

ENVIRONMENTAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

Zone Amendment 25-0002
Tract Map 25-0001

Zinco Holding, LLC

February 6, 2026

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:**
Zone Amendment 25-0002 and Tract Map 25-0001 (Zinco Holding, LLC)
- 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, Planning Division Manager (530) 225-5532
- 4. Project Location:**
The approximately 1.5-acre project site is located at 17014 Keswick Dam Road, Redding, CA 96003, which is directly northwest and across from the intersection of Keswick Dam Road and Baker Road. (Assessor Parcel Number 115-150-002).
- 5. Owner/Applicant Name and Address:**
Vingenzo Colletti dba Zinco Holding, LLC
P.O. Box 492403
Redding, CA 96049
- 6. Representative Name and Address:**
Horrock's Engineers / DKM
6172 Meister Way
Anderson, CA 96007
- 7. General Plan Designation:**
Suburban Residential (SR)
- 8. Zoning:**
Interim Rural Residential (I-R)
- 9. Description of Project:**
The project is a proposal to change the zone district for an approximately 1.5-acre parcel from Interim Rural Residential (I-R) to One-Family Residential (R-1) and to subdivide the subject property into six (6) parcels of 6,330 square-feet, 6,687 square-feet, 8,361 square-feet, 7,881 square-feet, 7,940 square-feet, and 14,192 square-feet in size. The project includes construction of a six-foot-tall fence along the Keswick Dam Road frontage and eastern property line; a 1,223-square-foot stormwater detention basin; a new minor local urban road with curb, gutter and sidewalks to access the proposed parcels; road improvements along the Keswick Dam Road frontage to an Arterial 76 standard, including curb, gutter, sidewalk, and approximately 38 feet of paving from the centerline to the curb; and installation of utilities to serve the proposed lots, including realignment of an existing sewer line and installation of new connections to the existing City of Redding water and sewer system. The project would include grading approximately 1.29 acres. The parcel is developed with a 1,201-square-foot one-family residence with 496-square-foot-attached garage, and a 996-square-foot accessory dwelling unit (ADU) with a 370-square-foot attached garage.

10. Setting and Surrounding Land Uses:

The 1.5-acre project site is located in the Shasta County South Central Region planning area, approximately 0.5 miles west of the City of Redding jurisdictional boundary and 1 mile east of Keswick Dam. The topography is predominantly flat to slightly sloping from west to east. The property is developed with a single-family residence and ADU. The remainder of the property consists of disturbed areas with a mix of native and non-native annual grasses and few forbs. No aquatic resources are evident on site.

Surrounding lands are in the One-Family Residential (R-1), One-Family Residential combined with Building Site Minimum (R-1-BSM), Interim Rural Residential (I-R) and Interim Rural Residential combined with Mobile Home (I-R-T) zone districts and are generally comprised of residentially developed parcels.

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

Shasta County Department of Public Works
Shasta County Fire Department
City of Redding
California Regional Water Quality Control Board

12. 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 and Toyon-Wintu Center (Wintu Tribe) and the Paskenta Band of Nomlaki Indians (Tribes) filed, and Shasta County received a request for formal notification of proposed projects within an area of Shasta County that is traditionally and culturally affiliated with the Tribes. Pursuant to PRC §21080.3.1 the Department of Resource Management sent certified letters to notify the Tribes that the project was under review and to provide the Tribes 30 days from the receipt of the letter to request formal consultation on the project in writing. To date, no response has been received.

Certified mail records show that on August 20, 2025, a certified tribal consultation letter was sent to the tribes and was received by the Paskenta Tribe on August 21, 2025, and the Wintu Tribe on August 22, 2025. As of September 22, 2025, the Tribes have not responded nor requested formal consultation. Therefore, the requirements of AB52 have been met and no AB52 project consultation with the Paskenta Tribe or the Wintu Tribe of Northern California is required.

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 ImpactCas indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

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

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

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

< I find that the proposed project MAY have a potentially significant impactCor potentially significant unless mitigatedC 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 of 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
Planning Division Manager

2/6/26
Date

 FOR:

Sean Ewing
Director of Resource Management

2/6/26
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?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
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?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

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 proposed six-lot residential subdivision would not significantly obstruct any view from public vantage points in the vicinity of the project site. The Northern California Coast Range, including Shasta Bally, is west of the project site and visible from Keswick Dam Road which fronts the project site. Views of the range from Keswick Dam Road in the vicinity of the project site are from some vantage points partially obstructed by residential development. The proposed project lies directly east of an existing subdivision developed with one-family residences that partially obstruct view of the range to the west of the project site. There is no view of the project site which includes a unique or aesthetically significant scenic vista. Thus, the project would not result in a substantial adverse effect on a scenic vista.
- b) The project site is not in the vicinity of or visible from a designated scenic highway.
- c) The project would not degrade the existing visual character or quality of the site and its surroundings. All parcels adjacent to the project site are developed with residential uses, including suburban residential development within the subdivision to the west of the project site. Potential post-project development of the proposed parcels could result in six future homesites which would be 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. Potential post-project development could lead to new sources of lighting consistent with residential development of the newly created parcels. The introduction of such lighting would be consistent with the surrounding visual character and quality of the site and would not result in substantial light or glare. The County Zoning Plan requires that all lighting, exterior and interior, shall be designed and located so as to confine direct lighting to the premises and that a light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted. No lighting shall be of the type or in a location such that it constitutes a hazard to vehicular traffic, either on private property or on abutting streets.

Mitigation/Monitoring: None proposed.

II. <u>AGRICULTURE AND FORESTRY RESOURCES:</u> 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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
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))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

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 2020.
- b) Neither this property nor the surrounding properties are in a Williamson Act Contract.
- c-e) 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 located in an area of significant agricultural soils and is not currently used for agricultural purposes.

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?				X
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?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
			X	

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

a-b) The project would not conflict with or obstruct implementation of the 2021 Attainment Plan for the Northern Sacramento Valley Planning Air Basin as adopted by Shasta County, or any other applicable air quality plan. 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 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. A single-family residence would generally be expected to generate 9.52 trips per unit per day, including one trip during each of the morning and evening peak hours. Thus, the potential post-project residential development of six (6) additional homesites would generate approximately 58 new vehicle trips per day. In addition, accessory dwelling units would be permissible on the new parcels. In an effort to estimate the number of potential accessory dwelling units (ADU) that may potentially be built based on a 6-unit single-family subdivision, data compiled as part of the 2020, 2021, 2022, 2023 and 2024 Housing element update was utilized. The number of ADU's constructed as reported in these documents were as follows: 23 ADU's out of 211 housing units were built in 2020, 25 ADU's out of 211 housing units were built in 2021, 30 ADU's out of 200 housing units were built in 2022, 20 ADU's out of 105 housing units were built in 2023, and 32 ADU's out of 112 housing units were built in 2024. As a result of the reported numbers, a 17% ADU assumption, totaling 1-2 ADU's could reasonably be assumed for the proposed project. An addition of two ADU's would result in approximately 19 additional vehicle trips, and when combined with the estimated vehicle trips for 6 new residential units, would result in approximately 77 total new vehicle trips per day. This is not considered by the Shasta County Air Quality Management District to be a significant increase in vehicle trips per day. Project improvements are limited to grading lots, road construction, stormwater treatment construction, and installation of utilities. Construction equipment and activities associated with the proposed improvements and potential construction of single-family residences, accessory structures and site improvements such as driveways on each of the proposed parcels 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 scope of the required project improvements is relatively limited and will not involve extensive vegetation removal or ground disturbance, require a significant number of equipment hours to complete, or generate significant traffic volumes during construction or vehicle trips once the parcels are developed. Therefore, the project is not expected to be a significant source of air contaminants.

In addition, the Shasta County General Plan requires application of Standard Mitigation Measures (SMM) or Best Available Mitigation Measures (BAMM) on all discretionary land use applications as recommended by the AQMD to mitigate both direct and indirect emissions of non-attainment pollutants. With the application of SMM, in combination with the limited scope of improvements and limited daily vehicle trips projected associated with post-project development, the project will 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) Residential uses exist in the vicinity of the project site and the nearest sensitive receptors are on the subject parcel and the adjacent parcels to the west. Equipment used to construct the proposed improvements would temporarily produce emissions that some may find objectionable. Potential impacts from exhaust odor during construction and from delivery trucks would depend on the degree of transport, relative concentration upon arrival at the receiving property, and/or sensitivity of the nearby sensitive receptors. Mobile equipment operators and truck drivers would be subject to AQMD and State diesel idling rules, which minimize the length of time that a diesel engine can remain idle, and to all engine emissions regulations and standards. As described above, substantial pollutant concentrations are not anticipated as a result of proposed improvements or potential post-project construction activities on the resulting parcels. Nor does the project involve the establishment of any new uses that would generate substantial pollution concentrations. Therefore, nearby sensitive receptors would not be exposed to substantial pollution concentrations. Nor would a substantial number of people be exposed to objectionable odors.

