

ENVIRONMENTAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

Use Permit 19-0014
(Greaves)

January 10, 2025

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 19-0014 (Greaves)
- 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:**
Tara Petti, Senior Planner, (530) 225-5532
- 4. Project Location:**
The project site is a 12.94-acre parcel located on the southwest side of Chaparral Drive, approximately 0.2 miles south of the intersection of Placer Road and Chaparral Drive (Assessor's Parcel No. 203-130-007).
- 5. Applicant Name and Address:**
Heather Greaves
14967 Middletown Park Drive
Redding, CA 96001
- 6. General Plan Designation:**
Rural Residential A (RA)
- 7. Zoning:**
Unclassified (U)
- 8. Description of Project:**
The proposed project is a use permit for a commercial riding stable that would board up to 25 horses, with services including boarding, training, riding lessons, and up to four equestrian clinics annually. The equestrian clinics will involve up to 25 people, use of a Bluetooth speaker, and will not occur later than 7:00 p.m.

The project is proposed to be developed in three phases. Phase I improvements include clearing and grading, a gravel driveway and trailer parking area, a 1,728-square-foot garage/storage building with a one-family residence for a caretaker above, eight paddocks with shade covers and a turn out pasture, a 100-foot by 200-foot arena, a 60-foot round pen, and an 800-square-foot covered hay storage barn. A temporary mobile home/RV may be installed during construction of the caretaker's residence. The arena and round pen would be equipped with lights and fire sprinklers. Individual boarders will be allowed on the premises 7 days a week from 7:00 a.m. until 10:00 p.m. and will be permitted to use the lighted arena and round pen 7 days a week from 7:00 a.m. until 10:00 p.m. (emergencies allow owners 24-hour access). An exception from the required parking and surfacing standards pursuant to Shasta County Code § 17.86.140 and 17.86.100 is requested to maintain a gravel surface on the driveway and trailer parking areas due to traction risk of horses with or without horseshoes. An exception to the required landscape standards pursuant to Shasta County Code § 17.84.040.G is also requested to maintain the existing vegetation along the project frontage. Phase II improvements include construction of two 1,800-square-foot barns with paddocks to support up to 25 horses and two graveled wash racks between the two barns. Phase III improvements include covering the 100-foot by 200-foot arena, construction of a 50-foot by 80-foot arena, and construction of a second one-family residence. A paved

4-foot shoulder will be constructed along the frontage and signage will be installed at the driveway entrance.

The project will require a resident caretaker at the facility. No additional employees are proposed. The owner and caretaker will be responsible for feeding the horses and cleaning and maintenance of the facilities. Feed and horse bedding will be delivered to the property by truck and trailer or by semi-truck when the facility is at full capacity. It is anticipated that feed will be delivered once per month. Manure will be composted on site on a covered concrete slab with a visual barrier. Approximately 2 cubic feet of manure waste per horse per day is anticipated based on consultation with similar facilities. Manure in the paddocks and pasture will be spread via drag method and, if necessary, removed periodically throughout the year, specifically prior to the rainy season.

An Initial Study/Mitigated Negative Declaration (IS/MND) for the project was circulated for a 30-day public review period on March 9, 2020. A public hearing was scheduled for April 9, 2020, but was continued to May 14, 2020, due to the State of California Executive Order N-33-20 regarding COVID-19. Public comments addressing concerns about noise, traffic, odors, amount of manure, biological impacts, incompatibility with the residential neighborhood and diminished property values were received. Due to the length of time that has passed, and the extent of the new information provided by the applicant as a result of the studies submitted upon request from the County as specified in the General Comments section of this document, this IS/MND was prepared. This IS/MND incorporates the results of further analysis of noise, odors, vector management, water quality and biological resources in response to the concerns expressed and describes the proposed improvements for the three phases of the project. All phases of the proposed project are included in the analysis of potential impacts in this IS/MND.

9. Surrounding Land Uses and Setting:

The project site is 12.94 acres and currently undeveloped. The terrain is undulating typical of oak woodland foothills, and vegetation present within the project site consists of oaks, pines and deciduous trees, manzanita and buck brush, and various annual grasses. Olney Creek runs in a southeasterly direction through the southwest corner of the property. The project is surrounded by developed residential parcels primarily ranging in size from 0.5 acres to 4.5 acres. Parcels to the northeast are zoned Rural Residential combined with the Building Site Minimum (R-R-BSM). Parcels to the west are zoned R-R. Parcels to the north, south, east, and southeast are zoned Unclassified (U). Parcels to the west of the project site are zoned R-R and are part of a planned and approved subdivision consisting of parcels approximately 2.5 to 4.5 acres in size. A large parcel (35 acres) to the south is currently undeveloped and is similar in physical character to the project site.

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

Shasta County Environmental Health Division
Shasta County Fire Department
Shasta County Department of Public Works
State of California Regional Water Quality Control Board
Centerville Community Services District
California Department of Fish and Wildlife

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 (Tribe) 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 Tribe. Pursuant to PRC §21080.3.1, the Department of Resource Management sent a certified letter on February 5, 2020, to notify the Tribe that the project was under review and to provide the Tribe 30 days from the receipt of the letter to request consultation on the project in writing. To date, no response has been received.

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 Materials
	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 Tara Petti, Senior Planner, at (530) 225-5532.



Tara Petti
Senior Planner

1/7/25

Date



Sean Ewing
Director of Resource Management

1/10/25

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

- a) There is no view of the project site which includes a scenic vista. The project would not visually obstruct a scenic vista or otherwise result in any adverse effect on a scenic vista.
- b) The project site is located to the southwest of Chaparral Drive which is not visible from a designated scenic highway. The project would not substantially damage any scenic resource.
- c) The project would not degrade the existing visual character or quality of the site and its surroundings. The project surroundings are a mix of large lot residential parcels and smaller parcels in the Rural Residential (R-R) and Unclassified (U) zone districts. Parcels smaller than the 2-acre minimum parcel size are nonconforming in size for the current RA General Plan designation. The project would maintain a 30-foot undisturbed vegetative buffer on all sides of the parcel, with the exception of a proposed driveway to the proposed second one-family residence along the northeast and eastern property lines, and the proposed entrance and exit and adjacent trailer parking areas where vegetation removal and construction would occur along approximately 100 feet of the total 700 feet of road frontage. The total acreage of all proposed development on the parcel is 1.3 acres, approximately 10% of the total parcel. In addition, the proposed buildings will be painted in neutral colors that blend with the surroundings. The structures, arenas and the septic leach field will be located to preserve existing trees where possible. As a result, the project will be consistent with the rural residential character of the neighborhood, and a majority of the parcel will remain forested. The proposed paddocks will be located not less than twenty feet from the side or rear property lines, not less than fifty feet from the front property line, and not less than forty feet from any dwelling on the same or adjacent property, in accordance with SCC§17.88.150. The establishment of a boarding stable as proposed is an allowed use with the approval of a Use Permit. The number of horses proposed would not exceed the zoning ordinance recommendation of one horse per one-half acre for properties larger than one acre. The project as proposed is consistent with the existing visual character and quality 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. Project construction would be limited to daytime hours, Monday through Friday in accordance with Mitigation Measure XIII.a.3. The project would allow for limited lighting on the proposed riding arena

and round pen. Both structures have been located to the interior of the property with operational hours from 7:00 A.M. to 10:00 P.M. as needed. Lighting shall be designed and located to confine direct lighting to the premises in conformance with mitigation measure IV.d.3 and with the provisions of Shasta County Code §17.84.050. The project would not conflict with applicable zoning and other regulations governing scenic quality of an urbanized area.

Glare would be avoided through the use of non-reflective materials for the construction of the project.

Mitigation/Monitoring: None proposed.

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:	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 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 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)). The project site is not forest land, timberland or zone Timberland Production.
- 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. The project would not result in any conflicts with existing or adjacent agricultural operations. The site is not located in an area of significant agricultural soils.

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, and a Horse Stable, Waste, Fly and Vector Control Plan (Vestra Resources, Inc., May 2020), 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 majority of operational emissions would be associated with vehicle trips to and from the project site. The one-family residence for the caretaker and the second one-family residence combined would generate approximately 10 vehicle round trips per day, or 20 one-way trips per day. Based on a poll of similar facilities conducted by Vestra Resources Inc., approximately 25 percent of boarders visit their equine companion on an average weekday or weekend. As a result of the poll, the applicant expects the project would generate approximately 8 to 12 vehicle round-trips per

day from boarders for a total of approximately 16 to 22 vehicle round trips per day to the proposed property, or 32-44 one-way trips per day. Up to four equestrian clinics would occur at the project site that would involve up to 25 participants. The applicant is proposing to organize these clinics such that participants would sign up for a particular time slot and therefore not all participants would be at the site at the same time. Each event would generate up to 25 vehicle round-trips, or 50 one-way trips per clinic day. These trips would be spread throughout the day of the event. In the event that the facility was at maximum capacity, and each boarder visited the project site daily, 35 daily vehicle round trips, or 70 daily one-way vehicle trips inclusive of trips generated by the residences, would be generated. The total number of vehicle trips generated on event days could reach 60 vehicle round trips, or 120 one-way trips but this would only occur four days of the year and only if all borders visited the property on the same day a clinic is held, none of the participants were boarders, and/or the applicant does not limit boarder visits on clinic days. Additional vehicle trips would include monthly trips associated with related deliveries of feed, bedding, and veterinary visits as necessary. The project will not generate a substantial increase in traffic relative to the approximately 310 one-way vehicle trips per day that would be expected to be generated by residential uses in the vicinity (based on Institute of Transportation Engineers *Trip Generation Manual* estimates for single-family detached residential uses on parcels averaging between 3 and 6 acres). Construction activities associated with the recommended project improvements would be of limited scope and duration. Ongoing emissions from vehicle trips to the project site, grounds maintenance, and horsemanship activities would be nominal.

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.

The Shasta County General Plan requires Standard Mitigation Measures (SMMs) and Best Available Mitigation Measures (BAMMs) on all discretionary land use applications as recommended by the Shasta County Air Quality Management District (AQMD) to mitigate both direct and indirect emissions of non-attainment pollutants. The AQMD has reviewed the project, and no concerns were raised. Based on the scope and scale of the project it is expected that application of the SMMs and BAMMs will adequately address project impacts from construction and operations. 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 property can support, and is allowed by right, the husbandry of up to 25 large animals (horse, mule, steer, or similar sized animal) provided the animals are kept in a clean and sanitary condition. There are 31 residential parcels located within 500 feet of the proposed project. The closest residence is located approximately 30 feet from the south property line. The proposed paddocks are located 57 feet away from the north property line, 284 feet from the south property line, and 50 feet away from the front property line. The proposed stables are located at least 177 feet from the side property lines and at least 92 feet from the front property line. The proposed location of the stables and paddocks are in conformance with SCC§ 17.88.150 which specifies that stables and paddocks shall be located not less than twenty feet from the side or rear property lines, not less than fifty feet from the front property line, and not less than twenty feet from any dwelling on the same or adjacent property.

Horse boarding facilities and other agricultural uses may generate odors that some find objectionable. A Horse Stable, Waste, Fly and Vector Control Plan was developed for the proposed project by Vestra Resources, Inc., in May 2020, upon request by County staff. The goals of the plan are to reduce odors, minimize fly production, discourage breeding of other pests, maintain good public relations, reduce the amount of waste that enters landfills and minimize manure content in storm water runoff. The Shasta County Mosquito and Vector Control District (SCMVCD) Manager reviewed the plan and had no comments or suggestions for additional control measures beyond the plan's recommendations but did recommend the facility owners call the SCMVCD once control practices are implemented to allow for additional consultation and potential problem resolution. The requirement to consult with the SCMVCD is incorporated into

conditions of approval for the project.

