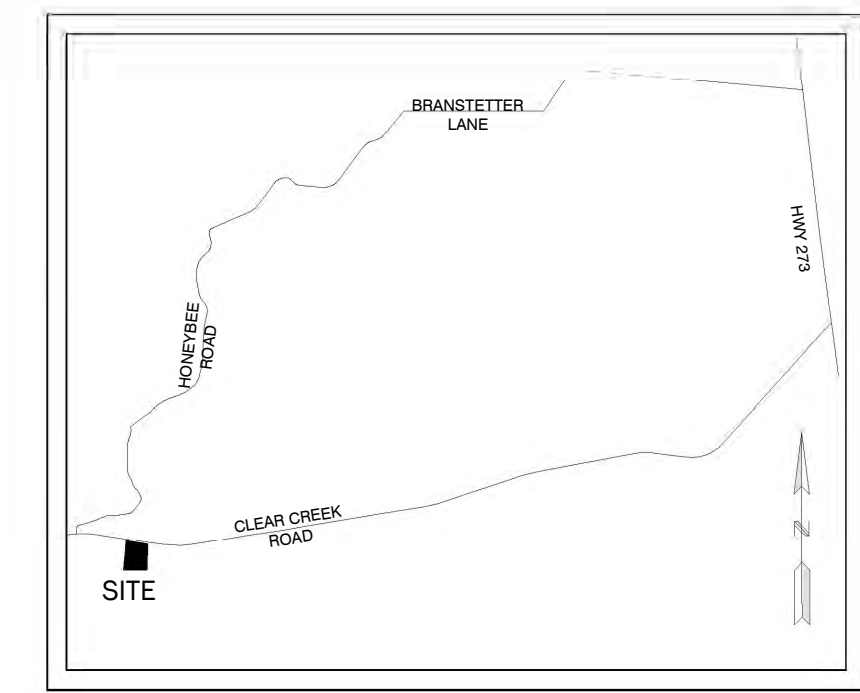
 **PROJECT SITE**

ZONE DISTRICT

-  GENERAL INDUSTRIAL (M) DESIGN REVIEW (DR)
-  GENERAL INDUSTRIAL (M) DESIGN REVIEW (DR) INTRIM MINERAL RESOURCE (IMR)
-  GENERAL INDUSTRIAL (M) DESIGN REVIEW (DR) MINERAL RESOURCE BUFFER (MRB)
-  OPEN SPACE (OS) DESIGN REVEIW (DR) INTRIM MINERAL RESOURCE (IMR)
-  **M-DR** CLASSIFIED (U)
-  UNCLASSIFIED (U) MINERAL RESOURCE BUFFER (MRB)

ZONE DISTRICT MAP
UP23-0010 (BUNDY)
SOUTH REDDING AREA





OWNER
NICK BUNDY
16590 VLADIMIR COURT
CITY, CA 96022

ENGINEER
HORROCKS
PO BOX 1307
ANDERSON, CA 96007

PROJECT ADDRESS
16533 CLEAR CREEK ROAD
SHASTA COUNTY, CA 96001

APN
208-230-060

TOTAL AREA
10.17 ACRES

ZONING
M-DR-IMR
M (GENERAL INDUSTRIAL)
DR (DESIGN REVIEW)
IMR (INTERIM MINERAL RE

GENERAL PLAN
I-IMR
I (INDUSTRIAL)
IMR (INTERIM MINERAL RESOURCE)

EXISTING USE
VACANT

PROPOSED USE
WAREHOUSE

WATER
CENTERVILLE CSD

**WASTE WATER
SEPTIC SYSTEM**

ELECTRICITY/GAS
PG&E

TELEPHONE
AT&T

**SOLID WASTE
WASTE MANAGEMENT**

AREA ANALYSIS (PHASE 1)		
TYPE	AREA (sf)	% OF SITE
STRUCTURE	9,800	2.21
HMA/CONC	30,730	6.94
AGG. BASE	50,000	11.29
LANDSCAPE	5,900	1.33
	TOTAL:	21.77

AREA ANALYSIS (ALL)		
TYPE	AREA (sf)	% OF SITE
STRUCTURE	89,050	20.10
HMA/CONC	149,900	33.84
AGG. BASE	122,000	27.54
LANDSCAPE	15,185	3.43
	TOTAL:	84.91