Mitigation/Monitoring: None proposed.

IV. <u>BIOLOGICAL RESOURCES:</u> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
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?			X	
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?		X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

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

- a) Project-related construction activities include grading lots, trenching for utilities, and construction of a 32-foot-wide paved road with curb, gutter and sidewalks and a turnaround at the terminus. Grading is anticipated to be 1.29 acres with cut and fill not to exceed 2 feet. Approximately 0.14 acres of new impervious surface is proposed. Residential development would be permitted upon

approval of the subdivision map.

A records search of the California Natural Diversity Database (CNDDDB), as part of the Biological Resources Assessment (BRA) completed by Vestra Resources Inc., determined that 20 special-status plant species and 16 special-status wildlife species have potential to occur on-site or in the general project area. The habitat and ecological requirements of each special-status plant species and wildlife species were evaluated and compared to the known habitat types in, or in the immediate vicinity, of the study area to assess the potential for occurrence. Vestra Resources Inc. conducted biological and botanical surveys on March 25, 2025. No species identified as a candidate, sensitive, or special-status plant or wildlife species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service were identified on the project site or in the project area. The BRA indicates that the survey area lacks the habitat and ecological requirements for all regionally occurring special-status plant and wildlife species. Therefore, no special-status plant or wildlife species have the potential to occur onsite.

While no special status species were observed during the BRA conducted at the project site, the BRA identified seven isolated shrubs onsite and determined they lack adequate cover for nesting birds. However, the BRA also indicates that there is an approximately 4.9-acre, residentially zoned parcel containing undisturbed grassland located northeast of the site, and another with a small amount of tree cover, south of the project area, across Keswick Road, that may provide adequate habitat for nesting and migratory birds and raptors, and determined that noise-generating construction activities (such as heavy equipment use) during the nesting season (February 1 to August 31), could result in impacts to nesting birds. Mitigation measure IV.a.1 as recommended in the BRA, is incorporated into the project to require that ground disturbance must take place outside of the nesting season for raptors and migratory birds or surveys must be conducted prior to disturbance. With the mitigation measure being proposed, the project would have a less-than-significant impact on any avian species which could significantly impacted from the project.

The project would not have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species with implementation of the proposed mitigation measures.

- b) The BRA identified vegetation within the survey area through consultation with the California Wildlife Habitat Relationships (CWHR), the California Natural Diversity Database (CNDDDB), and the California Native Plant Society online Inventory of Rare and Endangered Plants, followed by a reconnaissance survey during which vegetation communities were identified according to A Manual of California Vegetation (Sawyer et al. 2009). CWHR states that the survey area is considered barren. The reconnaissance survey determined that the site more closely resembles a disturbed annual grassland. Critical habitat was assessed through the USFWS Critical Habitat for Threatened and Endangered Species Mapper and the USFWS iPAC database (Appendix C). The BRA indicates that no critical habitat overlaps with the project area.
- c) The BRA determined that there are no wetlands on the project site or in the immediate vicinity. Therefore, there would not be a substantial adverse effect on state or federally protected wetlands.
- d) The project would not interfere with any native resident or migratory fish or wildlife species, nor impede the use of native wildlife nursery sites. The BRA indicates that no known established wildlife corridors or nursery sites occur within or in the vicinity of the survey area. The development of six residences within open space may alter the accessibility of the site to common wildlife species, such as black-tailed deer. However, the project site is currently fenced and bound on two sides by residential development and county roads. Riparian corridors provide corridors for wildlife dispersal and migration; however, the project site is at least 750 feet from the nearest riparian corridor. Therefore, the project would not inhibit wildlife movement along the riparian corridor.

Impacts to wildlife movement, particularly nocturnal wildlife, can result from the increase in light and noise from the long-term use of the site for residential purposes. Wildlife in the area is likely tolerant of residential and road noises, because of the prevalence of residences in the immediate area. However, permanent lighting from future residential development could have adverse effects on birds and other nocturnal species, including impacts to singing and foraging behavior, reproductive behavior, navigation, and altered migration patterns. The Shasta County Zoning Plan (SCC 17.84.050) requires that all lighting, exterior and interior, shall be designed and located so as to confine direct lighting to the premises. All project lighting fixtures shall be downward facing, shielded, designed and installed to minimize light or glare, and as a result, potential impacts to wildlife from artificial lighting would be less-than-significant.

Trenching and excavation during project construction could potentially entrap terrestrial species. Mitigation measure IV.d.1 is incorporated into the project to prevent wildlife entrapment during construction.

With the proposed mitigation measures, interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impediments to the use of native wildlife nursery sites from the project would be less-than-significant.

- e) The project site is not an oak woodland and no removal of trees is proposed as part of this map approval. The project would not conflict with any ordinances or policies which protect biological resources. Shasta County Board of Supervisors’ Resolution No. 95-157 provides guidance regarding use and protection of oak trees on a voluntary basis.
- f) There are no adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plans for the project site 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) In order to avoid impacts to nesting birds, migratory birds and/or raptors protected under federal Migratory Bird Treaty Act and California Fish and Game Code Section 3503 and Section 3503.5, one of the following shall be implemented:

- a. Vegetation removal and other ground-disturbance activities associated with improvements for the map or construction on subsequent lots shall occur between September 1 and January 31 when birds are not nesting; or
- b. If vegetation removal or ground disturbance activities occur during the nesting season (February 1 through August 31), a pre-construction nesting survey shall be conducted by a qualified biologist within 14 days of vegetation removal or construction activities. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department of Fish and Wildlife (CDFW). No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to CDFW at R1CEQARedding@wildlife.ca.gov.

IV.d.1) In order to avoid inadvertent wildlife entrapment, trenched and excavation areas should be covered securely prior to stopping work each day and/or provided with a wildlife exit ramp. All trenches should be inspected for wildlife prior to burying, capping, moving, or filling.

<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?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to *15064.5?				X
c) Disturb any human remains, including those interred outside of formal cemeteries?				X

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, an Archaeological Inventory Survey completed by Sean Michael Jensen, M.A., staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

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

Tribe received a certified letter of notification on August 21, 2025, and the Wintu Tribe on August 22, 2025, with the 30-day notification period ending September 22, 2025. To date, no response has been received.

Information about the project was sent to the Northeast Information Center of the California Historical Resources Information System, which reviewed the project and commented that all of the project area had been subjected to previous archaeological investigation that no Tribal cultural resources were located in the project area. A subsequent field survey was conducted on April 10, 2025, by Sean Michael Jensen, M.A. and no archaeological, historical, or paleontological resources were found within the project boundaries.

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

- c) The project site is not on or adjacent to any known cemetery or burial area. Therefore, there is no evidence to suggest that the project would disturb any human remains. 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.

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?				X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

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

- a) The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. During construction there would be a temporary consumption of energy resources required for the movement of equipment and materials. Compliance with local, State, and federal regulations (e.g., limit engine idling times, requirement for the recycling of construction debris, etc.) would reduce and/or minimize short-term energy demand during construction to the extent feasible, and construction would not result in a wasteful or inefficient use of energy. Furthermore, through compliance with applicable requirements and/or regulations of the 2016 California Code of Regulations, Title 24, Part 6 – California Energy Code, individual project elements would be consistent with State reduction policies and strategies and would not consume energy resources in a wasteful or inefficient manner. During operation of the completed project, there are no unusual project characteristics or processes that would require the use of equipment that would be more energy intensive than is used for comparable projects or the use of equipment that would not conform to current emissions standards and related fuel efficiencies.
- b) The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. State and local agencies regulate the use and consumption of energy through various methods and programs. As a result of the passage of Assembly Bill 32 (AB 32) (the California Global Warming Solutions Act of 2006) which seeks to reduce the effects of Greenhouse Gas (GHG) Emissions, a majority of the state regulations are intended to reduce energy use and GHG emissions. 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). The project would only serve end users of electricity and fuel. It is assumed that electricity consumed by the project would be provided by the applicable service provider in accordance with state renewable energy plans and that vehicles used during the construction phase would conform with state regulations and plans regarding fuel efficiency. At the local level, the County’s Building Division enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in the California Code of Regulations, 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? 			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?				X
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?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

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

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

i) Rupture of a known earthquake fault;

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

ii) Strong seismic ground shaking;

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

iii) Seismic-related ground failure, including liquefaction;

The project site is located in the South Central Region (SCR), which Section 5.1 of the Shasta County General Plan identifies as an area of potential liquefaction. However, a map of potential areas of liquefaction within the SCR indicates the project site has a low potential of liquefaction and the currently adopted Building Code requires preparation and review of a site-specific soils report as part of the building design and approval process unless, based on the specific structure type and site requirements, a construction project is determined exempt. If the construction project is not exempt a soils report must be prepared by a California registered professional engineer and would address potential seismic-related ground failure concerns, if any.

iv) Landslides.