Manure and soiled bedding will be removed from stalls daily and paddocks weekly and moved to a manure storage/composting area on a covered concrete slab with a visual barrier. The composting manure will be allowed to heat to over 100 degrees Fahrenheit. The heat generated by the composting manure virtually eliminates odor, kills plant seeds, microbes, fly larvae and internal parasites present within the material, according to a 2019 study by J. Davis, as referenced in the Stable, Waste, Fly and Vector Control Plan. The proposed location for the manure composting facility is approximately 200 feet from the nearest neighboring home, 80 feet from the road right-of-way and behind the proposed trailer parking area. Approximately 2 cubic feet of manure waste per horse per day is anticipated based on consultation with similar facilities. Manure in the pasture will be spread via drag method and, if necessary, removed periodically throughout the year, specifically prior to the rainy season. Mitigation measures are recommended to minimize impacts from emissions such as those leading to odors that may adversely affect a substantial number of people.

Mitigation/Monitoring: With the following mitigation measures, the impacts from the project to air quality would be less-than-significant.

- III.d.1 The applicant shall employ the management practices to minimize vector breeding sources, odors, and manure content and sediment in stormwater runoff as specified in the Stable Waste, Fly and Vector Control Plan developed for the proposed project by Vestra Engineering in May 2020.
- III.d.2 Manure and soiled bedding shall be removed from stalls daily and paddocks weekly and moved to a manure storage/composting area on a covered concrete slab with a visual barrier.
- III.d.3 The composting manure shall be heated to over 100 degrees Fahrenheit. Material in the manure piles shall be turned and wetted with water, as needed, to treat the entire pile.
- III.d.4 The processed manure shall be used as organic fertilizer on the project property.
- III.d.5 Manure in the pasture shall be spread via drag method. If there is an accumulation that cannot be readily spread and incorporated into the soil, manure shall be removed regularly throughout the year, and specifically prior to and during the rainy season October 1st-April 15th.
- III.d.6 Processed manure shall not be stored onsite.
- III.d.7 The facility shall be thoroughly cleaned prior to and during the rainy season October 1st through April 15th to remove any excess accumulations of manure from the facility to prevent fly breeding and to prevent any inadvertent transport of manure via stormwater.

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 of regional plans, policies, and regulations or by the California		✓		

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

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, a Biological Resources Assessment (Vestra Resources Inc., February 2020 as revised September 2023), a Special Status Species Survey (Vestra Resources Inc., April 2020), a Bumble Bee Memo, (Vestra Resources Inc., December 2024), a Riparian Zone Delineation, (Vestra Resources Inc., February 2020), and a Preliminary Jurisdictional Determination, (U.S. Army Corps of Engineers, March 2023), the following findings can be made:

- a) A Biological Resources Assessment for the project site was originally performed by Vestra Resources Inc. in February 2020 and was revised by Vestra Resources, Inc. in September 2023. No species identified as a candidate, sensitive, or special-status species were observed on-site. The Department of Fish & Wildlife recommended an additional survey be conducted to determine the presence of the dubious pea (*Lathyrus sulphureus* var. *argillaceus*) and Piorkowski's clover (*Trifolium piorkowskii*) during the appropriate blooming period which the Department specified as between March and April. A special-status plant survey was completed by Vestra Resources Inc. in April 2020, and neither species was observed.

Additional biological analysis (Bumble Bee Memo) was completed by Vestra Resources in December 2024 to determine if the project site contains suitable habitat for the western bumble bee (*Bombus occidentalis*) which is a candidate species for listing as endangered in California. According to the analysis, there are known occurrences of the western bumble bee within five miles of the project site. However, western bumble bees could potentially occur because their current distribution extent is not known, and the species can select a wide range of habitats for nest sites and foraging grounds. Potential nesting sites including rodent burrows and woody debris piles which exist on the project site and will continue to occur after project construction. Botanical surveys completed for the project identified several early-season and mid-season flowering plants including manzanita (*Arctostaphylos viscida* and *Arctostaphylos manzanita*), Henderson's shooting star (*Primula hendersonii*) and soap plant (*Chlorogalum pomeridianum*) that could provide nectar sources for bumble bees. As part of the project design, manzanita shrubs will be preserved during project development. In addition, approximately 2.5 acres of the site and the riparian buffer zone will remain undisturbed, and the flowering species that occur onsite are abundant in these areas. As a result, foraging opportunities for bumble bees

would not be significantly reduced by the project. Inadvertent impacts to bumble bees, if present, could occur during project construction and operations, and would be considered to be significant if they are present on-site and removed for development or project operations. The biological analysis recommends mitigation measures to reduce impacts to bumble bee colonies and their nests during construction and in case they are observed onsite at any point during project operations. Mitigation Measure IV.a.1 would ensure that impacts to the western 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.

- b-c) Vestra Resources Inc. completed a riparian zone delineation in February 2020 and an Aquatic Resources delineation in June 2022, which was submitted to the U.S. Army Corps of Engineers (ACOE) in January 2023. The ACOE provided a preliminary jurisdictional determination that identified the location and extent of the aquatic resource boundaries for purposes of the Clean Water Act for the project site. The results of the preliminary determination agreed with Vestra Resources’ aquatic resources delineation and indicated the presence of 0.1 acres of intermittent stream and 0.11 acres of wetlands on the project site. The identified wetlands are located within 50 feet of the stream, and within the riparian corridor designated in the riparian zone delineation. The California Department of Fish and Wildlife (CDFW) recommended a 75-foot buffer be established around the seasonal drainage to prevent erosion and minimize impacts of the adjacent land use on stream habitat and water quality. A 75-foot-wide riparian buffer area adjacent to the stream is included on the project site plan and no project related disturbance would be permitted within the boundaries of the buffer area, as recommended by CDFW, except to construct a driveway crossing if the applicant decides to build the single-family residence on the far side of the stream, and for fuels reduction activities and wildlife management if necessary, and after consultation with CDFW. The draft conditions of approval require the applicant to obtain all pertinent permits from trustee agencies to construct the stream crossing, if applicable.

Impacts to the riparian area and the intermittent stream could potentially occur during project construction. The project would disturb approximately 1.5 acres. Construction activity resulting in a land disturbance of one acre or more must obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities from the Regional Water Quality Control Board, referred to as the Construction General Permit (CGP). Implementation of storm water pollution controls during construction and post-construction are required by the CGP. Specific storm water control measures are specified in the Stormwater Pollution Prevention Plan (SWPPP) that was prepared for the project. In addition, mitigation measures IV.b.1-9 would be employed to minimize impacts to the riparian area and intermittent stream during construction.

The project could potentially result in surface water quality impacts as a result of ongoing operations. Approximately 2 cubic feet of manure waste per horse per day is anticipated based on consultation with similar facilities, completed by Vestra Resources, Inc. Runoff from horse paddocks and/or manure piles can pick up contaminants, such as nutrients, organic matter, and microbial pathogens, and transport them to the nearest water body. Certain site conditions, such as steep slopes, lack of vegetative cover, and proximity of horse manure to ditches, swales, or natural waterways can increase the potential for contamination of surface water resources. In response to the County’s request for early consultation, the Central Valley Regional Water Quality Control Board recommended that a written plan to manage waste and to prevent the discharge of manure and/or wastewater to surface water be implemented for the project. They recommended the plan should address at a minimum, how often the corrals are scraped, and manure is collected; Best Management Practices to protect the manure and waste from inundation and runoff to surface water; where the manure will be stored; whether and when the manure will be exported to a permitted disposal facility; and whether the manure will be used as fertilizer. A Horse Stable, Waste, Fly and Vector Control Plan was developed for the proposed project by Vestra Resources, Inc. in May 2020, upon request by County staff. The plan includes measures to minimize the discharge of manure and/or wastewater to surface water. Those measures are included as mitigation measures III.d.1-7. In addition, a Stormwater Pollution Prevention Plan (SWPPP) was prepared for the project that includes Best Management Practices (BMP’s) to minimize pollutant and sediment laden runoff including preservation of existing vegetation, maintenance of a vegetated buffer strip, use of compost socks and berms around paddocks and improved areas, animal care and handling facilities which includes measures for manure management, and site layout considerations to protect water quality. With implementation of mitigation measures III.d.1-7, IVb.1-9, and adherence

to the provisions of the SWPPP, impacts to waters of the United States as a result of the project would be less than significant.

- d) The project may potentially interfere with migratory birds and birds of prey and bats. The California Department of Fish and Wildlife (CDFW) recommended mitigation measures to minimize impacts to migratory birds, birds of prey and bats during the early consultation period, that included a recommendation to conduct a large tree survey to determine if tree features and habitat elements are present within the oak woodland. The Biological Resources Assessment completed for the project identified nesting habitat and bat roosting habitat present in the project area in trees, shrubs, ground, and other structures. A thorough survey of the large trees was conducted by a qualified biologist as part of the Biological Resources Assessment to determine if tree features and habitat elements for bats are present within the oak woodland, as recommended by CDFW. Eight trees with features potentially suitable for bat roosting were identified in the tree survey, and all but one tree with potentially suitable roosting habitat will be avoided. The mitigation measures recommended by CDFW are included in this document as mitigation measures IV.d.1-4 and are incorporated into the draft conditions of approval for the project.
- e) Shasta County Board of Supervisors Resolution No. 95-157 provides guidance regarding use and protection of oak trees on a voluntary basis. The project could potentially impact oak woodlands. The California Department of Fish and Wildlife recommended retaining and working around existing mature, healthy oak trees and assessing the number of trees to be removed as a result of the project. Vestra Resources Inc. completed a tree survey as part of the Biological Resources Assessment for the project and identified the specific trees to be removed. The applicant is proposing to only remove trees where structures and associated improvements are proposed. Native trees will be preserved within pasture areas to provide shade for the horses and other undeveloped portions of the property to provide habitat for wildlife. Implementation of mitigation measures IV.e.1-3 would minimize impacts to oak woodlands.
- 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 or project area.

Mitigation/Monitoring: With the following mitigation measures, the impacts from the project to biological resources would be less-than-significant.

IV.a.1 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/or construction activities for use permit improvements, 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.2 Insecticides and fungicides shall not be applied to undeveloped areas on the property and the use of herbicides shall be limited to management of noxious weeds and to outside of the period of adult activity (March 1 – September 1).
- IV.a.3 If a bumble bee is observed in an area where vegetation removal or ground disturbance activities will occur, then a qualified biologist shall complete a survey to determine the species present. If a listed species is present, then a five (5)-foot non-disturbance buffer shall be implemented around the location until floral resources are least abundant onsite and bees are least likely to be present (March 1- September 1).
- IV.a.4 Non-native bees (e.g., honeybees) shall not be kept onsite.
- IV.b.1 A 75-foot riparian buffer shall be implemented on-site to minimize impacts of adjacent land use within riparian areas. No disturbance shall occur within the riparian buffer except to construct a driveway crossing if the applicant decides to build the single-family residence on the far side of the stream, and for fuels reduction activities and wildlife management if necessary, and after consultation with the California Department of Fish and Wildlife.
- IV.b.2 Prior to construction, high-visibility fencing, flagging, or markers shall be installed along the edges of the work zone to prevent encroachment into riparian areas.
- IV.b.3 All work and stockpiling of materials shall be confined to the project disturbance area.
- IV.b.4 Temporary stockpiling of excavated or imported material shall be placed in upland areas.
- IV.b.5 Excess soil shall be used onsite or disposed of at a regional landfill or other appropriate facility.
- IV.b.6 Hazardous materials, including fuels, oils, cement, and solvents, shall be stored and contained in an area protected from direct runoff and away from riparian areas.
- IV.b.7 Vehicle fueling shall be conducted a minimum of 50 feet from waters of the United States.
- IV.b.8 Construction equipment shall be inspected daily for leaks. Leaking fluids shall be contained upon detection and equipment repairs shall be made as soon as practicable or the leaking equipment shall be moved offsite.
- IV.b.9 Spill containment and cleanup materials shall be kept onsite at all times for use in the event of an accidental spill.
- IV.d.1 In order to avoid impacts to nesting migratory birds and/or raptors protected under federal Migratory Bird Treaty Act and California Fish and Game Code sections 3503 and 3503.5, including their nests and eggs, one of the following shall be implemented:
- A. Vegetation removal and other ground-disturbance activities associated with construction shall occur between September 1 and January 31 when birds are not nesting; or
 - B. If vegetation removal or ground disturbance activities occur during the nesting season (February 1 through August 31), a pre-construction nesting survey shall be conducted by a qualified biologist, hired by the applicant, within 14 days of vegetation removal or construction activities. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the California Department of Fish and Wildlife (CDFW). No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to CDFW at R1CEQARedding@wildlife.ca.gov.
- IV.d.2 In order to avoid impacts to bats, the following shall be implemented:

- A. If removal of trees identified to have roost structure potential will occur during the bat maternity season, when young are non-Volant (March 1 - August 31), or during the bat hibernacula (November 1 – August 31), when bats have limited ability to safely relocate roosts, humane exclusions shall be implemented which consist of a two-day removal process by which the non-habitat trees and brush are removed along with smaller tree limbs on the first day, and the remainder of the tree limbs and tree trunk on the second day. These activities shall be monitored by a biologist with experience conducting exclusions.
- B. To account for the potential loss of bat roost habitat, bat boxes shall be installed, in accordance with installation guidance from Bat Conservation International or in consultation with the DFW, on structures onsite in an appropriate location to provide suitable bat roost habitat.