PARKING ANALYSIS		
USE (REQUIREMENT)	REQUIRED	PROVIDED
WAREHOUSE (1/1000 SF)		
PHASE 1	10	19
PHASE (ALL)	40	40

BUILDING USE TABLE (WAREHOUSE)			
BUILDING	DIMENSIONS	AREA (SF)	B.C.O.*
1	70' x 140'	9,800	S, F-1
2	70' x 140'	9,800	S, F-1
3	70' x 140'	9,800	S, F-1
4	70' x 140'	9,800	S, F-1
	TOTAL	39,200	

*BUILDING CODE OCCUPANCY TYPE (S: STORAGE; F-1: INDUSTRIAL)

NOTE: 4 EMPLOYEES ARE TO BE ASSUMED PER WAREHOUSE

PHASE 1 - 4 EMPLOYEES

PHASE 2 - 12 EMPLOYEES

TOTAL - 16 EMPLOYEES

BUILDING	UNITS	DIMENSIONS	AREA (SF)	B.C.O.*
A	35 (45' x 490')	45' x 490'	22,505	S
B	39 (10' x 20')	40' x 190'	7,600	S
C	38 (10' x 20')	40' x 190'	7,600	S
D	42 (10' x 30')	30' x 420'	12,600	S
		TOTAL	49,855	

~~BUILDING CODE OCCUPANCY TYPE (S: STORAGE; F-1: INDUSTRIAL)~~

SHEET INDEX		
PAGE #	SHEET #	SHEET TITLE
1	UP.01	SITE PLAN
2	UP.02	PRELIM GRADING & DRAINAGE
3	UP.03	FLOOR PLAN & ELEVATIONS
4	UP.04	STORAGE ELEVATIONS
5	UP.05	LANDSCAPE PLAN