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

- b) The project would not result in substantial soil erosion or the loss of topsoil. The Soil Survey of Shasta County, completed by the United States Department of Agriculture, Soil Conservation Service and Forest Service in August 1974, identified the soils on the project site as Auburn clay loam, 8 to 30% slopes, with a moderate hazard of erosion.

A grading permit is required prior to any grading activities. The grading permit includes requirements for erosion and sediment control, including retention of topsoil. Grading plans will be required to be reviewed for all grading associated with the required improvements to record the tentative map. Approximately 1.29 acres and 1,250 cubic yards of material is proposed to be graded to construct a 1,223-square-foot stormwater detention basin; a minor local urban road with curb, gutter and sidewalks to access the proposed lots; road improvements along the Keswick Dam Road frontage to an Arterial 76 standard, including curb, gutter, sidewalk, and approximately 38-feet of paving from the centerline to the curb; and to install utilities, including a realignment of the existing sewer line and new connections to existing City of Redding water and sewer service to serve the proposed lots. A grading permit will also be required for all subsequent grading activities related to the construction of residential buildings on the individual parcels after a final map of the subdivision is recorded. Additionally, because the project would involve the disturbance of more than one acre of land, a Construction General Permit (CGP) issued by the Regional Water Quality Control Board is required for the project. The CGP would require the implementation of storm water pollution controls during construction and post construction. The requirements would also address erosion and sediment control.

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

The USDA NRCS web soil survey rated the soils in the project site as somewhat to very limited for construction with the most limiting factor for the soil type being slope. However, the topography of the project site is relatively flat, and therefore it is not anticipated that the site would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. All structures shall be constructed according to the seismic requirements of the currently adopted Building Code. A geotechnical report is required to be submitted with building plans in accordance with uniform building code. The report would address any geotechnical deficiencies.

- d) The Auburn clay loam soil type is listed in the USDA, Soil Conservation Service Web Soil Survey as having moderate shrink-swell potential. The currently adopted California Building Standards Code (Code) enforced by Shasta County Building Division requires preparation and review of a site-specific soils report as part of the building design and approval process unless, based on the specific structure type and site requirements, a construction project is determined exempt. If the construction project is not exempt a soils report must be prepared by a California registered professional engineer requires a soils report be prepared and submitted with building permit applications. The report must be prepared by a California Licensed Engineer and would address any special design or installation requirements to compensate for any limitations related to the plasticity of the soil.
- e) The project would connect to the City of Redding Wastewater Treatment System for the disposal of wastewater. A will serve letter was issued for the project by the City of Redding Public Works Department on February 13, 2025.
- f) Upon review of the Minerals Element of the General Plan, and the cultural resources inventory survey, conducted on April 10, 2025, by Sean Michael Jensen, there is no evidence to suggest that the project would directly or indirectly destroy a unique

paleontological resource or site or unique geologic feature. There are no known unique paleontological resources or sites or unique geologic features in the project vicinity.

Mitigation/Monitoring: None proposed.

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

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. In 2016, SB 32 and its companion bill AB 197 amended Health and Safety Code Division 25.5, establishing a new climate pollution reduction target of 40 percent below 1990 levels by 2030.

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

The County has historically utilized 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. The use of this quantitative non-zero project-specific threshold by Shasta County, as lead agency, would be consistent with certain practices of other lead agencies in the County and throughout the State of California.

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

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

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

Operational emissions from the proposed project would be significantly less than the quantitative non-zero project-specific thresholds

described above. The scope of the proposed project improvements will not involve a significant number of equipment hours to complete and would not generate significant traffic volumes during construction. A single-family residence would generally be expected to generate 9.52 trips per unit per day, including one trip during each of the morning and evening peak hours. Thus, the potential post-project residential development of six (6) additional homesites would generate approximately 58 new vehicle trips per day. In addition, accessory dwelling units would be permissible on the new parcels. In an effort to estimate the number of potential accessory dwelling units (ADU's) that may potentially be built based on a 6-unit single-family subdivision, data compiled as part of the 2020, 2021, 2022, 2023 and 2024 Housing element update was utilized. The number of ADU's constructed as reported in these documents were as follows: 23 ADU's out of 211 housing units were built in 2020, 25 ADU's out of 211 housing units were built in 2021, 30 ADU's out of 200 housing units were built in 2022, 20 ADU's out of 105 housing units were built in 2023, and 32 ADU's out of 112 housing units were built in 2024. As a result of the reported numbers, a 17% ADU assumption, totaling 1-2 ADU's could reasonably be assumed for the proposed project. An addition of two ADU's would result in approximately 19 additional vehicle trips, and when combined with the estimated vehicle trips for 6 new residential units, would result in approximately 77 total new vehicle trips per day. This is not considered by the Shasta County Air Quality Management District to be a significant increase in vehicle trips per day. Operational GHG emissions associated with potential post-project development are well below the threshold of 550 dwelling units. Therefore, the project is not expected to generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, nor would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation/Monitoring: None proposed.

IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
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?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
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?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?			X	

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 and any potential post-project residential development would be relatively limited and would not require the transport, use, storage, or disposal of significant quantities of hazardous materials commonly used in construction projects such as fuel, oil, solvents, etc. 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. The nearest schools are approximately 2 miles to the northeast.

- d) The project is not located on a site which is included on a list of hazardous materials sites compiled by the California Department of Toxic Substances Control pursuant to Government Code Section 65962.5. There is no historical evidence of any commercial activity on the site that would have used hazardous materials.
- e) The project is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f) A review of the project and the Shasta County and City of Anderson Multi-Jurisdictional Hazard Mitigation Plan, and the Shasta County Emergency Operations Plan, indicates that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- g) The project is in an area which is designated a “VERY HIGH” fire hazard severity zone. The proposed subdivision and potential post-project development will be required to be constructed in accordance with the Shasta County Fire Safety Standards. These standards require, but are not limited to, the clearing of combustible vegetation around all structures for a distance of not less than 30 feet on each side or to the property line. The California Public Resources Code Section 4291 includes a “Defensible Space” requirement of clearing 100 feet around all buildings or to the property line, whichever is less. The six proposed residential parcels are not expected to generate a significant increase or cumulatively considerable increase in traffic on Keswick Dam Road during an evacuation. With the limited additional post-project residential development, the project would not substantially increase the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

Mitigation/Monitoring: None proposed.

X. <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?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.				X
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?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable management plan?				X

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 violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The project is located in a Municipal Separate Storm Sewer System (MS-4) area and is therefore subject to the requirements of Shasta County’s Storm Water Quality Management and Discharge Control Ordinance. The ordinance requires the implementation of construction and post-construction BMPs that control the discharge of pollutants to the County

storm water conveyance system or receiving waters to the maximum extent practical. A Shasta County grading permit will be required for this project. Because the project involves land disturbance of one acre or more, a Construction General Permit for Storm Water Discharges Associated with Construction and Land Disturbance activities (CGP) from the State of California Regional Water Quality Control Board (RWQCB) will also be required. The provisions of the CGP would address construction and post construction storm water pollution. Through adherence to the provisions of the County MS4 and grading ordinances and the CGP water quality and waste discharge standards will not be violated. Nor would surface or ground water quality be otherwise substantially degraded. Therefore, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.

- b) The project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. The City of Redding will provide domestic water to future residents. The City of Redding Public Works Department provided a letter for the project stating that they will provide water service subject to the payment of all applicable connection fees.
- 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; or (iv) impede or redirect flows.

The project site is approximately 1.5 acres in size. The estimated pre-development impervious area is approximately 0.076 acres, and project related post-development impervious surface is approximately 0.74 acres, for an estimated post-development impervious area of 0.82 acres. Consequently, the project would increase the rate and volume of stormwater discharge from the project. To reduce the potential for downstream flooding as a result of these increases, and in accordance with MS-4 requirements, the applicant proposes to retain stormwater on-site and provide controls so that post construction runoff hydrology does not exceed preconstruction runoff hydrology. A 1,223-square-foot, detention basin / bioretention cell is proposed at the northeast corner of the project site. Site contours would be engineered, along with concrete valley gutters, catch basins, storm drains and landscaping to control the flow of stormwater and direct stormwater to the proposed detention basin / bioretention cell. Stormwater detention and controlled discharge would minimize peak flows from the project during a rain event. Design calculations prepared by Duena K. Miller Civil Engineering, Inc. indicate that the proposed facilities would reduce post-development peak flows from the property so as not to exceed pre-development peak flows for the 10, 25 and 100-year rain events. Therefore, as proposed the project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site or create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems. Shasta County MS4 and RWCQB Construction General Permit requirements address erosion control. Compliance with these requirements would ensure the project does not result in substantial erosion or siltation on- or off-site.