IV.d.3 To minimize impacts of lighting to birds and other nocturnal species, any artificial lighting associated with short term and long- term project activities shall be downward facing, fully shielded, and designed and installed to minimize photo pollution of adjacent wildlife habitat.

IV.d.4 Large piles of woody debris shall be checked for presence of wildlife prior to disturbance or removal. If wildlife is present, disturbance to wildlife shall be avoided until the animal has left the site.

IV.e.1 Project plans shall involve clustering buildings whenever feasible in order to minimize the need for tree removal.

IV.e.2 To minimize impacts from grazing and hoof compaction to native trees, exclusion fencing adequate for preventing grazing damage to foliage and bark shall be installed around each tree that is within horse pasture areas.

IV.e.3 Native trees shall be planted onsite wherever possible to replace mature trees that are removed during construction.

<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 would not cause a substantial adverse change in the significance of an historical resource. The project would not cause a substantial adverse change in the significance of an archaeological resource. The Wintu Tribe of Northern California (Tribe) has requested notification of proposed projects located within the Tribe’s geographic area of traditional and cultural affiliation in accordance with Public Resources Code section 21080.3(b), also known as AB52. The project site is located within the Tribe’s geographic area of traditional and cultural affiliation, and notification was sent via certified mail to the designated Tribal Representative on February 5, 2020, and received on February 7, 2020. To date no response has been received.

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. Therefore, the conditions of approval will require that if, in the course of

development, any archaeological, historical, or paleontological resources are uncovered, discovered or otherwise detected or observed, construction activities in the affected area shall cease and a qualified archaeologist, hired by the applicant, 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.

- c) Pursuant to California Health and Safety Code Section 7050.5, in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site until the coroner has determined if the remains are subject to his or her authority. If the coroner determines that human remains are not subject to his or her authority and recognizes or has reason to believe the remains to be those of a Native American, he or she shall contact the Native American Heritage Commission within 24 hours. 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.

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 and improvements on the project site 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.

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. Furthermore, through compliance with applicable requirements and/or regulations of the 2019 California Code of Regulations, Title 24, Part 6 – California Energy Code, new construction would be consistent with State reduction policies and strategies and would not consume energy resources in a wasteful or inefficient manner.

- 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. These include, among others, California Code of Regulations, Title 24, Part 6 – California Energy Code, and the California Code of Regulations, Title 24, Part 11– California Green Building Standards Code (CALGreen). At the local level, the County's Building Division enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24.

Mitigation/Monitoring: None proposed.

<u>VII. GEOLOGY AND SOILS</u> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i) Rupture of a known earthquake, fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publications 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? 				✓
b) Result in substantial soil erosion or the loss of topsoil?			✓	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				✓
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				✓
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				✓
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓

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

- a) The project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i) Rupture of a known earthquake fault;
According to the Alquist-Priolo Earthquake Fault Zoning Maps for Shasta County, there is no known earthquake fault on the project site.

ii, iii) Strong seismic ground shaking; Seismic-related ground failure, including liquefaction;

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 for which a building permit is required shall be constructed according to the seismic requirements of the currently adopted Building Code.

iv) Landslides.

The project site is not at the top or toe of any slope.

- b) The project would not result in substantial soil erosion or the loss of topsoil. A Stormwater Pollution Prevention Plan (SWPPP) was prepared for this project. The plan recommends Best Management Practices (BMPs) to be used during construction as well as post-construction BMPs to prevent erosion from ongoing project activities. A grading permit is required prior to any grading activities. 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 an on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Based on records of construction in the area, there is no evidence to support a conclusion that the project is on a geologic unit or soil that is unstable.
- d) The project would not be located on expansive soil creating substantial direct or indirect risks to life or property. The site soils are not described as expansive soils in the "Soil Survey of Shasta County."
- e) The project would 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 soils on the project site have been tested for wastewater treatment and have demonstrated compliance with adopted sewage disposal criteria.
- f) No unique geologic features are evident at the project site. The project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

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 (QPR) 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 local air district.

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

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

- Carbon Dioxide (CO₂): Emitted primarily through the burning of fossil fuels. Other sources include the burning of solid waste and wood and/or wood products and cement manufacturing.
- Methane (CH₄): Emissions occur during the production and transport of fuels, such as coal and natural gas. Additional emissions are generated by livestock and agricultural land uses, as well as the decomposition of solid waste.
- Nitrous Oxide (N₂O): The principal emitters include agricultural and industrial land uses and fossil fuel and waste combustion.
- Fluorinated Gases: These can be emitted during some industrial activities. Also, many of these gases are substitutes for ozone-depleting substances, such as CFC's, which have been used historically as refrigerants. Collectively, these gases are often referred to as "high global-warming potential" gases.

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

The project would generate construction and operational GHG emissions. Mobile construction equipment used to construct the residence, gravel driveway and parking areas, new on-site sewage disposal system, and barns would be the primary source of construction related GHG emissions. Construction activities associated with the recommended project improvements would be of limited scope and duration.

Vehicles and use of electricity would be the primary sources of operational GHG emissions. The one-family residence for the caretaker and the second one-family residence combined would generate approximately 10 vehicle round trips per day, or 20 one-way trips per day. Based on a poll of similar facilities conducted by Vestra Resources Inc., approximately 25 percent of boarders visit their equine companion on an average weekday or weekend. As a result of the poll, the applicant expects the project would generate approximately 8 to 12 vehicle round-trips per day from boarders for a total of approximately 16 to 22 vehicle round trips per day to the proposed property, or 32-44 one-way trips per day. Up to four equestrian clinics would occur at the project site that would involve up to 25 participants. The applicant is proposing to organize these clinics such that participants would sign up for a particular time slot and therefore not all participants would be at the site at the same time. Each event would generate up to 25 vehicle round-trips, or 50 one-way trips per clinic day. These trips would be spread throughout the day of the event. In the event that the facility was at maximum capacity, and each boarder visited the project site daily, 35 daily vehicle round trips, or 70 daily one-way vehicle trips inclusive of trips generated by the residences, would be generated. The total number of vehicle trips generated on event days could reach 60 vehicle round trips, or 120 one-way trips but this would only occur four days of the year and only if all boarders visited the property on the same day a clinic is held, none of the participants were boarders, and/or the applicant does not limit boarder visits on clinic days. The project will not generate a substantial increase in traffic relative to the approximately 310 one-way vehicle trips per day that would be expected to be generated by residential uses in the vicinity (based on Institute of Transportation Engineers *Trip Generation Manual* estimates for single-family detached residential uses on parcels averaging between 3 and 6 acres). Construction activities associated with the recommended project improvements would

be of limited scope and duration. Ongoing emissions from vehicle trips to the project site, grounds maintenance, and horsemanship activities would be nominal. The majority of program related activities are not reliant on the use of electricity and the use is not otherwise a substantial consumer of electricity. Based on the scope and scale of operational activities, the project would not be expected to generate GHG emissions in excess of the 10,000 metric tons of carbon-dioxide equivalents per year (mtCO₂eq/yr) threshold described above.

Mitigation/Monitoring: None proposed.

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

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

- a,b) The scope of the required project improvements is relatively limited and would not require the transport, use, storage, or disposal of hazardous materials commonly used in construction projects such as fuel, oil, solvents, etc. in large quantities. 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; or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project would 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 and would not create a significant hazard to the public or the environment.

- 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 County of Shasta Multi-Hazard Functional 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 proposed use is agricultural in nature and does not include the storage or use of any equipment or materials, the use of which would significantly expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires, that are not normally used to maintain R-R zoned properties of similar size and/or to maintain agricultural uses of similar scope in the R-R zone district. Neither does the use specifically include activities that would present a significant risk of loss, injury, or death involving wildland fires.

The project is located in an area designated by the California Department of Forestry and Fire Protection as a Very High Fire Hazard Severity Zone. All roadways, driveways and buildings for the proposed project are 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 feet 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.

Mitigation/Monitoring: None proposed.

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

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, a Hydrologic Report (Vestra Resources Inc. March 2022), and a Draft Stormwater Pollution Prevention Plan, (Vestra Resources Inc., March 2022), the following findings can be made:

- a) Construction of the project could result in temporary surface water quality impacts if soils disturbed during construction are exposed to precipitation. The project could also result in surface water quality impacts as a result of ongoing operations. Approximately 2 cubic feet of manure waste per horse per day is anticipated based on consultation with similar facilities, completed by Vestra Resources Inc. Runoff from horse paddocks and/or manure piles can pick up contaminants, such as nutrients, organic matter, and microbial pathogens, and transport them to the nearest water body. Certain site conditions, such as steep slopes, lack of vegetative cover, and proximity of horse manure to ditches, swales, or natural waterways can increase the potential for contamination of surface water resources. No development is proposed within 75 feet from the banks of the stream. Manure in the pasture will be spread via drag method and, if necessary, removed periodically throughout the year, specifically prior to the rainy season. The project site is greater than one acre in size and will require coverage under the Construction General Permit Order 2009-0009-DWQ during construction activities. The Construction General Permit requires development of a SWPPP which includes Best Management Practices (BMPs) to minimize erosion and sediment laden runoff during construction. The SWPPP for the project has been prepared and includes appropriate BMPs. These BMPs will ensure construction will not substantially degrade surface water quality. Following construction of the project, permanent BMPs are proposed to control contaminants in stormwater discharged from the project site as part of the compliance with the County Post Construction Storm Water Management Program MS4 regulations. The BMPs for post construction include:

- Compost berm/vegetative strip surrounding the paddock and improved areas.
- Rainwater capture and infiltration on the barns, arena, and apartment structure.
- Rock check dams within the topographic draw onsite.

Compliance with these permits will ensure the project does not substantially degrade surface or groundwater quality or violate water quality standards or waste discharge compliance. Project impacts will be less than significant.