WARNING

REVISIONS	DATE
△#	

5.30.2024

DATE _____
DRAW _____

D

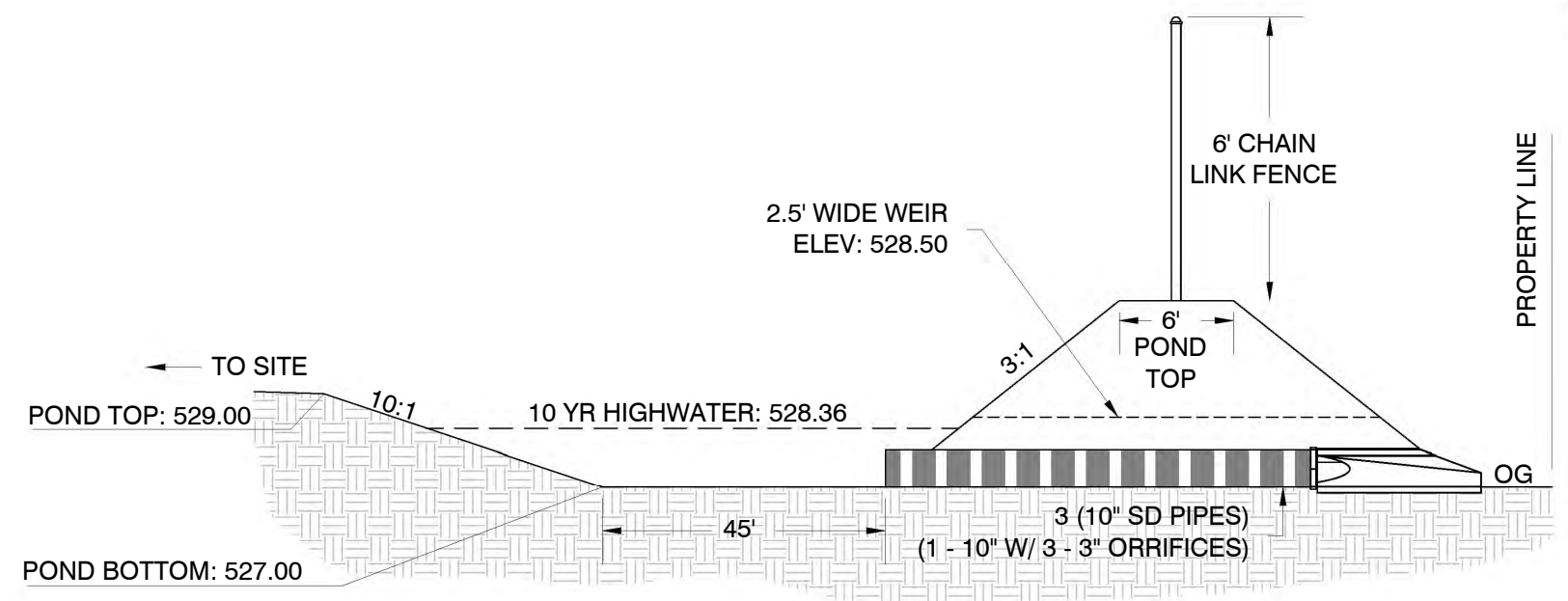
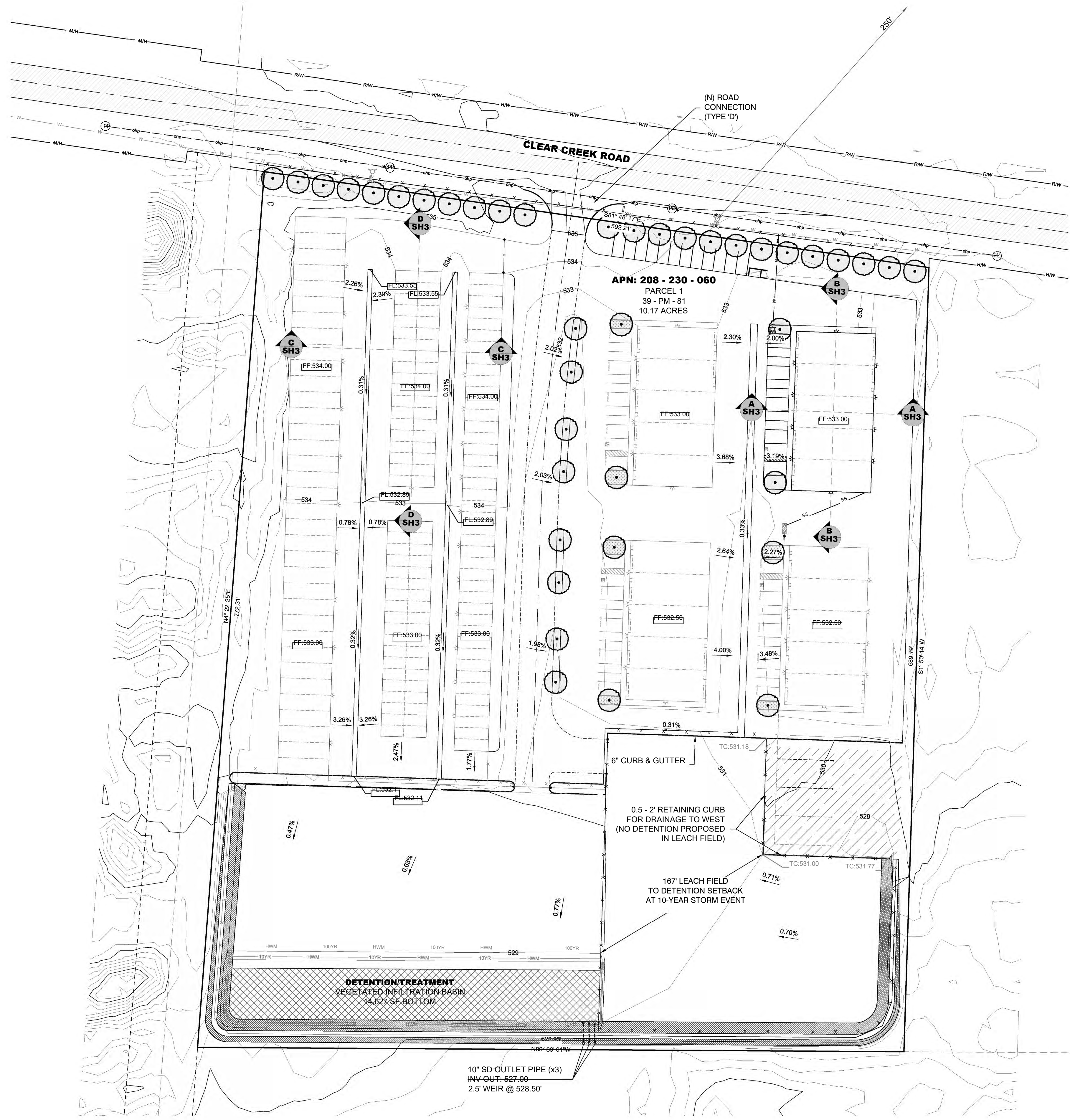
BUNDY - CLEAR CREEK ROAD