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

Mitigation/Monitoring: None proposed.

XI. LAND USE AND PLANNING: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?				X
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?				X

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. A six-foot-tall fence is required along the project frontage and along the eastern boundary to attenuate transportation noise from Keswick Dam Road. The fence would reduce transportation noise levels to which future residential uses of the proposed lots would be exposed, in conformance with the Noise Element of the Shasta County General Plan. The required fencing would be similar in character to the fence on the adjacent residence to the west on Keswick Dam Road.

- b) The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The property is designated Suburban Residential (SR) in the General Plan, wherein living environments receive most urban services, but are characterized by lower population densities than urban residential category and located within an Urban or Town Center. The minimum permissible density in SR designated lands is four (4) dwelling units per acre and the maximum permissible density is six (6) dwelling units per acre. The resultant density of the proposed 6-parcel subdivision is 4 dwelling units per acre and therefore meets the minimum density requirements and is consistent with the policies and objectives of the SR General Plan designation.

The project is in the Interim Rural Residential (I-R) zone district. The purpose of this district is to be applied to urban residential or suburban residential areas, on an interim basis, where it is apparent that more intensive urban or suburban development is imminent, or will occur when urban services become available. In these cases, a holding district is needed during the transition period from rural to urban or suburban land uses. This district is consistent with the urban residential (UR) and suburban residential (SR) general plan land use designations and is governed by the conditions described by General Plan Policy CO-k which specifies a minimum lot size of 5 acres until, as a condition of development approval, the land is provided with community water and sewer service from an existing municipal system, assessment district, or special district. As a condition of development approval, the subject property would be served by community water and sewer service from the City of Redding, in accordance with Policy CO-k, and as documented in the will serve letter issued to the applicant by the City of Redding on February 13, 2025. The applicant is proposing to amend the zoning of the subject property from IR to One-Family Residential (R-1) to support the proposed subdivision, in accordance with the purpose and development standards of the R-1 zone district, including minimum lot size, and would therefore not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

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?				X
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?				X

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

- a) There are no known mineral resources of regional value located on the project site. Therefore, 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. Therefore, the project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

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?			X	
b) Generation of excessive groundborne vibration or				

XIII. NOISE: Would the project result in:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
groundborne noise levels				X
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?				X

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 substantial temporary or permanent increase in ambient noise levels in the project vicinity in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies. Per the County’s General Plan, noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table N-IV of the Noise Element as measured immediately within the property line of lands designated for noise-sensitive uses. These noise level performance standards for non-transportation sources are 55 dB hourly Leq for daytime (7:00 a.m. to 10:00 p.m.) hours and 50 dB hourly Leq for nighttime (10:00 p.m. to 7:00 a.m.) hours. The project would not generate noise levels in excess of this standard. Project improvements and potential post-project residential development of the proposed parcels would cause temporary and periodic increases in ambient noise levels in the project vicinity. Construction activities will be limited to daylight hours between 7:00 a.m. and 7:00 p.m. and will be prohibited on Sundays and Federal holidays. The temporary increase in ambient noise levels in the vicinity of the project is expected to be less-than-significant. There would be increased noise levels caused by the daily activities of any new residences, however residential noise would be consistent with the surrounding residential neighborhood, and the addition of six (6) new residences is not expected to generate permanent increased noise levels in excess of the General Plan standards. Due to the short duration of construction, and the consistency of permanent noise from residential uses of the new lots with ambient and existing noise from the surrounding residential neighborhood, the temporary and permanent increase in ambient noise levels in the vicinity of the project is expected to be less-than-significant.
- b) The project would not result in the generation of excessive groundborne vibration or groundborne noise levels. Vibration attenuates rapidly with distance. The construction and operation of the project would not involve equipment or activities that could generate perceptible vibrations. The project is limited to grading lots, road construction, stormwater treatment construction, and utilities installation. Any groundborne vibration or noise levels as a result of construction of the proposed improvements is expected to be less-than-significant.
- c) The project is not located within the vicinity of a private airstrip or an airport land use plan, or within two miles of a public airport or public use airport.

Mitigation/Monitoring: None proposed.

XIV. POPULATION AND HOUSING: 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)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

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. This request would subdivide one parcel into six parcels. The population growth resulting from the potential residential construction on six (6) additional parcels would be approximately 20 new residents, assuming the average persons per household in Shasta County which is 2.5, and also assuming approximately 1-2 Accessory Dwelling Units will be constructed overall. The addition of 20 new residents would lead to insignificant potential population growth within the County. The project includes construction of a new minor local road to serve the six parcels and an extension of sewer and water infrastructure. Labor for construction would likely be drawn from the local labor pool and/or temporary labor from outside the area. Any increase in construction related jobs would depend on general trends in the local construction market and would not increase significantly from the project alone.
- b) The project does not include demolition of any existing housing. The project would not displace any people or existing housing, necessitating the construction of replacement housing elsewhere. There would be no impact.

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?			X	
Police Protection?				X
Schools?				X
Parks?				X
Other public facilities?			X	

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 in an area which is designated a “VERY HIGH” fire hazard severity zone. The property is within the State Responsibility Area and receives fire protection services from the California Department of Forestry and Fire Protection (Cal Fire) which operates as the Fire Department for the County. The proposed subdivision and potential post-project development will be required to comply with the Shasta County Fire Safety Standards related to construction. The six (6) proposed residential parcels are not expected to generate a significant increase in traffic on Keswick Dam Road during an evacuation. The project includes construction of a new minor local road to serve the six proposed parcels that includes a turn-around at the end of the road to accommodate emergency vehicles. With the limited additional post-project residential development, and conformance to Fire Safety Development Standards for construction, the project would not result in the additional levels of fire protection in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.

Police Protection:

The County employs a total of 165 sworn and 69 non-sworn County peace officers (Sheriff’s deputies) to serve a population of 66,850 persons that reside in the unincorporated area of the County (United States Census Bureau April 1, 2020). This level of staffing equates to a ratio of approximately one officer per 286 persons. The project may result in the development of six residential units. This is not considered significant enough to warrant any additional sworn or non-sworn peace officers. No significant additional level of police protection is necessary.

Schools:

The project is not expected to directly affect schools or indirectly generate a significant amount of new school enrollments. Potential impacts to schools would be mitigated through the payment of applicable development impact fees prior to the issuance of a Certificate of Occupancy.

Parks:

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

Other public facilities:

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

Mitigation/Monitoring: None proposed.

XVI. RECREATION:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
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?				X

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

Mitigation/Monitoring: None proposed.

XVII. TRANSPORTATION: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				X
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X

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 would subdivide one parcel into six (6) parcels and may result in an additional six (6) units of residential development. The proposed road meets the standards for a minor local urban road as specified in the Shasta County General Plan.
- b) The project would not conflict or be inconsistent with State CEQA Guidelines Section 15064.3, subdivision (b). Senate Bill (SB) 743 of 2013 (State CEQA Guidelines Section 15064.3 et seq.) established a change in the metric to be applied in determining transportation impacts associated with development projects. Rather than the delay-based criteria associated with a Level of Service (LOS) analysis, the change in vehicle miles traveled (VMT) as a result of a project is now the basis for determining CEQA impacts with respect to transportation and traffic. As of the date of this analysis, the County of Shasta has not yet adopted thresholds of significance related to VMT. As a result, the project related VMT impacts were assessed based on guidance provided by the California Governor's Office of Planning and Research (OPR) in the publication Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory, 2018.

The project is expected to generate 58 new vehicle trips per day. In addition, accessory dwelling units would be permissible on the new parcels. In an effort to estimate the number of potential accessory dwelling units (ADU) that may potentially be built based on a 6-unit single-family subdivision, data compiled as part of the 2020, 2021, 2022, 2023 and 2024 Housing element update was utilized. The number of ADU's constructed as reported in these documents were as follows: 23 ADU's out of 211 housing units were built in 2020, 25 ADU's out of 211 housing units were built in 2021, 30 ADU's out of 200 housing units were built in 2022, 20 ADU's out of 105 housing units were built in 2023, and 32 ADU's out of 112 housing units were built in 2024. As a result of the reported numbers, a 17% ADU assumption, totaling 1-2 ADU's could reasonably be assumed for the proposed project. An addition of two ADU's would result in approximately 19 additional vehicle trips, and when combined with the estimated vehicle trips for 6 new residential units, would result in approximately 77 total new vehicle trips per day. Pursuant to the Governor's Office of Planning and Research's December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA, this project would be considered a small project, generating significantly fewer than 110 trips per day, and is assumed to have a less-than-significant transportation impact.