- b) The project will not require the use of groundwater. Water service for the project is to be provided by the Centerville Community Services District (CCSD). The CCSD has provided a conditional will serve letter for the subject property. The project will increase the area of impervious surfaces at the project site. Stormwater from the project site will flow in the same general direction as existing topography and will be conveyed through the same topographic draws. The project will not interfere with groundwater recharge within the basin. Roof downspouts will be directed to infiltration trenches to allow for rainwater to infiltrate into the ground and not run offsite. The project will not substantially decrease groundwater supplies or interfere with groundwater recharge such that the project would impede sustainable groundwater management of the basin.
- c) The project would not substantially alter the existing drainage pattern of the site or area, or add impervious surfaces, in a manner which would (i) result in substantial erosion or siltation on- or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; and or (iv) impede or redirect flows.

i) There is a seasonal stream, Oregon Gulch, that traverses across the southwest portion of the site. The project includes several structures related to the operation of a horse stable, which will result in the addition of 29,128 square feet of new impervious surface cover at the project site, approximately 5.2 percent of the total project area. The project site is relatively flat in the area to be developed. The project would not substantially alter the existing drainage pattern of the site or area, stormwater from the project site will flow in the same general direction as existing topography and will be conveyed through existing topographic draws. The project will disturb more than one acre of soil during construction and will require coverage under the Regional Water Quality Control Board (RWQCB) Construction General Permit. The Construction General Permit requires the development of a Stormwater Pollution Prevention Plan (SWPPP), which has been prepared for the project. The SWPPP identifies Best Management Practices (BMP's) for construction and ongoing operations to minimize the potential for on-site and off-site erosion and siltation. In addition, a permanent erosion and sedimentation control plan will be required for grading review by the County. Compliance with these permits and implementation of the BMP's for construction and for ongoing operations identified in the SWPPP will ensure the project does not result in substantial erosion or siltation on- or off-site. Project impacts will be less-than-significant.

ii) A Hydrologic Report was completed for the project by Vestra Resources Inc. in March 2022. It was determined

that the proposed increase in impervious surface as result of improvements will result in a less than 1 cubic feet per second (cfs) increase in the rate and amount of surface runoff. Stormwater runoff from the project site will be conveyed, as currently occurs, via sheet flow to topographic draws then to Oregon Gulch. Rainwater from barn rooftops, apartment, and arena, when constructed, will be captured for use onsite and for direct infiltration into the soils, minimizing the increase in surface water runoff. The rainwater capture will be accomplished by installing gutters on buildings and directing the downspouts into water troughs, storage tanks and infiltration basins. The infiltration trenches will be located at the end of the downspouts and will be 3-foot square and 2-foot deep filled with clean gravel/rock. The water troughs at the barns will be set on top of the infiltration trenches. Once the troughs are full, the water will overflow into the infiltration trenches. Some downspouts will be routed to aboveground poly storage tanks and stored for use for irrigation and fire protection. A compost berm/vegetated strip will be installed surrounding the improved area and horse paddocks to slow and filter stormwater discharging from the facility. Additionally, rock check dams are to be installed within the topographic draw to further detain and meter out stormwater flows and to allow some infiltration prior to discharge offsite. The project will not result in flooding onsite or offsite.

iii) The project will result in a less than 1 cfs increase in runoff due to the addition of impervious surfaces at the project site, and the runoff pattern will not change or exceed the capacity of the creek system, according to the hydrologic study completed for the project. No storm drain system or ditches will be constructed with the project. Runoff from the project site will be managed in accordance with the requirements contained in the Construction General Permit. BMPs include a compost berm/vegetated strip will be installed surrounding the improved areas and horse paddocks to slow and filter stormwater discharging from the facility. Additionally, rock check dams are to be installed within the topographic draw to further detain and meter out stormwater flows and to allow some infiltration prior to discharge offsite. Roof rainfall capture and infiltration will be included on the barns, arena, and apartment thereby reducing the impact from the increase in impervious areas. The project will not result in runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

iv) The project is not within a flood hazard zone. The project site is designated as Zone X-area of minimal flood hazard and will not impede or redirect flood flows.

- d) The project site is not located within a flood zone or a floodway. The project would not risk release of pollutants in flood hazard, tsunami, or seiche zones due to project inundation. The project is not located in a flood hazard, tsunami, or seiche zone.
- e) There is no groundwater basin plan for the project area. 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 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 site is zoned Unclassified (U) and has a General Plan designation of Rural Residential A (RA). A commercial riding stable and academy is permissible in the Unclassified zone district when consistent with the General Plan and with an approved use permit pursuant to Shasta County Code (SCC) §17.26.040.G. Allowable uses within the Rural Residential (R-R) zone district are applied to this project in order to determine conformance with the General Plan. Agricultural uses including animal husbandry that do not exceed one horse per one-half acre are permitted outright in the R-R zone district (SCC §17.26.020.B.1.a). In addition, SCC §17.64.020.B permits all agricultural and timber management uses permitted without a use permit in the Exclusive Agricultural (EA), Timberland (TL) and Timber Production districts in the Unclassified zone district if the parcel is larger than ten acres; agricultural uses are permitted without a use permit in the EA and TL zone districts (SCC§17.06.020.B and SCC §17.10.020.D). Agricultural uses are defined in SCC §17.02.055.B as the raising and breeding of livestock, farming, dairying, beekeeping and other animal husbandry activities customarily incidental to these uses. The proposed project is consistent with the General Plan.

Parking standards specify asphalt surfacing of parking spaces and driveway access to parking areas of five or more spaces. The use is located in a rural-residential/agricultural setting. The applicant is requesting an exception from the required parking and surfacing standards pursuant to SCC § 17.86.140 and 17.86.100 to maintain a gravel surface on the driveway and trailer parking areas due to traction risk of horses with or without horseshoes. Exceptions to the parking and surfacing standards are permitted with the approval of a use permit, in accordance with SCC §17.86.160. The provision of gravel in lieu of asphalt surfacing would be consistent with the visual character of the vicinity and such exceptions for approved commercial riding stables elsewhere in the County. In addition, gravel surfacing would minimize impervious surface area that could increase the potential for increased storm water discharge from the site.

Landscape standards specify open parking areas containing five or more required vehicle spaces which abut a public street shall be landscaped to a depth of ten feet, measured from the abutting street right-of-way line, with openings for walkway and/or driveway purposes, in accordance with county standards, and a minimum three-foot-wide landscaped strip shall be planted and maintained along the edge of parking areas that abut residential districts. The applicant is requesting an exception to the required landscape standards pursuant to SCC §17.84.040.G to maintain the existing vegetation along the project frontage and side yards to meet the intent of the landscape standards. Exceptions to the landscape standards are permitted with approval of a use permit in accordance with SCC §17.84.040.G. The perimeter of the project site is currently vegetated with species common to the Blue Oak-Foothill Pine and Blue Oak Woodlands which is consistent with the visual character of properties in the vicinity.

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) The project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State.
- b) The project site is not identified in the General Plan Minerals Element as containing a locally-important mineral resource. There is no other land use plan which addresses minerals.

Mitigation/Monitoring: None proposed.

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

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, and an Environmental Noise & Vibration Assessment, (Bollard Acoustical Consultants Inc., May 2021), the following findings can be made:

- a) Operational noise sources would consist primarily of parking area activities (e.g., vehicles arriving and departing, doors opening and closing, etc.), onsite heavy truck circulation (i.e., double hay trucks), and equestrian clinic activities (i.e., human speech from instructor and attendees). These noise sources can be expected to continue in the vicinity for the operational life of the project. The project does not propose a public address (PA) system for clinic activities. All normal facility operations would occur during daytime hours only (7:00 a.m. and 10:00 p.m.). Bollard Acoustical Consultants Inc. completed a Noise and Vibration Study for the project in May 2021. The study used the Shasta County General Plan noise level standards (55 dB hourly Leq daytime and 50 dB hourly Leq nighttime) and the standard to determine significant increases in ambient noise established by the Federal Interagency Commission on Noise (FICON), that a 5 dB increase is the threshold of significance where pre-project ambient noise levels are below 60 dB. Evaluations of on-site operations noise level impacts at the nearest rural residential receivers conservatively apply the County's noise level criteria at the property lines of the nearest 11 residential properties. The results of the study indicate that project is not predicted to result in a substantial increase in ambient noise levels, unless a speaker is used outside of the primary riding arena, or a speaker is used inside the primary riding arena and exceeds a reference noise level of 60 dB Leq and a distance of 50 feet. The study recommends mitigation measures XIII.a.1 and a.2 to minimize operational noise.

The project proposes the construction of a garage and storage area with a caretaker's apartment above, two barns with paddocks, a hay storage barn, eight self-exercise paddocks with shade covers, a potentially covered riding arena, and a future main residence and second arena. Noise from construction activities would temporarily increase ambient noise levels in the vicinity of the project. Construction activities could potentially exceed the Shasta General Plan Noise standards (55 dB hourly Leq daytime and 50 dB hourly Leq nighttime) on a temporary basis. Noise levels would vary depending on the type of equipment used, how it is operated, and how well it is maintained. Noise exposure at any single point outside the project work area would also vary depending upon the proximity of equipment activities to that point. The property line of the nearest existing noise-sensitive receiver (rural residence) is located approximately 50 feet away from where construction activities would occur on the project parcel. The noise and vibration study recommended mitigation measures to minimize construction noise. In addition, it is County practice for projects that involve construction near noise sensitive uses is to recommend limited hours of operation and days for construction equipment as standard condition of approval.

With implementation of mitigation measures XIII.a.1-10 the project would not generate significant temporary or permanent increases in ambient noise levels in the vicinity of the project.

- b) The project would not result in generation of excessive ground borne vibration or ground borne noise levels. The Noise and Vibration Study predicts that vibration levels generated from on-site construction activities at the nearest existing

residence would be well below the strictest Caltrans thresholds for damage to residential structures of 0.30 in/sc PPV, and that the predicted vibration levels area also at or below the strictest Caltrans thresholds for annoyance.

- 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: With the following mitigation measures, noise impacts from the project would be less-than-significant.

XIII.a.1. Should a Bluetooth speaker be used to compliment clinic instruction; it shall not be used outside of the primary (largest) riding arena.

XIII.a.2 Equestrian clinic management shall procure a sound level meter and limit the sound output of a Bluetooth speaker within the primary riding arena to an overall average (Leq) of 60 dB at a position 50 feet in front of the speaker. In addition, clinic management shall periodically monitor sound levels at the 50-foot distance during clinics to ensure said noise level is being maintained.

XIII.a.3 All on-site construction activities are restricted to during daytime hours (7:00 a.m. to 5:00 p.m.), Monday through Friday.

XIII.a.4 The project shall utilize temporary construction noise control measures including the use of temporary noise barriers, or other appropriate measures as mitigation for noise generated during construction of projects.

XIII.a.5 All equipment and vehicles shall be turned off when not in use. Unnecessary idling of internal combustion engines shall be prohibited.

XIII.a.6 All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.

XIII.a.7 All stationary noise-generating construction equipment, such as air compressors, shall be located as far as practical from nearby residences. Such equipment shall be acoustically shielded when it must be located within close proximity to residences.

XIII.a.8 Quiet equipment, particularly air compressors, shall be used whenever possible. All noise-producing project equipment and vehicles using internal combustion engines shall be equipped with manufacturer-recommended mufflers and be maintained in good working condition. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.

XIII.a.9 Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from nearby residences.

XIII.a.10 Nearby residences shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels.

<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. The project would include the development of a one-family residence for a caretaker and will create one job. A second one-family residence is proposed as a future use. The project does not include the expansion or extension of any permanent roads or other infrastructure and is not expected to induce substantial growth in the area.
- b) The project would not displace existing housing, necessitating the construction of replacement housing elsewhere. The project does not include destruction of any existing housing.

Mitigation/Monitoring: None proposed.

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

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

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

Fire Protection:

The project is located in an area designated as a Very High Fire Hazard Severity Zone and is within the State Responsibility Area. The property receives fire protection services from the Shasta County Fire Department (SCFD). A preliminary review of the project was completed by the SCFD and no significant additional level of fire protection has been identified as necessary to serve this project. Construction plans will be reviewed by the SCFD to determine the location and number of fire hydrants to be installed, if needed, according to Fire Safety Standards.

Police Protection:

The County has a total of 165 sworn and 69 non-sworn County peace officers (Sheriff's deputies) for the County 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. The project will result in additional residences which would not significantly increase the need of police protection and the project would not warrant any additional Sheriff's deputies.

Schools:

The resultant development from the project will be required to pay the amount allowable per square foot of construction to mitigate school impacts.

Parks:

The County does not have a neighborhood parks system.

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. <u>RECREATION</u>:	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.
- 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. <u>TRANSPORTATION</u>: 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?				✓

XVII. <u>TRANSPORTATION</u>: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 two one-family residences and the development of a boarding facility for up to 25 horses. The one-family residence for the caretaker and the second one-family residence combined would generate approximately 10 vehicle round trips per day, or 20 one-way trips per day. Based on a poll of similar facilities conducted by Vestra Resources Inc., approximately 25 percent of boarders visit their equine companion on an average weekday or weekend. As a result of the poll, the applicant expects the project would generate approximately 8 to 12 vehicle round-trips per day from boarders for a total of approximately 16 to 22 vehicle round trips per day to the proposed property, or 32-44 one-way trips per day. Up to four equestrian clinics would occur at the project site that would involve up to 25 participants. The applicant is proposing to organize these clinics such that participants would sign up for a particular time slot and therefore not all participants would be at the site at the same time. Each event would generate up to 25 vehicle round-trips, or 50 one-way trips per clinic day. These trips would be spread throughout the day of the event. In the event that the facility was at maximum capacity, and each boarder visited the project site daily, 35 daily vehicle round trips, or 70 daily one-way vehicle trips inclusive of trips generated by the residences, would be generated. The total number of vehicle trips generated on event days could reach 60 vehicle round trips, or 120 one-way trips but this would only occur four days of the year and only if all borders visited the property on the same day a clinic is held, none of the participants were boarders, and/or the applicant does not limit boarder visits on clinic days. Horse trailers will be left onsite by boarders for evacuation purposes, which is typical with boarding facilities. Similar boarding facilities see one trailer leave and return to the premises approximately 2-3 times per week, based on the poll of similar facilities.