CLEAR CREEK
SHASTA COUNTY, CALIFORNIA

BU

P.01

PAGE 1



STORM WATER DETENTION

DETENTION WILL BE ACHIEVED UTILIZING THE STORMWATER TREATMENT AREA, A VEGETATED INFILTRATION BASIN, LOCATED IN THE SOUTHWEST OF THE DEVELOPMENT.

14,627 SF INFILTRATION BOTTOM X 2' DEPTH @ 3:1 SIDE WALL SLOPE = 36,565 CU. FT. STORAGE

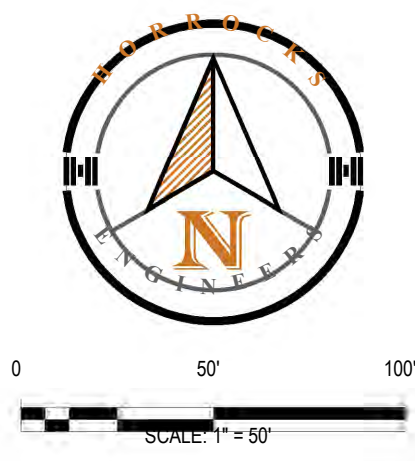
STORM WATER WILL BE METERED BY 3 10" PIPES, ONE WITH 3 - 3" ORIFICES, AT ELEVATION 527.00', AND A 2.5' WEIR AT ELEVATION 528.50'.

STORMWATER TO DRAIN IN MAXIMUM 72 HOURS

EVENT YEAR	Q _{PRE} (CFS)	Q _{POST} (CFS)	Q _{OUT} (CFS)	ELEV _{MAX} (FT)	VOLUME (CU FT)
10	5.48	10.65	5.41	528.36	144,125
25	7.35	13.11	7.00	528.64	177,088
100	10.24	16.74	10.15	528.98	226,344

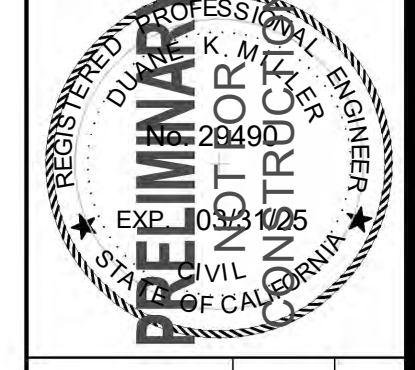
GRADING ANALYSIS	
AREA OF DISTURBANCE:	9.50 ACRES
VOLUME:	3,500 CY (BALANCED)

- LEGEND**
- RECORD BOUNDARY
 - - - ADJACENT PARCEL
 - - - EASEMENT (AS DESCRIBED)
 - RW — RIGHT-OF-WAY
 - SS — (N) SEWER LINE
 - W — (N) WATER LINE
 - (N) BASE ROCK
 - ▨ (N) LANDSCAPING



6172 Meister Way, Suite 1
Anderson, CA 96007
(530) 365-5610
www.horrocks.com

WARNING	
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE	
REVISIONS	DATE
REV #	DATE
5.30.2024	
DESIGNED	ZAT_JDM
DRAWN	ZAT_JDM
CHECKED	DKM
PROJECT	PROJ.#



BUNDY - CLEAR CREEK ROAD

SHASTA COUNTY, CALIFORNIA

PRELIMINARY GRADING & DRAINAGE

STANDARD USE PERMIT

PAGE 2

12' X 14' ROLL UP DOOR (TYP.)