- c) The project would not substantially increase hazards due to a geometric design feature or incompatible uses. Access to the project site would be from a new minor local urban road. The Shasta County Department of Public Works has reviewed and concluded that the road design and its connection to Keswick Dam Road meets all applicable road standards as specified in the Shasta County Development Standards.
- d) The project would not result in inadequate emergency access. The proposed road providing access to the project site is approximately 165 feet long and conforms to the standards set forth in the Shasta County Fire Safety Standards. A hammerhead turn-around is proposed at the terminus road for fire engine access and maneuvering, in accordance with those standards, and would result in adequate emergency access for firefighters.

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>				X

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, an Archaeological Inventory Survey completed by Sean Michael Jensen, M.A., 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 cause a substantial adverse change in the significance of a tribal cultural resource as there is no evidence of historical resources at the site that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources; or 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.

Information about the project was sent to the Northeast Information Center of the California Historical Resources Information System, which reviewed the project and commented that all of the project area had been subjected to previous archaeological investigation that no Tribal cultural resources were located in the project area. A subsequent field survey was conducted on April 10, 2025, by Sean Michael Jensen, M.A. and no archaeological, historical, or paleontological resources were found within the project boundaries.

In accordance with Public Resources Code (PRC) Section 21080.3.1, the Wintu Tribe of Northern California & Toyon-Wintu and the Paskenta Band of Nomlaki Indians (Tribes) filed, and Shasta County received a request for formal notification of proposed projects within an area of Shasta County that is traditionally and culturally affiliated with the Tribes. Pursuant to PRC §21080.3.1 the Department of Resource Management sent certified letters to notify the Tribes that the project was under review and to provide the Tribes 30 days from the receipt of the letter to request formal consultation on the project in writing. The Paskenta Tribe received a certified letter of notification on August 21, 2025, and the Wintu Tribe on August 22, 2025, with the 30-day notification period ending September 22, 2025. 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			X	

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

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) Approximately 1.29 acres and 1,250 cubic yards of material is proposed to be graded for project improvements including construction of the stormwater detention basin / bioretention cell, realignment of and connection to the existing sewer line and installation of new connections to the City of Redding public water system. A grading permit is required prior to any grading activities. The grading permit includes requirements for erosion and sediment control, including retention of topsoil. Grading plans for the required improvements to record the tentative map will be reviewed by the Shasta County Building Division for conformance with county standards. In addition, because the project would involve the disturbance of more than one acre of land, a Construction General Permit (CGP) issued by the Regional Water Quality Control Board is required for the project. The CGP would require the implementation of storm water pollution controls during construction and post construction. Due to the limited areas of proposed disturbance, and with strict conformance to the Construction General Permit and provisions of any issued grading permit(s), the expansion of water and sewer lines and construction of stormwater treatment measures would not result in significant environmental effects.
- b-c) The project will be served by new connections to the City of Redding water and sewer services. The City of Redding sent the applicant a will serve letter to that effect on February 13, 2025. The City of Redding has sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years and adequate capacity to serve the project's projected demand for wastewater treatment in addition to the provider's existing commitments.
- d) The project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. The project would be served by Waste Management disposal services and by the West Central Landfill which has sufficient capacity to accommodate the project's solid waste disposal needs.
- e) The project would comply with Federal, State, and local management and reduction statutes and regulations related to solid waste. The project will not generate any new solid waste other than common household waste.

Mitigation/Monitoring: None proposed.

XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
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?			X	
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?				X
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?			X	

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

- a) A review of the project and the Shasta County and City of Anderson Multi-Jurisdictional Hazard Mitigation Plan, and the Shasta County Emergency Operations Plan, indicates that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The six (6) proposed residential parcels are not expected to generate a significant increase in traffic on Keswick Dam Road during an evacuation. The project would meet all applicable standards with respect to emergency access and egress.
- b) The project is in an area which is designated a “VERY HIGH” fire hazard severity zone. The property is within the State Responsibility Area and receives fire protection services from the California Department of Forestry and Fire Protection (Cal Fire) which operates as the Fire Department for the County. Residential growth introduces new construction and human activity to an area. Construction activity and the activities of daily living are potential sources of fire ignition which in turn if not controlled by the initial response from fire service agencies may result in a wildfire, particularly in remote rural and wilderness areas, and within the wildland urban interface WUI.

Conformance with the Shasta County Fire Safety Standards related to construction would mitigate the risk of the proposed new residential lots by introducing structural standards which help prevent the spread of wildfire, creating defensible spaces and buffer zones. The project includes construction of a hammerhead turnaround at the end of the new minor local road that would improve access for fire fighters in the event of a fire emergency. The proposed subdivision and potential post-project development will be required to comply with the Shasta County Fire Safety Standards related to construction.

The project will not significantly alter the slope of the project site, redirect the prevailing wind, or involve other modifications that would significantly exacerbate fire risk. The project site is relatively flat, exposed to prevailing winds (often west to southwest during the fire season with occasional north to northeast winds exacerbating fire danger), and bound by Keswick Dam Road to the south, a subdivision to the west, and low density rural residential development to the north and east. The near vicinity of the project site is bound by roadways in all directions. These conditions are similar to existing development in the vicinity and the wildfire risk associated with the proposed development would be similar to existing conditions in the vicinity and, in the event of wildfire, occupants of the project would be similarly exposed to pollutant concentrations from a wildfire and/or the uncontrolled spread of wildfire as occupants of existing subdivisions and rural residential development in the greater vicinity of the project site.

- c) The project involves the development, installation, and maintenance of new associated infrastructure, including a new road, water sewer and electric utilities. Utilities required for the project include the provision of fire protection water, including a fire hydrant(s). Construction of these improvements may temporarily exacerbate fire risks and result in temporary impacts on the environment such as dust or noise which have been addressed in other sections of this document. Long term and/ongoing maintenance of associated road improvement and utility infrastructure is not expected to be frequent or involve activities that would result in significant exacerbation of fire risk and/or significant ongoing impacts to the environment.
- d) The project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The subject property and vicinity are relatively flat. The project

site is not located at the top or toe of any significant slope. A grading permit will be required for the road and driveway improvements and any future development on proposed parcels, and the grading permit includes requirements for erosion and siltation containment on- and off-site. All future residential construction would also require a building permit and if necessary, engineering and a geotechnical report to ensure structural stability and soil stability. Due to the limited areas of proposed disturbance, and with strict conformance to the Building Code and provisions of any issued grading permit(s), the project would not substantially 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.

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

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 incorporation of mitigation measures into the project specified in Section IV. Biological Resources, the impacts will be less-than-significant.

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

b) Based on the discussion and findings in all Sections above, there is no evidence to suggest that the project would have significant impacts that are cumulatively considerable.

c) Based on the discussion and findings in all Sections above, there is no evidence to support a finding that the project would have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Any exposure to hazardous materials or other impacts to humans are considered to be less-than-significant.

Mitigation/Monitoring: With the mitigation measures being proposed, 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 agent(s).

INITIAL STUDY COMMENTS

PROJECT NUMBER ZA25-0002 & TR25-0001 – Zinco Holding, LLC

GENERAL COMMENTS:

Special Studies: The following project-specific studies have been completed for the proposal and will be considered as part of the record of decision for the Mitigated Negative Declaration. These studies are available for review through the Shasta County Planning Division and online via the link [CEQA Documents and Notices \(non-EIR documents\) | Shasta County California](https://www.shastacounty.gov/planning/page/ceqa-documents-and-notice-non-eir-documents) or via the browser web address at: <https://www.shastacounty.gov/planning/page/ceqa-documents-and-notice-non-eir-documents>.

1. Biological Resource Assessment, Vestra Resources, Inc., April 2025
2. (Confidential) Cultural Resources Inventory Survey, Sean Michael Jensen, MA, April 13, 2025
3. Noise Assessment, Illingworth & Rodkin, Inc. December 16, 2025
4. MS4 Calculation Worksheet, DKM, August 12, 2025

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

1. City of Redding
2. California Regional Water Quality Control Board
3. LAFCO

Conclusion/Summary: Based on a field review by the Planning Division and other agency staff, early consultation review comments from other agencies, information provided by the applicant, and existing information available to the Planning Division, the project, as revised and mitigated, 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.
4. 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

1. 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. Census data from the California Department of Finance.
4. Shasta County General Plan, Section 7.3 Housing Element.
5. Shasta County Department of Housing and Community Action Programs.