The Shasta County Department of Public Works has reviewed the project and indicated that this would not produce a significant increase in traffic. The project would not generate enough traffic to significantly increase the volume-to-capacity ratio of adjacent roadways to reduced levels of service. The project would not conflict with adopted policies, plans or programs supporting alternative transportation. The project is consistent with the Shasta County General Plan Circulation Element policies for transit, pedestrian and bicycle modes, the 1998 Shasta County Bikeway Plan, and with the Regional Transportation Plan. 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.

- b) There is no County congestion management agency, and no level-of-service established by such an agency.
- c) Animal husbandry is permitted outright in the Rural Residential zone district, therefore the anticipated use of horse trailers approximately 2-3 times a week would not be considered an incompatible use. It is anticipated that feed will be delivered by hay truck once per month. The Shasta County Department of Public Works has reviewed the project and determined that the project would not substantially increase hazards due to a geometric design feature or incompatible uses.
- d) The project would not result in inadequate emergency access. The project has been reviewed by the Shasta County Fire Department which has determined that there is adequate emergency access.

Mitigation/Monitoring: None proposed.

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

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

- a) In accordance with Public Resources Code (PRC) Section 21080.3.1, the Wintu Tribe of Northern California (Tribe) 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 Tribe. Pursuant to PRC §21080.3.1, the Department of Resource Management sent a certified letter on February 5, 2020 to notify the Tribe that the project was under review and to provide the Tribe 30 days from the receipt of the letter to request consultation on the project in writing. To date, no response has been received.

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				✓
c) Result in a determination by the wastewater				✓

<u>XIX. UTILITIES AND SERVICE SYSTEMS:</u> Would the project:	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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.

Potable water will be provided by the Centerville Community Services District (CCSD). The CCSD has indicated that it has adequate capacity to serve the project without the need for construction of new water treatment facilities or expansion of existing facilities.

- b) The project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. Potable water will be provided by the Centerville Community Services District (CCSD). The CCSD may allow the property owner to install a future well to support the agricultural use of the property.
- c) The project will be served by a new onsite wastewater treatment system (OWTS). The applicant would be required to apply for a permit to construct the new OWTS. These application process would determine the adequacy of the soils at the project site and determine a proper design to serve the project prior to issuance of the permit and construction of the system.
- 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 a landfill with sufficient permitted 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.

<u>XX. WILDFIRE:</u> 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?			✓	

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
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:

- a) There is no specifically adopted emergency response or emergency evacuation plan for the project vicinity. Therefore, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan.
- b) The project would not exacerbate wildfire risks due to slope, prevailing winds, and other factors, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.
- c) The project site is in a Very High Fire Severity Zone. The project would involve access improvements and construction of on-site structures including residential structures in conformance with Fire Safety Standards including defensible space requirements. Project construction and ongoing operations would involve vegetative fuels reduction and management, which would be limited to proposed building areas and areas where fuel ladders are apparent. All pertinent Fire Safety Standards as determined by the Shasta County Fire Department are incorporated into the conditions of approval for the project. The project would not significantly exacerbate fire risk or result in temporary or ongoing impacts to the environment that would significantly exacerbate not fire risk.
- 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.

Mitigation/Monitoring: None proposed.

XIX. <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				

XIX. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 nesting birds, bats and nocturnal wildlife species 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 impacts that are cumulatively considerable.
- c) Based on the discussion and findings in all sections above, there is 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.

With the implementation of the mitigation measures specified in Section III. Air Quality and Section VIII. Noise, potential impacts on human beings, either directly or indirectly, would be less-than-significant.

Mitigation/Monitoring: With the implementation of the proposed mitigation measures, the impacts from the project would 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 agents.

INITIAL STUDY COMMENTS

PROJECT NUMBER USE PERMIT 19-0014 – (Greaves)

GENERAL COMMENTS:

Special Studies: The following project-specific studies and management plans have been completed for the proposal and will be considered as part of the record of decision for the Negative Declaration. These studies are available for review through the Shasta County Planning Division and online at <https://www.shastacounty.gov/planning/page/ceqa-documents-and-notice-non-eir-documents>.

1. Biological Resources Assessment, Vestra Resources Inc., February 2020 (Revised September 2023).
2. Bumble Bee Memo, Vestra Resources Inc., December 2024
3. Riparian Zone Delineation, Vestra Resources Inc., February 2020
4. Preliminary Jurisdictional Determination, U.S. Army Corps of Engineers, March 2023.
5. Special Status Species Survey, Vestra Resources Inc., April 2020.
6. Environmental Noise & Vibration Assessment, Bollard Acoustical Consultants, Inc., May 2021
7. Hydrologic Report, Vestra Resources Inc., March 2022.
8. Stable Waste Fly and Vector Control Plan, Vestra Resources Inc., May 2020
9. Draft Storm Water Pollution Prevention Plan, Vestra Resources, Inc., March 2022

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 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. State of California Regional Water Quality Control Board
3. Centerville Community Services District

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, studies conducted for the project, and existing information available to the Planning Division, the project, as 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 Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act

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-Hazard Functional 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. U.S. Department of Commerce, Bureau of the Census.
3. 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.

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 Marshall-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 #19-0014 (GREAVES)**

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
Section III: Air Quality			
III.d.1 The applicant shall employ the management practices to minimize vector breeding sources, odors, and manure content and sediment in stormwater runoff as specified in the Stable Waste, Fly and Vector Control Plan developed for the proposed project by Vestra Engineering in May 2020.	For the Life of the Use Permit	Resource Management, Planning Division	
III.d.2 Manure and soiled bedding shall be removed from stalls daily and paddocks weekly and moved to a manure storage/composting area on a covered concrete slab with a visual barrier.	For the Life of the Use Permit	Resource Management, Planning Division	
III.d.3 The composting manure shall be heated to over 100 degrees Fahrenheit. Material in the manure piles shall be turned and wetted with water, as needed, to treat the entire pile.	For the Life of the Use Permit	Resource Management, Planning Division	
III.d.4 The processed manure shall be used as organic fertilizer on the project property.	For the Life of the Use Permit	Resource Management, Planning Division	
III.d.5 Manure in the pasture shall be spread via drag method. If there is an accumulation that cannot be readily spread and incorporated into the soil, manure shall be removed regularly throughout the year, and specifically prior to and during the rainy season October 1st-April 15th.	For the Life of the Use Permit	Resource Management, Planning Division	
III.d.6 Processed manure shall not be stored onsite.	For the Life of the Use Permit	Resource Management, Planning Division	
III.d.7 The facility shall be thoroughly cleaned prior to and during the rainy season October 1 st through April 15th to remove any excess accumulations of manure from the facility to prevent fly breeding and to prevent any inadvertent transport of manure via stormwater.	For the Life of the Use Permit	Resource Management, Planning Division	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>Section IV: Biological Resources</p> <p>IV.a.1. 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:</p> <p>A. Prior to land alteration, vegetation removal, and/or construction activities for use permit improvements,, 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>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.</p> <p>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.</p> <p>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,</p>	<p>During Construction For the life of the Project</p>	<p>Resource Management, Planning Division / California Department of Fish and Wildlife</p>	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>and/or the formulation of a Mitigation and Monitoring Plan should be developed for impacts to suitable western bumble bee habitat.</p> <p>iv. All data, including negative and/or positive observations, shall be submitted to the CNDDDB and Bumble Bee</p> <p>IV.a.2 Insecticides and fungicides shall not be applied to undeveloped areas on the property and the use of herbicides shall be limited to management of noxious weeds and to outside of the period of adult activity (March1 – September 1).</p> <p>IV.a.3 If a bumble bee is observed in an area where vegetation removal or ground disturbance activities will occur, then a qualified biologist shall complete a survey to determine the species present. if a listed species is present, then a five (5)-foot non-disturbance buffer shall be implemented around the location until floral resources are least abundant onsite and bees are least likely to be present (March 1- September 1).</p> <p>IV.a.4 Non-native bees (e.g., honeybees) shall not be kept onsite.</p> <p>IV.b.1 A 75-foot riparian buffer shall be implemented on-site to minimize impacts of adjacent land use within riparian areas. No disturbance shall occur within the riparian buffer except to construct a driveway crossing if the applicant decides to build the single-family residence on the far side of the stream, and for fuels reduction activities and wildlife management if necessary, and after consultation with the California Department of Fish and Wildlife.</p> <p>IV.b.2 Prior to construction, high-visibility fencing, flagging, or markers shall be installed along the edges of the work</p>	<p>For the Life of the Use Permit</p> <p>During Construction For the life of the Project</p> <p>For the Life of the Use Permit</p> <p>Prior to Issuance of Building Permits Final Inspection of Building Permits For the Life of the Use Permit</p> <p>Prior to Construction</p>	<p>Resource Management, Planning Division</p> <p>Resource Management, Planning Division / California Department of Fish and Wildlife</p> <p>Resource Management, Planning Division</p> <p>Resource Management, Planning Division / Building Division / California Department of Fish and Wildlife</p> <p>Planning Division / Building Division / Regional Water Quality Control</p>	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
zone to prevent encroachment into riparian areas.		Board (RWQCB)	
IV.b.3 All work and stockpiling of materials shall be confined to the project disturbance area.	During Construction	Building Division / (RWQCB)	
IV.b.4 Temporary stockpiling of excavated or imported material shall be placed in upland areas.	During Construction	Building Division / (RWQCB)	
IV.b.5 Excess soil shall be used onsite or disposed of at a regional landfill or other appropriate facility.	During Construction	Building Division / (RWQCB)	
IV.b.6 Hazardous materials, including fuels, oils, cement, and solvents, shall be stored and contained in an area protected from direct runoff and away from riparian areas.	During Construction For the life of the Project	Planning Division Building Division / (RWQCB)	
IV.b.7 Vehicle fueling shall be conducted a minimum of 50-feet from waters of the United States.	During Construction	Building Division / (RWQCB)	
IV.b.8 Construction equipment shall be inspected daily for leaks. Leaking fluids shall be contained upon detection and equipment repairs shall be made as soon as practicable or the leaking equipment shall be moved offsite.	During Construction	Building Division / (RWQCB)	
IV.b.9 Spill containment and cleanup materials shall be kept onsite at all times for use in the event of an accidental spill.	During Construction	Building Division / (RWQCB)	
IV.d.1 In order to avoid impacts to nesting migratory birds and/or raptors protected under federal Migratory Bird Treaty Act and California Fish and Game Code sections 3503 and 3503.5, including their nests and eggs, one of the following shall be implemented: A. Vegetation removal and other ground-disturbance activities associated with construction shall occur between September 1 and January 31 when birds are	Prior to Issuance of Building Permits Final Inspection of Building Permits For the Life of the Use Permit	Resource Management, Planning Division / California Department of Fish and Wildlife	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>not nesting; or</p> <p>B. If vegetation removal or ground disturbance activities occur during the nesting season (February 1 through August 31), a pre-construction nesting survey shall be conducted by a qualified biologist within 14 days of vegetation removal or construction activities. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the California Department of Fish and Wildlife (CDFW). No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to CDFW at R1CEQARedding@wildlife.ca.gov.</p> <p>IV.d.2 In order to avoid impacts to bats, the following shall be implemented:</p> <p>A. If removal of trees identified to have roost structure potential will occur during the bat maternity season, when young are non-Volant (March1 - August 31), or during the bat hibernacula (November 1 – August 31), when bats have limited ability to safely relocate roosts, humane exclusions shall be implemented which consist of a two-day removal process by which the non-habitat trees and brush are removed along with smaller tree limbs on the first day, and the remainder of the tree limbs and tree trunk on the second day. These activities shall be monitored by a biologist with experience conducting exclusions.</p> <p>B. To account for the potential loss of bat roost habitat, bat boxes shall be installed, in accordance with installation guidance from Bat Conservation International or in consultation with the DFW, on structures onsite in an appropriate location to provide suitable bat roost habitat.</p>	<p>Prior to Issuance of Building Permit Final Inspection of Building Permit For the Life of the Use Permit</p>	<p>Resource Management, Planning Division / California Department of Fish and Wildlife</p>	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
IV.d.3 To minimize impacts of lighting to birds and other nocturnal species, any artificial lighting associated with short term and long- term project activities shall be downward facing, fully-shielded, and designed and installed to minimize photo pollution of adjacent wildlife habitat.	Verify lighting at building permit application. Light requirements to be maintained through the life of the project. Prior to Certificate of Occupancy for the first structure on the property	Resource Management, Planning Division	
IV.d.4 Large piles of woody debris shall be checked for presence of wildlife prior to disturbance or removal. If wildlife is present, disturbance to wildlife shall be avoided until the animal has left the site.	During Construction and Through the life of the project	Resource Management, Planning Division	
IV.e.1 Project plans shall involve clustering buildings whenever feasible in order to minimize the need for tree removal.	Building Permit Application	Resource Management, Planning Division	
IV.e.2 To minimize impacts from grazing and hoof compaction to native trees, exclusion fencing adequate for preventing grazing damage to foliage and bark shall be installed around each tree that is within horse pasture areas.	During Construction and Through the life of the project	Resource Management, Planning Division	
IV.e.3 Native trees shall be planted onsite wherever possible to replace mature trees that are removed during construction.	During Construction and Through the life of the project	Resource Management, Planning Division	
Section VIII: Noise			
XIII.a.1. Should a Bluetooth speaker be used to compliment clinic instruction, it shall not be used outside of the primary (largest) riding arena.	Through the life of the project	Resource Management, Planning Division	
XIII.a.2 Equestrian clinic management shall procure a sound level meter and limit the sound output of a Bluetooth speaker within the primary riding arena to an overall average (Leq) of 60 dB at a position 50 feet in front of the speaker. In addition, clinic management shall periodically monitor sound levels at the 50-foot distance during clinics to ensure said noise level is	Through the life of the project	Resource Management, Planning Division	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
being maintained.			
XIII.a.3 All on-site construction activities are restricted to during daytime hours (7:00 a.m. to 5:00 p.m.), Monday through Friday.	Through the life of the project	Resource Management, Planning Division	
XIII.a.4 The project shall utilize temporary construction noise control measures including the use of temporary noise barriers, or other appropriate measures as mitigation for noise generated during construction of projects.	Through the life of the project	Resource Management, Planning Division	
XIII.a.5 All equipment and vehicles shall be turned off when not in use. Unnecessary idling of internal combustion engines shall be prohibited.	Through the life of the project	Resource Management, Planning Division	
XIII.a.6 All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.	Through the life of the project	Resource Management, Planning Division	
XIII.a.7 All stationary noise-generating construction equipment, such as air compressors, shall be located as far as practical from nearby residences. Such equipment shall be acoustically shielded when it must be located within close proximity to residences.	Through the life of the project	Resource Management, Planning Division	
XIII.a.8 Quiet equipment, particularly air compressors, shall be used whenever possible. All noise-producing project equipment and vehicles using internal combustion engines shall be equipped with manufacturer-recommended mufflers and be maintained in good working condition. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.	Through the life of the project	Resource Management, Planning Division	
XIII.a.9 Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from nearby residences.	During construction and through the life of the project	Resource Management, Planning Division	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
XIII.a.10 Nearby residences shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels.	Prior to construction	Resource Management, Planning Division	