NEUTRAL COLOR METAL ROOFING 5/12 PITCH

PROPOSED LIGHT 30' INTERVALS (TYP.)

NEUTRAL COLOR METAL SIDING

17'-0"

12

15'-2"

45'

NEUTRAL COLOR METAL SIDING

NEUTRAL COLOR METAL ROOFING 5/12 PITCH

17'-0"

15'-2"

45'

NEUTRAL COLOR METAL SIDING

NEUTRAL COLOR METAL ROOFING 5/12 PITCH

17'-0"

15'-2"

45'

NEUTRAL COLOR METAL SIDING

12' X 14' ROLL UP DOOR (TYP.)

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PROPOSED LIGHT 30' INTERVALS (TYP.)

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17'-0"

12

15'-2"

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NEUTRAL COLOR METAL SIDING

NEUTRAL COLOR METAL ROOFING 5/12 PITCH

17'-0"

15'-2"

45'

NEUTRAL COLOR METAL SIDING

6172 Meister Way, Suite 1
Anderson, CA 96007

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NEUTRAL COLOR METAL ROOFING 5/12 PITCH

PROPOSED LIGHT 30' INTERVALS SEE PLAN (TYP.)

NEUTRAL COLOR METAL SIDING

17'-0"

15'-2"

45'

NEUTRAL COLOR METAL SIDING

NEUTRAL COLOR METAL ROOFING 5/12 PITCH

17'-0"

15'-2"

45'

NEUTRAL COLOR METAL SIDING

STORAGE BUILDING 'A' NORTH ELEVATION

N.T.S.

STORAGE BUILDING 'A' SOUTH ELEVATION

N.T.S.

8' X 14' ROLL UP DOOR (TYP.)

NEUTRAL COLOR METAL ROOFING 5/12 PITCH

PROPOSED LIGHT 30' INTERVALS SEE PLAN (TYP.)

NEUTRAL COLOR METAL SIDING

17'-0"

15'-2"

45'

NEUTRAL COLOR METAL SIDING

NEUTRAL COLOR METAL ROOFING 5/12 PITCH

17'-0"

15'-2"

45'

NEUTRAL COLOR METAL SIDING

STORAGE BUILDING 'B&C' EAST ELEVATION

N.T.S.

STORAGE BUILDING 'B&C' NORTH ELEVATION

N.T.S.

8' X 14' ROLL UP DOOR (TYP.)

NEUTRAL COLOR METAL ROOFING 5/12 PITCH

PROPOSED LIGHT 30' INTERVALS SEE PLAN (TYP.)

NEUTRAL COLOR METAL SIDING

17'-0"

15'-2"

45'

NEUTRAL COLOR METAL SIDING

NEUTRAL COLOR METAL ROOFING 5/12 PITCH

17'-0"

15'-2"

45'

NEUTRAL COLOR METAL SIDING

STORAGE BUILDING 'B&C' WEST ELEVATION

N.T.S.

STORAGE BUILDING 'B&C' SOUTH ELEVATION

N.T.S.

12' X 14' ROLL UP DOOR (TYP.)

NEUTRAL COLOR METAL ROOFING 5/12 PITCH

PROPOSED LIGHT 30' INTERVALS (TYP.)

NEUTRAL COLOR METAL SIDING

17'-0"

15'-2"

45'

NEUTRAL COLOR METAL SIDING

NEUTRAL COLOR METAL ROOFING 5/12 PITCH

17'-0"

15'-2"

45'

NEUTRAL COLOR METAL SIDING

STORAGE BUILDING 'D' WEST ELEVATION

N.T.S.

STORAGE BUILDING 'D' SOUTH ELEVATION

N.T.S.

NEUTRAL COLOR METAL ROOFING 5/12 PITCH

PROPOSED LIGHT 30' INTERVALS SEE PLAN (TYP.)

NEUTRAL COLOR METAL SIDING

17'-0"

15'-2"

45'

NEUTRAL COLOR METAL SIDING

NEUTRAL COLOR METAL ROOFING 5/12 PITCH

17'-0"

15'-2"

45'

NEUTRAL COLOR METAL SIDING

STORAGE BUILDING 'D' EAST ELEVATION

N.T.S.

STORAGE BUILDING 'D' NORTH ELEVATION

N.T.S.