XV. PUBLIC SERVICES

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

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

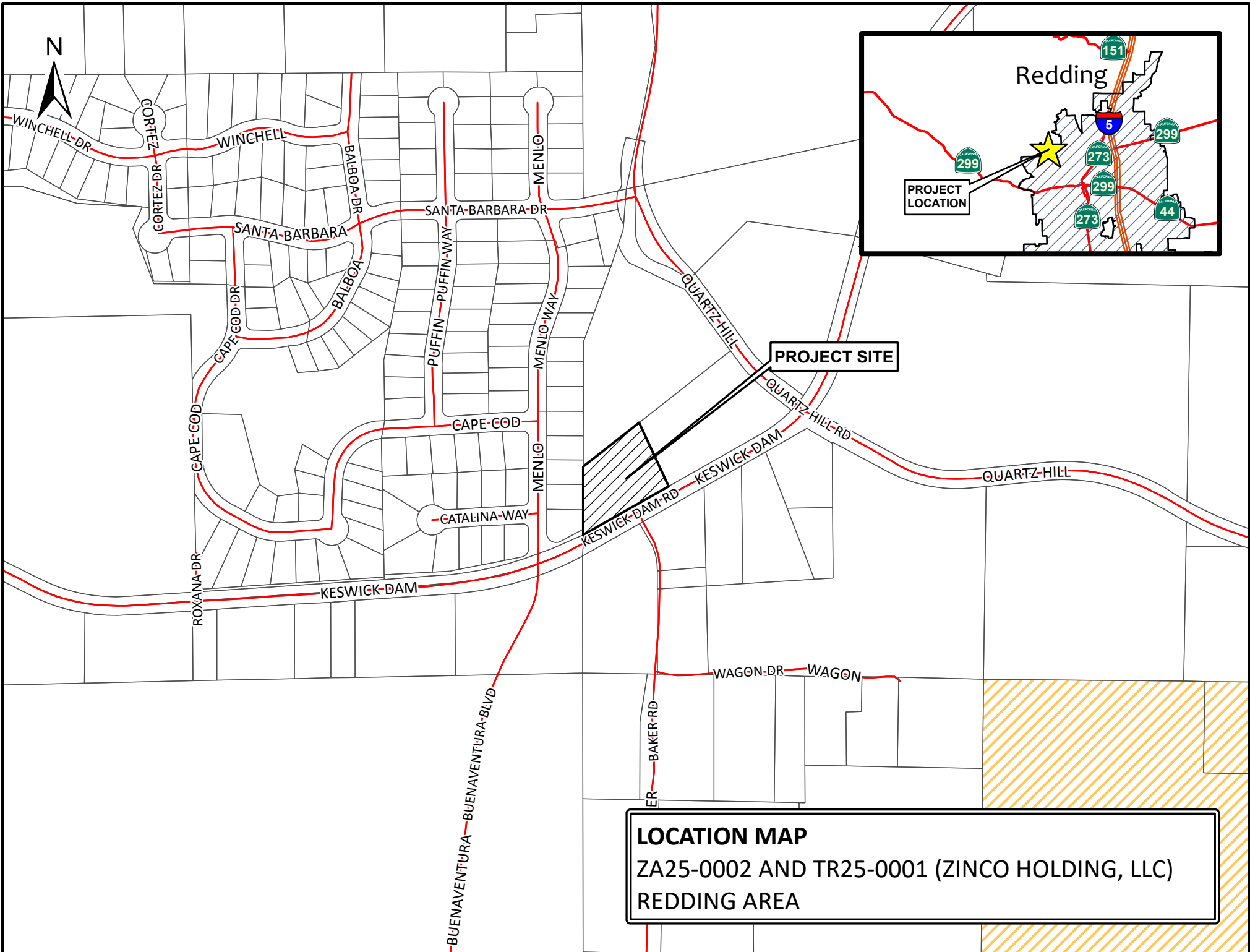
- 1. Office of the State Fire Marshall-CALFIRE Fire Hazard Severity Zone Maps

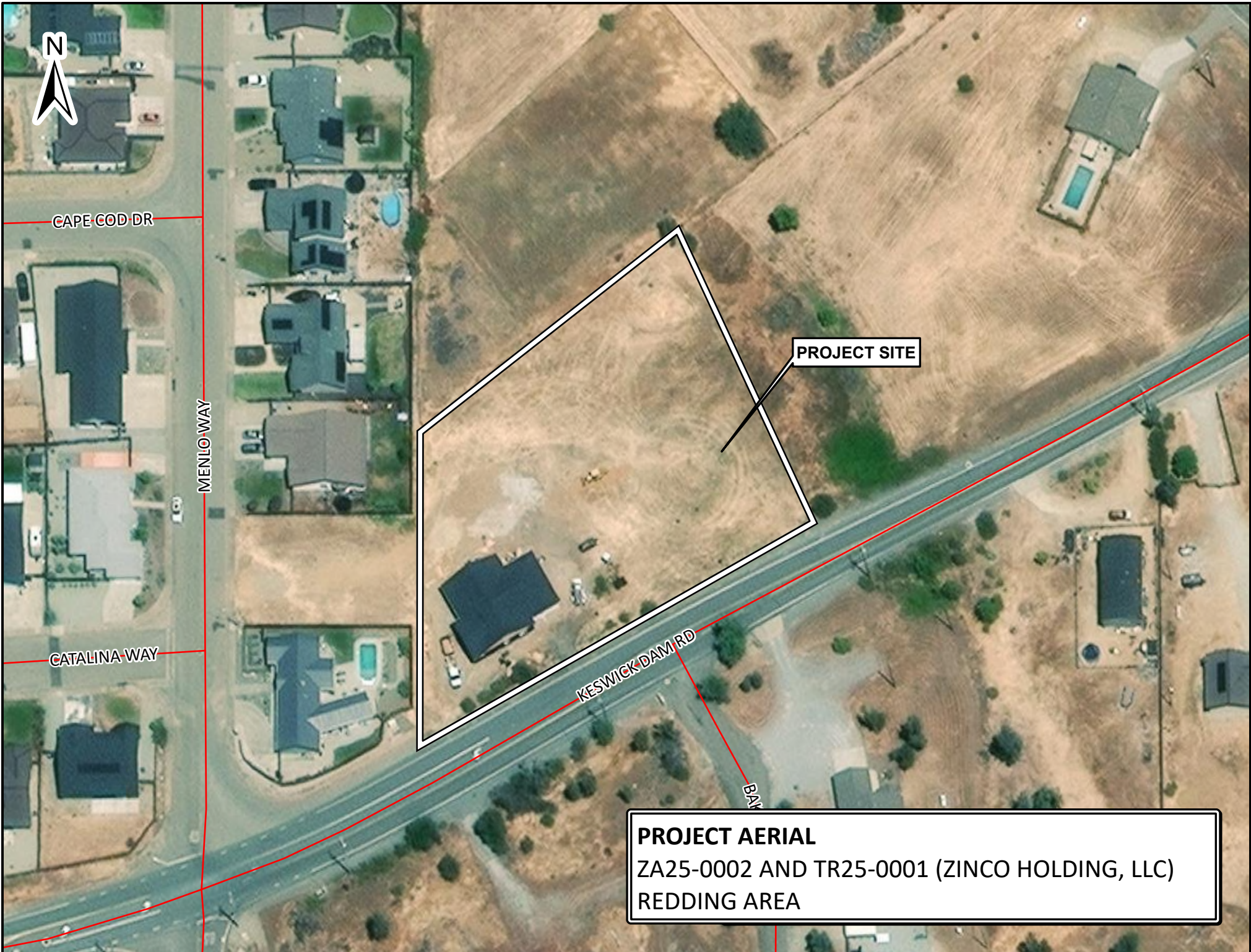
XXI. MANDATORY FINDINGS OF SIGNIFICANCE

None

**MITIGATION MONITORING PROGRAM (MMP)
FOR ZONE AMENDMENT 25-0002 & TRACT MAP 25-0001 – Zinco Holding, LLC**

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>Section IV. Biological Resources</p> <p>IV.a.1) In order to avoid impacts to nesting migratory birds and/or raptors protected under federal Migratory Bird Treaty Act and California Fish and Game Code Section 3503 and Section 3503.5, including their nests and eggs, one of the following shall be implemented:</p> <ul style="list-style-type: none"> a. Vegetation removal and other ground-disturbance activities associated with improvements for the map or construction on subsequent lots shall occur between September 1 and January 31 when birds are not nesting; or b. If vegetation removal or ground disturbance activities occur during the nesting season (February 1 through August 31), a pre-construction nesting survey shall be conducted by a qualified biologist within 14 days of vegetation removal or construction activities. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department of Fish and Wildlife (CDFW). No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to CDFW at R1CEQARedding@wildlife.ca.gov. 	<p>Prior to issuance of a Grading or Building Permit and throughout the Building Permit construction and inspection process for projects involving vegetation removal during the nesting season.</p>	<p>Resource Management, Planning Division and Building Division / CA Department of Fish and Wildlife</p>	
<p>IV.d.1) order to avoid inadvertent wildlife entrapment, trenched and excavation areas should be covered securely prior to stopping work each day and/or provided with a wildlife exit ramp. All trenches should be inspected for wildlife prior to burying, capping, moving, or filling.</p>	<p>Prior to issuance of a Grading or Building Permit and throughout the Building Permit construction and inspection process for projects trenching and excavation.</p>	<p>Resource Management, Planning Division and Building Division.</p>	