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Region 1 – Northern
601 Locust Street
Redding, CA 96001
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



January 23, 2020

Lisa Lozier Senior Planner
Planning Division
Department of Resource Management
1855 Placer Street, Suite 103
Redding, CA 96001

Subject: Review of the Early Scoping for Use Permit 19-0014 (Chaparral Stables), Assessor Parcel Number 203-130-007, Shasta County

Dear Ms. Lozier:

The California Department of Fish and Wildlife (Department) has reviewed the early consultation Agency Referral dated January 7, 2020, for the above-referenced project (Project). As a trustee for the State's fish and wildlife resources, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants and their habitat. As a responsible agency, the Department administers the California Endangered Species Act and other provisions of the Fish and Game Code (FGC) that conserve the State's fish and wildlife public trust resources. The Department offers the following comments and recommendations on this Project in our role as a trustee and responsible agency pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code §21000 et seq. The following are informal comments intended to assist the Lead Agency in making informed decisions early in the Project development and review process.

Project Description

The Project is a "proposed boarding facility for up to 25 horses, and including training, riding lessons, and breeding facilities. The project is proposed to be developed in three phases. Phase I improvements include clearing and grading, driveway and trailer parking, caretaker's residence, paddocks with shelters, lighted arena and round pen, covered hay storage. Phase II will include two barns to support up to 25 horses total. Phase III will include covering the existing arena, construction of a second arena, landscape, and construction of a second single family residence." The Project is located in unincorporated Centerville Area of Shasta County on Assessor's Parcel Number 203-130-007. An unnamed seasonal drainage traverses the southwestern portion of the parcel.

Comments and Recommendations

The Department has the following recommendations and comments as they

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pertain to biological resources.

Biological Resources

Since the Project is proposed in wildlife habitat, the Department will require a basic botanical, wildlife, and habitat assessment (conducted at the appropriate time of the year) to determine whether focused or protocol-level surveys are warranted. The Department recommends all plant and wildlife species identified in the California Natural Diversity Database (CNDDDB) and other biological resource databases (U.S. Fish and Wildlife Service, California Native Plant Society, or other pertinent references) be analyzed for the potential to occur within the Project area.

A query of the CNDDDB identified two special-status botanical species within a three-mile radius including, but not limited to, the following:

Plants

- Piorkowski's clover (*Trifolium piorkowskii*) (California Rare Plant Rank 1B.2)
- Dubious pea (*Lathyrus sulphureus* var. *argillaceus*) (California Rare Plant Rank 3)

The CNDDDB is a positive sighting database. It does not predict where something may be found. The Department maps occurrences only where we have documentation that the species was found at the site. There are many areas of the state where no surveys have been conducted and therefore there is nothing on the map. That does not mean that there are no special status species present. The next step is to conduct surveys to document what is present and submit the information on special status species to the Department and CNDDDB. All surveys should be conducted prior to approval of the Project and survey results shall be sent to the Department at the following address: Department of Fish and Wildlife, Attn: CEQA, 601 Locust Street, Redding, CA 96001 or emailed at R1CEQARedding@wildlife.ca.gov. A thorough assessment of rare plants and rare natural communities should be conducted following the Department's March 2018 *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (<https://www.wildlife.ca.gov/conservation/survey-protocols#377281280-plants>). If any special-status species are found during surveys, the Department requests that CNDDDB forms be filled out and sent to Sacramento and a copy of the form be sent to the Regional office at the above address. Instructions for providing data to the CNDDDB can be found at: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>.

Blue Oak Woodland (*Quercus douglasii*)

Blue oak woodland appears to cover much of the approximately 12-acre parcel.

In Shasta County, oak woodlands continue to be removed without any effective mitigation measures, resulting in a continuous regional loss of oak woodlands. Oak woodlands are important to a wide range of wildlife species and have higher levels of biodiversity than virtually any other terrestrial ecosystem in California. Oak woodlands provide habitat for nearly half of the 632 terrestrial vertebrates species found in the state. Acorns are a key resource for deer, squirrels, turkeys, jays, quail and bear. Standing dead trees provide an important habitat resource for raptors, bats, salamanders, and lizards. Coarse woody tree material lying on the ground, particularly large logs, is a very important wildlife habitat element because they retain moisture in a seasonally dry ecosystem.

The Department recommends and encourages retaining and working around the existing mature, healthy oaks. Building envelopes for each structure could be included as part of project approval.

An impact analysis including assessing the number of trees to be removed and providing details about individual tree species, such as the species and their diameter at breast height, is needed to assess significance. Tree removal, if essential, should be done outside of the bird nesting season and in a way that prevents disturbance to bats (see Bat section below).

Nesting Birds

In order to avoid impacts to nesting birds and/or raptors protected under FGC sections 3503 and 3503.5, one of the following shall be implemented:

- a) Conduct vegetation removal and other ground-disturbance activities associated with construction from September 1 through January 31, when birds are not nesting; or
- b) Conduct pre-construction surveys for nesting birds if vegetation removal or ground disturbing activities are 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 vegetation removal or construction activities during the nesting season. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department. No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to the Department at R1CEQARedding@wildlife.ca.gov.

Bats

Trees that contain cavities, crevices and/or exfoliated bark have high potential to be used by various bat species including pallid bat (*Antrozous pallidus*), a California Species of Special Concern. A thorough survey of the large trees should be conducted by a qualified biologist or arborist familiar with these features to determine if tree features and habitat elements are present within the oak woodland. Trees with features potentially suitable for bat roosting should be clearly marked prior to removal.

If removal or disturbance of trees identified to have roost structure 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), when bats have limited ability to safely relocate roosts, it could cause a significant impact to bats through direct mortality during the roost removal. Impacts to roosts are usually accompanied by high mortality of bats and it is a significant impact because a single colony could consist of the entire local population of a species. The availability of suitable roosting habitat is considered a limiting factor in almost all bat species. Roost site suitability is often based on a narrow range of suitable temperatures, relative humidity, physical dimensions, etc., and many species exhibit high roost site fidelity. Depending on the impact, if any, to the roosting habitat, additional mitigation may be necessary and could include providing replacement or alternate roost habitat. If necessary, humane evictions should be conducted during seasonal periods of bat activity, which may vary by year, location, or species and 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. This two-step process changes the microhabitat of the area causing the bats to vacate the area under their own volition, therefore minimizing mortality and other impacts to bat species.

Seasonal Stream

A seasonal stream exists on the site. The Site Plan (undated) shows no structures or grading to occur near the stream. The Department recommends a 75-foot buffer be placed on the site plan around the seasonal drainage to prevent erosion and minimize the impacts of the adjacent land use on stream habitat and water quality.

Mitigation

Avoidance and mitigation measures for impacts to special-status species and sensitive habitats, if found, should be proposed in subsequent environmental review to avoid any significant effects the Project would have on the species or its habitat. Examples of mitigation measures for special-status species and habitat include, but are not limited to, project modification to avoid the species and its habitat, enhancement of existing onsite habitat, offsite restoration or enhancement

of habitat, or onsite/offsite preservation of habitat.

Lighting

The Department recognizes the adverse effects that artificial lighting has on birds and other nocturnal species. The effects are numerous and include impacts to singing and foraging behavior, reproductive behavior, navigation, and altered migration patterns. To minimize adverse effects of artificial light on wildlife, the Department recommends that lighting fixtures associated with the Project be downward facing, fully-shielded and designed and installed to minimize photo-pollution and spillover of light onto adjacent wildlife habitat.

If you have any questions, please contact Amy Henderson, Senior Environmental Scientist, at (530) 225-2779, or by email at Amy.Henderson@wildlife.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam', with a long, sweeping horizontal stroke extending to the right.

Adam McKannay
Senior Environmental Scientist - Supervisor
Interior Cannabis and Conservation Planning

cc: Lisa Lozier, Senior Planner
Shasta County Department of Resource Management
llozier@co.shasta.ca.us

Amy Henderson
California Department of Fish and Wildlife
Amy.Henderson@wildlife.ca.gov



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Northern Region
601 Locust Street
Redding, CA 96001
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



April 3, 2020

Lisa Lozier, Senior Planner
Shasta County Department of Resource Management
Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001

Subject: Review of the Mitigated Negative Declaration for the Chaparral Stables – Horse Boarding Facility Project, State Clearinghouse Number 2020039011, Shasta County

Dear Lisa Lozier:

The California Department of Fish and Wildlife (Department) has reviewed the Initial Study/Mitigated Negative Declaration (MND) dated March 2020, for the above-referenced project (Project). As a trustee for the State's fish and wildlife resources, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and their habitat. As a responsible agency, the Department administers the California Endangered Species Act (CESA) and other provisions of the Fish and Game Code that conserve the State's fish and wildlife public trust resources. The Department offers the following comments and recommendations on this Project in our role as a trustee and responsible agency pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code section 21000 et seq.