CAPE COD DR

MENLO WAY

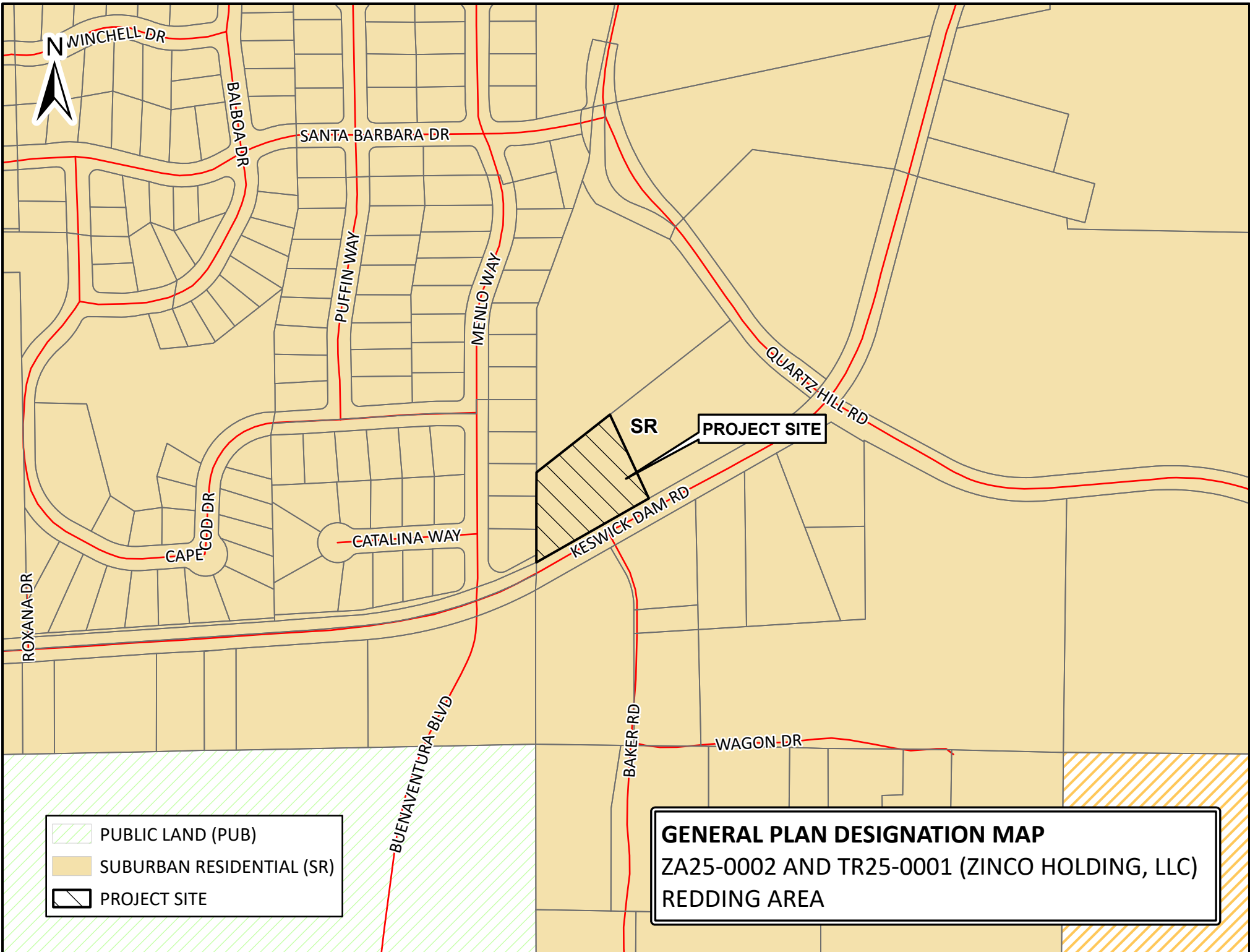
CATALINA WAY

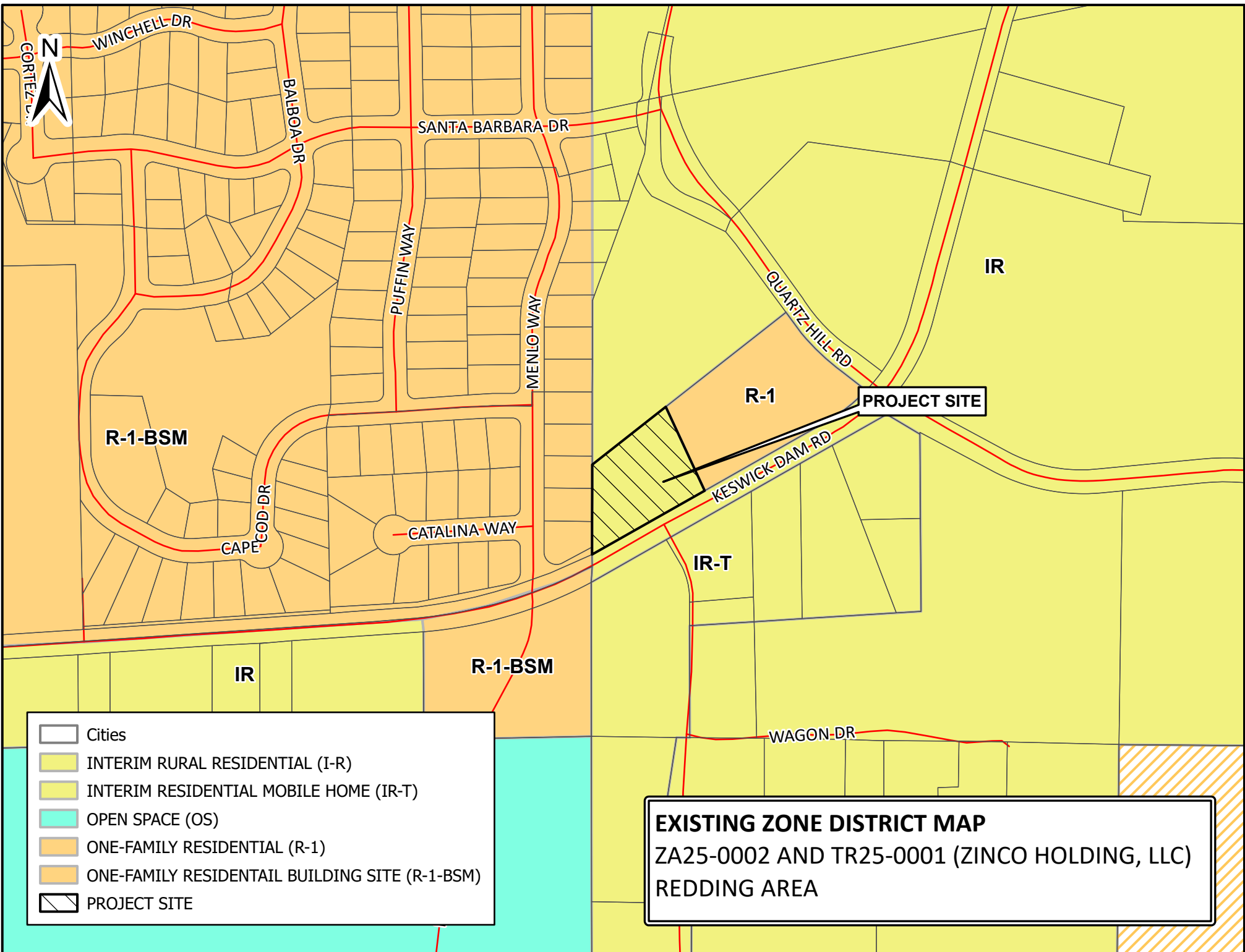
PROJECT SITE

KESWICK DAM RD

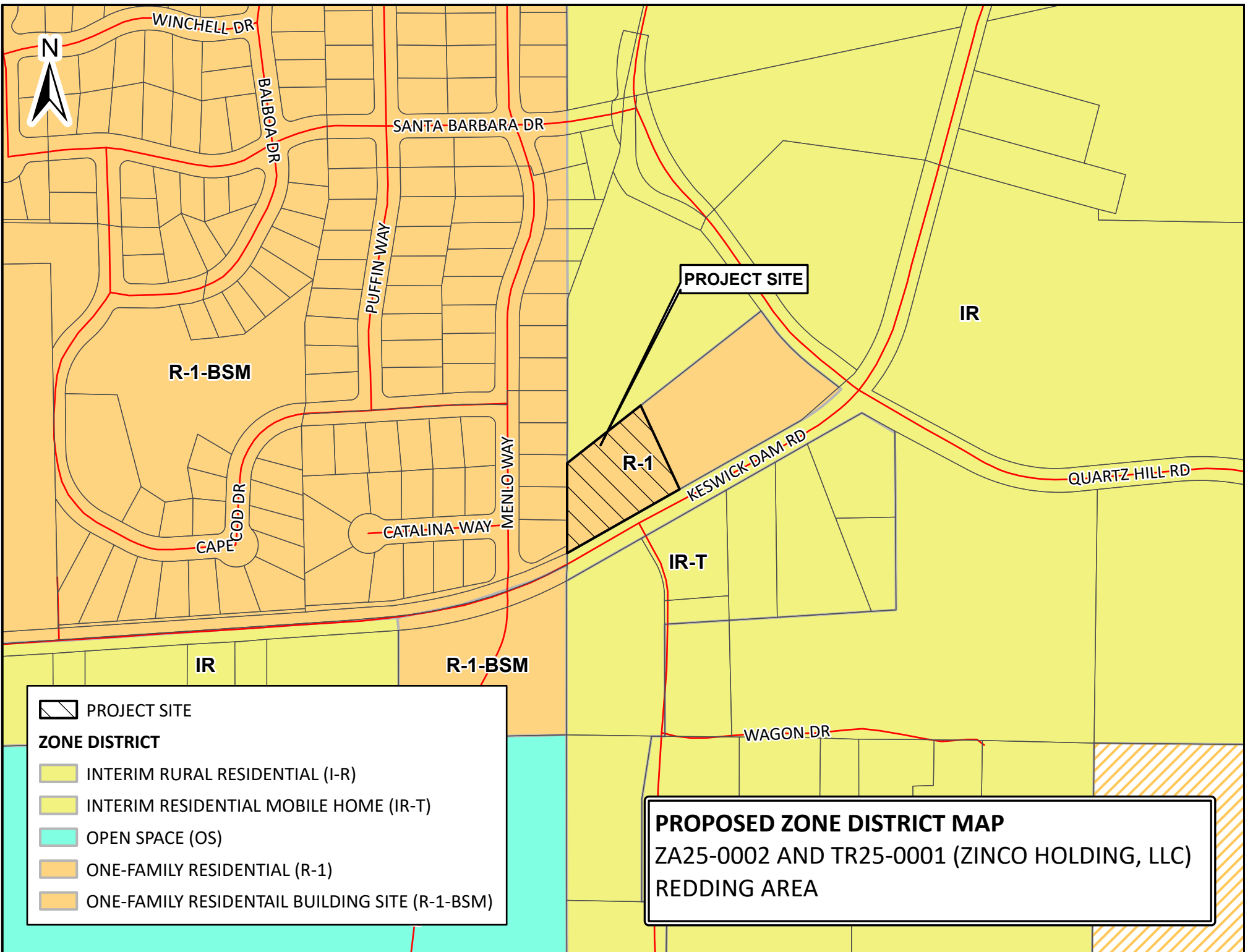
BANK

PROJECT AERIAL
ZA25-0002 AND TR25-0001 (ZINCO HOLDING, LLC)
REDDING AREA





- Cities
- INTERIM RURAL RESIDENTIAL (I-R)