Project Description

The Project is a "boarding facility for up to 25 horses with additional services including riding lessons and training for boarding clients only. The boarding facility may be used to host small training events up to four times per year. A commercial riding stable and academy is permissible in the Unclassified zone district when consistent with the General Plan and with an approved use permit. Structures proposed to be constructed for the project include a 1,728-square-foot garage and storage area with a caretaker's apartment above, two 1,800 square-foot barns with paddocks, 800 square-foot hay storage barn, eight self-exercise paddocks with shade covers, a turnout pasture, 100-foot by 200-foot arena, and 60-foot diameter round pen. Both the round pen and arena will be equipped with lights and sprinklers. Two small wash and grooming areas as well as the driveway and parking areas will be graveled. An exception from the parking and surfacing standard as allowed SCC Sections 17.86.140 and 17.86.100 is requested to maintain to gravel drive and parking areas. A temporary mobile home may be on-site during the construction of the caretaker's residence. Signage will be included at the driveway entrance."

The Project is located in unincorporated Centerville Area of Shasta County on Assessor's Parcel Number 203-130-007. An unnamed seasonal drainage traverses the southwestern portion of the parcel.

Lisa Lozier, Senior Planner
April 3, 2020
Page 2

Comments and Recommendations

The Department commented on this Project on January 23, 2020, during the Early Consultation review period. The Department appreciates that many of our comments were incorporated into the MND. The Department has the following comment and recommendation:

Botanical Surveys

The Department requested a botanical and wildlife survey be conducted. A Biological Resource Assessment was prepared by VESTRA, Inc. and dated February 2020.

The Department had previously queried the California Natural Diversity Database (CNDDB) and two special status plant species were identified in the query: Piorkowski's clover (*Trifolium piorkowskii*) (California Rare Plant Rank 1B.2) and Dubious pea (*Lathyrus sulphureus* var. *argillaceus*) (California Rare Plant Rank 1B.3). The Biological Resource Assessment states that there is no habitat for either species; however, dubious pea could be present. It is often found in oak woodlands, near shrubs or in grassy areas. Both species bloom in April and May, so the Department recommends an additional survey during the appropriate blooming period to confirm neither species is present. An additional mitigation measure should be developed. An example could be something such as the following:

Prior to the start of construction, a focused botanical survey will be conducted by a qualified biologist, preferably a botanist, during the blooming period for potentially occurring plant species. Botanical surveys should follow California Department of Fish and Wildlife's March 20, 2018, *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities*. If no special status plant species are found during the botanical survey no other measures will be required. If special status plant species are found during the botanical surveys, the plants will be marked by a qualified biologist familiar with the species. If the area can be avoided, exclusionary fencing will be placed around the plants and no pedestrian or vehicular entry shall be allowed. If the area cannot be avoided, the County will coordinate with the California Department of Fish and Wildlife to avoid, minimize, and mitigate impacts to the species. Potential measures for reducing project impacts on special status plants include limiting ground disturbance until annual plants have gone to seed, then stockpiling the topsoil during the initial excavation to be replaced as the top layer during the final site rehabilitation. Botanical survey results shall be emailed to the CDFW at R1CEQARedding@wildlife.ca.gov or mailed to California Department of Fish and Wildlife, ATTN: CEQA, 601 Locust Street, Redding, California 96001.

If you have any questions, please contact Amy Henderson, Senior Environmental Scientist (Specialist), at (530) 225-2779, or by e-mail at Amy.Henderson@wildlife.ca.gov.

Sincerely,

DocuSigned by:

Curt Babcock

974D973F5E784E2
Curt Babcock

Habitat Conservation Program Manager

ec: page 3

Lisa Lozier, Senior Planner

April 3, 2020

Page 3

ec: Lisa Lozier, Senior Planner
Shasta County
llozier@co.shasta.ca.us

State Clearinghouse
state.clearinghouse@opr.ca.gov

Amy Henderson
California Department of Fish and Wildlife
Amy.Henderson@wildlife.ca.gov

Central Valley Regional Water Quality Control Board

12 June 2020

Lisa Lozier, Senior Planner
Shasta County Department of Resource Management
1855 Placer Street, Suite 103
Redding, CA 96001

COMMENTS ON USE PERMIT 19-0014 – CHAPARRAL STABLES, APN NUMBER 203-130-007, REDDING, SHASTA COUNTY

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA). On 8 January 2020, we received your request for comments on Use Permit 19-0014 – Chaparral Stables (Project) and provided a response on 21 January 2020.

The project consists of a proposed boarding facility for up to 25 horses, to include training, riding lessons, and breeding facilities. The project is proposed to be developed in three phases. Phase I improvements include clearing and grading, driveway and trailer parking, caretaker's residence, paddocks with shelters, lighted arena and round pen, as well as covered hay storage. Phase II will include two barns to support up to 25 horses total. Phase III will include covering the existing arena, construction of a second arena, landscape, and construction of a second single family residence. The Project site is located to the southwest and adjacent to Chaparral Drive approximately two-tenths of a mile south of the intersection of Placer Road and Chaparral Drive. A seasonal tributary to Oregon Gulch Creek crosses the Project site.

Upon further review of the project, we have the following additional comments:

Manure and/or Wastewater Management

The Project should be conditioned to implement a written plan to manage waste and to prevent the discharge of manure and/or wastewater to surface water. At a minimum, the plan should address how often the corrals are scraped and manure is collected; Best Management Practices to protect the manure and waste from inundation and runoff to surface water; where the manure will be stored; whether and when the manure will be exported to a permitted disposal facility; and whether the manure will be used as fertilizer.

12 June 2020

If you have any questions or comments regarding this matter, please contact me at (530) 224-4784 or by email at Jerred.Ferguson@waterboards.ca.gov.

Signed for

Jerred Ferguson
Environmental Scientist
Storm Water & Water Quality Certification Unit

JTF: db

cc: Heather Greaves, Redding
Susan Goodwin, VESTRA Resources, Inc., Redding
Keith Forbes, Eureka
Mark Cram, Redding

Central Valley Regional Water Quality Control Board

21 January 2020

Lisa Lozier, Senior Planner
Shasta County Department of Resource Management
1855 Placer Street, Suite 103
Redding, CA 96001

COMMENTS ON USE PERMIT 19-0014 – CHAPARRAL STABLES, APN NUMBER 203-130-007, REDDING, SHASTA COUNTY

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Based on our review of the information submitted for the proposed project, we have the following comments:

Clean Water Act (CWA) Section 401, Water Quality Certification

The Central Valley Water Board has regulatory authority over wetlands and waterways under the Federal Clean Water Act (CWA) and the California Water Code, Division 7 (CWC). Discharge of dredged or fill material to waters of the United States requires a CWA Section 401 Water Quality Certification from the Central Valley Water Board. Typical activities include any modifications to these waters, such as stream crossings, stream bank modifications, filling of wetlands, etc. 401 Certifications are issued in combination with CWA Section 404 Permits issued by the Army Corps of Engineers. The proposed project must be evaluated for the presence of jurisdictional waters, including wetlands and other waters of the State. Steps must be taken to first avoid and minimize impacts to these waters, and then mitigate for unavoidable impacts. Both the

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

Section 404 Permit and Section 401 Water Quality Certification must be obtained prior to site disturbance. Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the California Water Code. Both the requirements to submit a report of waste discharge and apply for a Water Quality Certification may be met using the same application form, found at [Water Boards 401 Water Quality Certification Application](http://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/wqc_application.pdf) (http://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/wqc_application.pdf)

General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)

Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The Project must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under the CGP the property owner must submit Permit Registration Documents electronically prior to construction. Detailed information on the CGP can be found on the State Water Board website [Water Boards Stormwater Construction Permits](https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml) (https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

Isolated wetlands and other waters not covered by the Federal Clean Water Act

Some wetlands and other waters are considered "geographically isolated" from navigable waters and are not within the jurisdiction of the Clean Water Act. (e.g., isolated wetlands, vernal pools, or stream banks above the ordinary high-water mark). Discharge of dredged or fill material to these waters may require either individual or general waste discharge requirements from the Central Valley Water Board. If the U.S. Army Corps of Engineers determine that isolated wetlands or other waters exist at the project site, and the project impacts or has potential to impact these non-jurisdictional waters, a Report of Waste Discharge and filing fee must be submitted to the Central Valley Water Board. The Central Valley Water Board will consider the information provided and either issue or waive Waste Discharge Requirements. Failure to obtain waste discharge requirements or a waiver may result in enforcement action.

Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the CWC. Both the requirements to submit a report of waste discharge and apply for a Water Quality Certification may be met using the same application form, found at [Water Boards Adopted Orders for Water Quality](http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo2004-0004.pdf) (http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo2004-0004.pdf)

21 January 2020

If you have any questions or comments regarding this matter, please contact me at (530) 224-4784 or by email at Jerred.Ferguson@waterboards.ca.gov.



Jerred Ferguson
Environmental Scientist
Storm Water & Water Quality Certification Unit

JTF: db

cc: Heather Greaves, Redding
Susan Goodwin, VESTRA Resources, Inc., Redding
Keith Forbes, Eureka



January 28, 2020

Lisa Lozier – Senior Planner
Shasta County Dept. of Resource Management
Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001

Subject: Use Permit 19-0014 – CHAPARRAL STABLES
Applicant: Heather Graves
APN: 203-130-007

Dear Ms. Lozier,

This is to inform you that the above referenced real property lies within the Centerville Community Services District. The District has reviewed the application for parcel map and has the following comments:

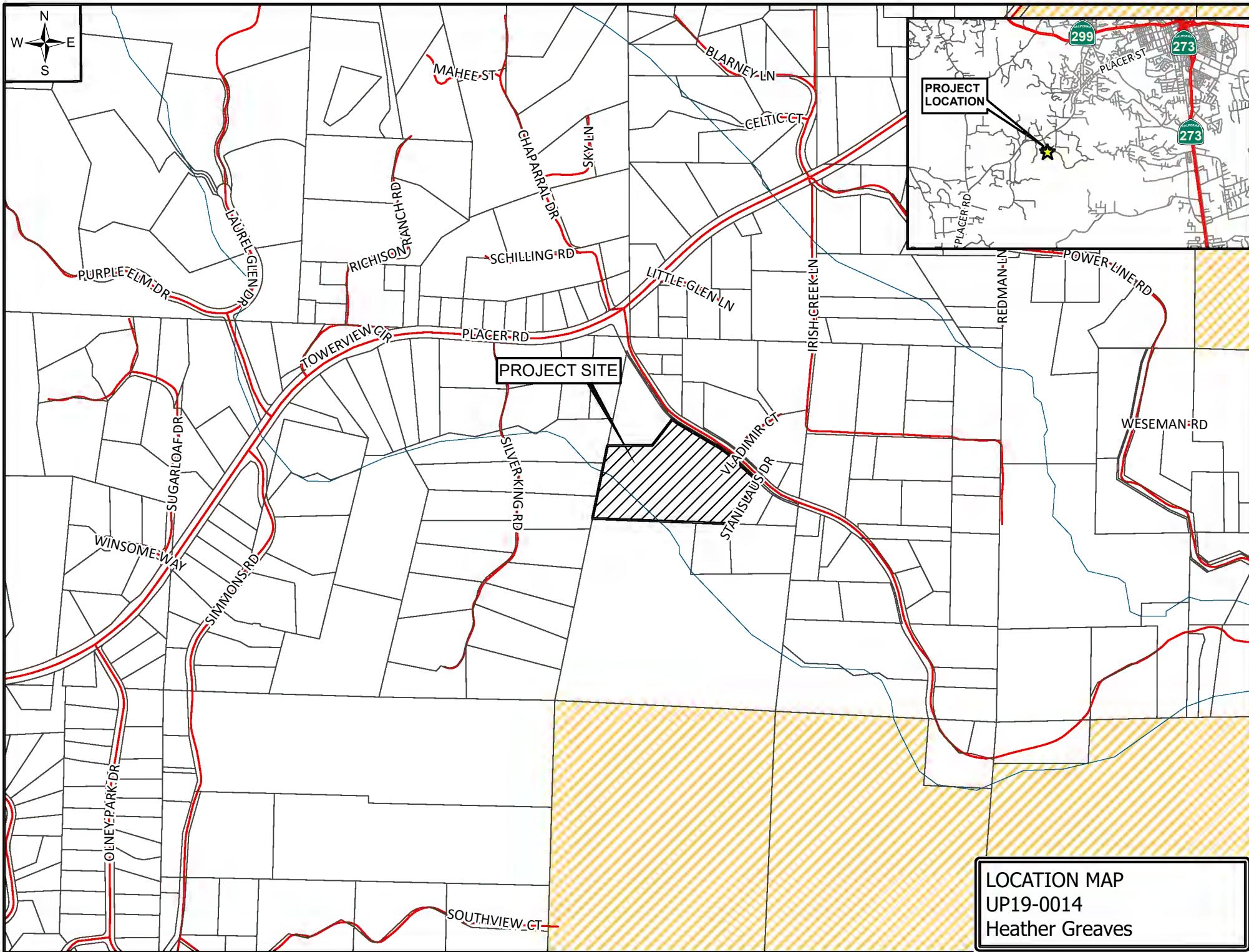
1. In October, 2019 a Conditional, Non-Transferable Will Serve Letter was issued for the subject property.
2. Inherent to the Will Serve Letter Policy, the District requires receipt of, and an opportunity to comment on, the following:
 - a. Tentative maps for real property or use permit applications as the case may be;
 - b. Review and acceptance of improvement plans for construction of needed water system improvements; and
 - c. Review and acceptance of completed water system improvements whether on-site or off-site and which are associated with this property.
3. At the time of issuing a building permit for the caretaker's residence as proposed in Phase I, the applicant will be required to make application for water service.
4. As proposed in Phase II the District will require notification of submittal of a Well Permit.
5. At the time of Phase III as referenced in the subject Use Permit, the applicant will be required to provide the building permit information for the second single family residence to the District.

Please contact me at your earliest convenience should you require additional information regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Muehlbacher", written over a horizontal line.

Chris Muehlbacher
District Manager





PROJECT SITE

CHAPARRAL DR

VLADIMIR CT

STANISLAUS DR

PROJECT AERIAL
UP19-0014

Heather Greaves
Digitized by Heather Greaves, Microsoft



PROJECT SITE

RA


CHAPARRAL-DR

VLADIMIR-CT

STANISLAUS-DR

 PROJECT SITE

GENERAL PLAN DESIGNATION

 RURAL RESIDENTIAL A (RA)

GENERAL PLAN MAP
UP19-0014
HEATHER GREAVES



PROJECT SITE

R-R

U

R-R-BSM

CHAPARRAL-DR

VLADIMIR-CT

U

STANISLAUS-DR



PROJECT SITE

ZONING



RURAL RESIDENTIAL (R-R) DISTRICT

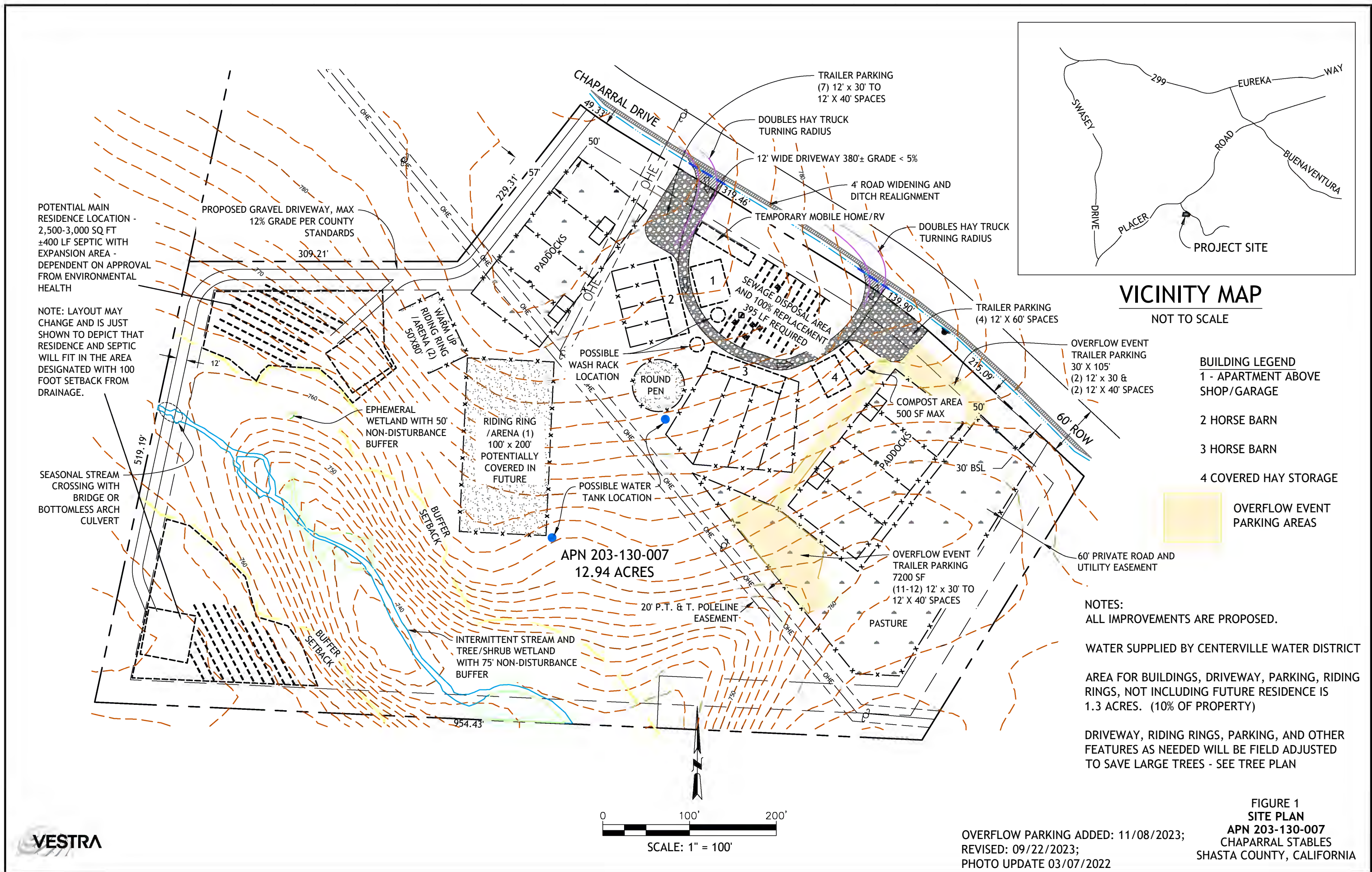


R-R-BSM



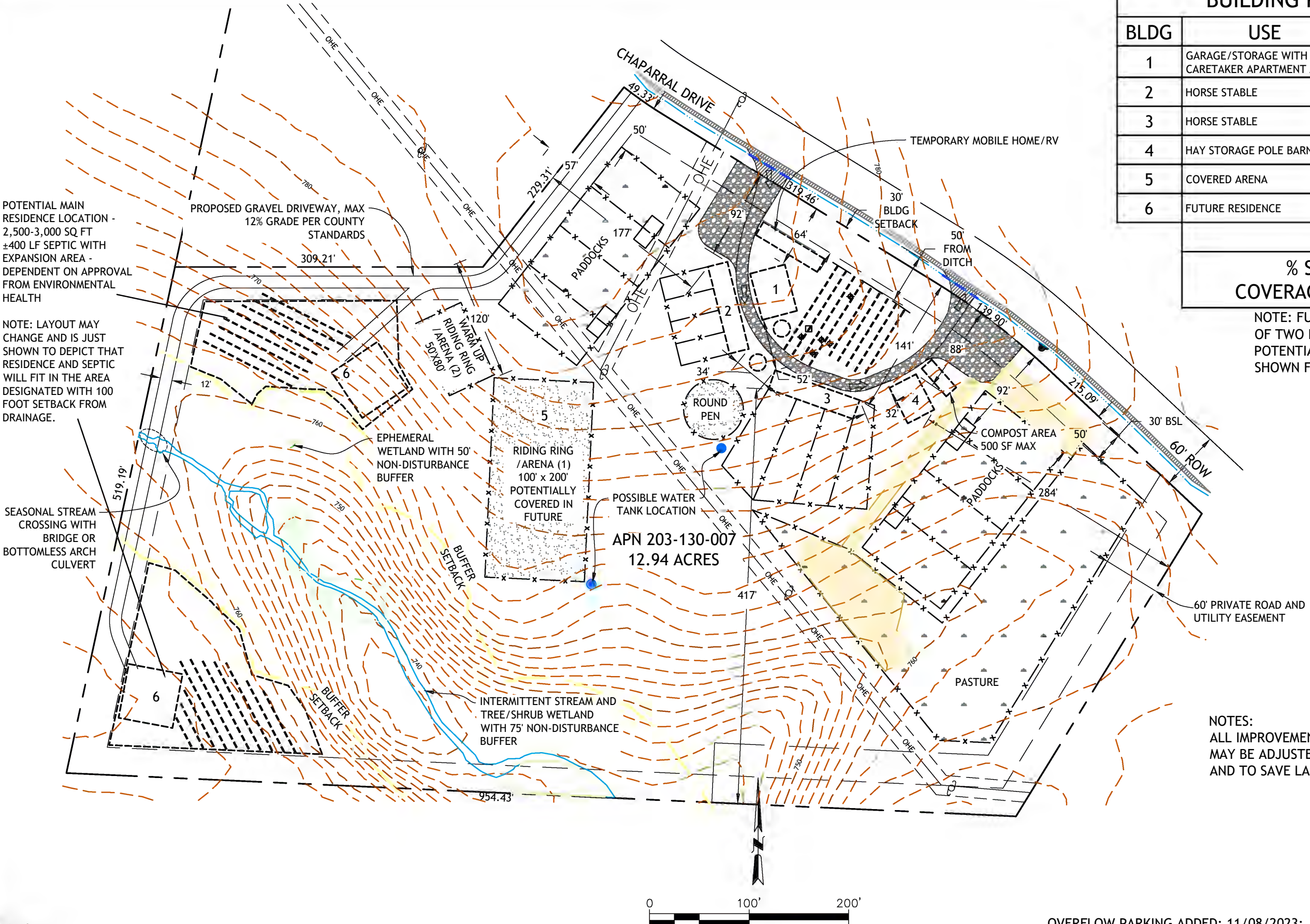
UNCLASSIFIED (U) DISTRICT

ZONE DISTRICT MAP
UP19-0014
HEATHER GREAVES



BUILDING PARAMETERS			
BLDG	USE	SIZE	SQUARE FEET
1	GARAGE/STORAGE WITH CARETAKER APARTMENT ABOVE	36' X 48'	1728
2	HORSE STABLE	20' X 90'	1800
3	HORSE STABLE	20' X 90'	1800
4	HAY STORAGE POLE BARN	20' X 40'	800
5	COVERED ARENA	100' X 200'	20000
6	FUTURE RESIDENCE	TBD	3000
TOTAL			29128
% STRUCTURE COVERAGE/PARCEL			5.2%

NOTE: FUTURE RESIDENCE WILL BE IN ONE OF TWO LOCATIONS - NOT BOTH. BOTH POTENTIAL RESIDENCE LOCATIONS ARE SHOWN FOR PLANNING PURPOSES ONLY.



NOTES:
ALL IMPROVEMENTS ARE PROPOSED. LOCATIONS
MAY BE ADJUSTED SLIGHTLY TO MINIMIZE GRADING
AND TO SAVE LARGE TREES.

OVERFLOW PARKING ADDED: 11/08/2023;
REVISED: 09/22/2023;
PHOTO UPDATE 03/07/2022

FIGURE 2
PROPOSED BUILDING LAYOUT
APN 203-130-007
CHAPARRAL STABLES
SHASTA COUNTY, CALIFORNIA