- INTERIM RESIDENTIAL MOBILE HOME (IR-T)
- OPEN SPACE (OS)
- ONE-FAMILY RESIDENTIAL (R-1)
- ONE-FAMILY RESIDENTAIL BUILDING SITE (R-1-BSM)
- PROJECT SITE

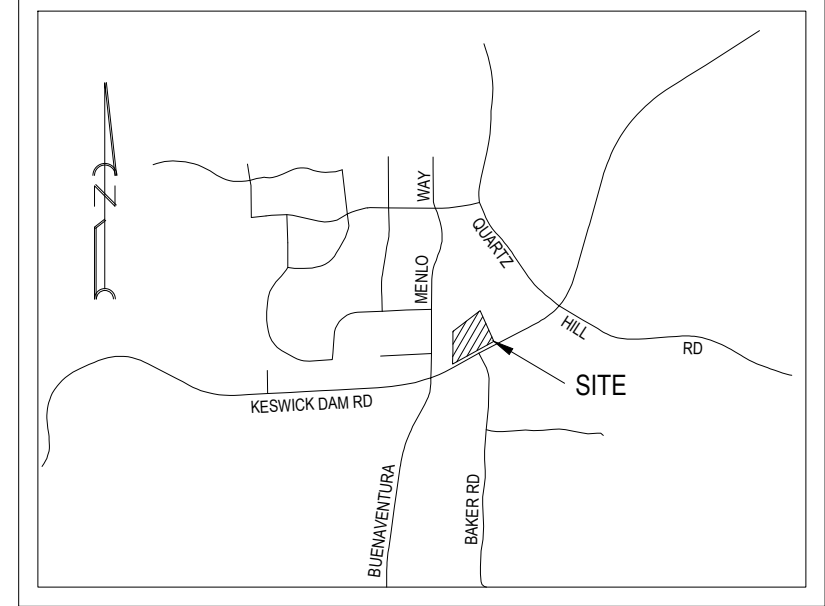
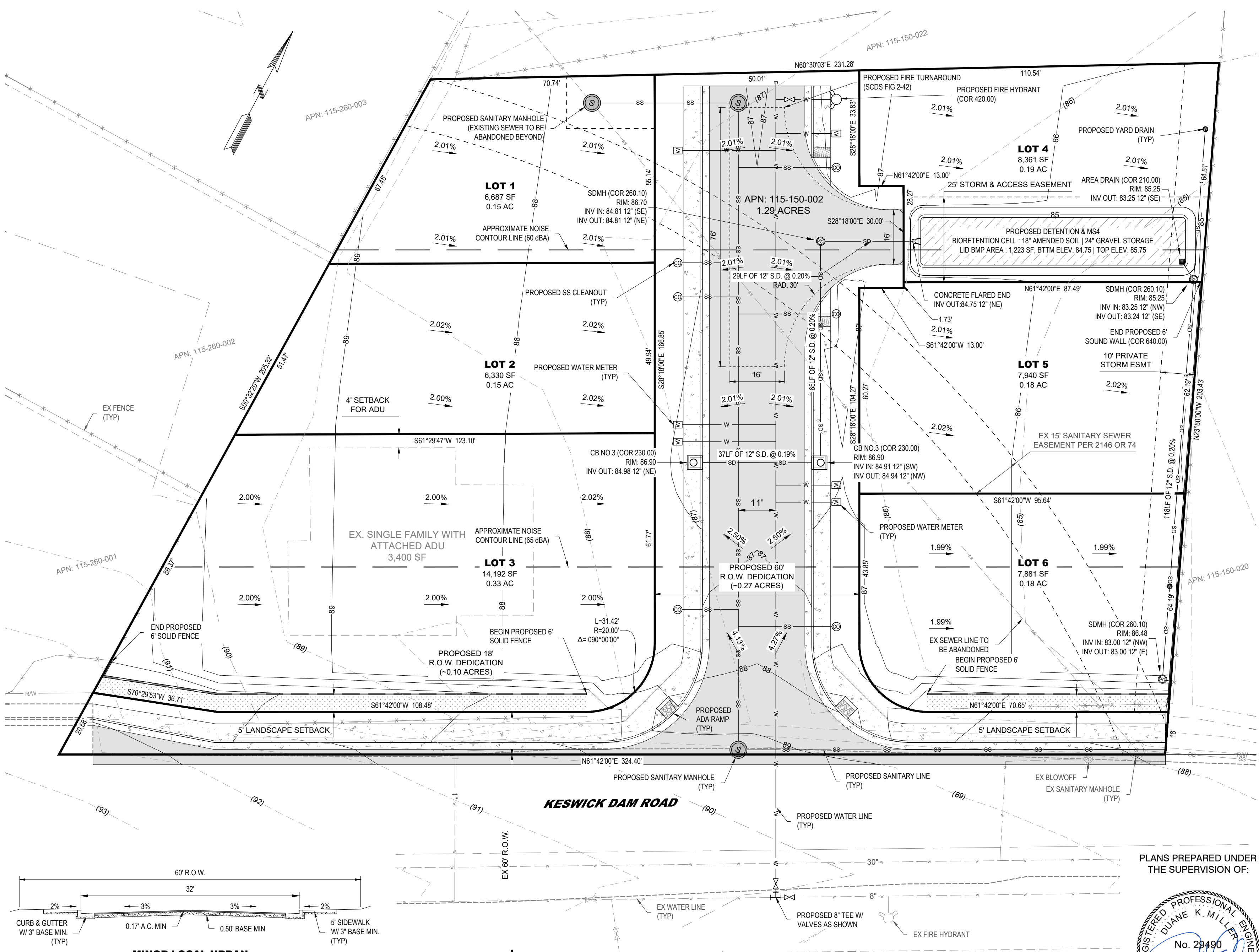


PROJECT SITE

ZONE DISTRICT

- INTERIM RURAL RESIDENTIAL (I-R)
- INTERIM RESIDENTIAL MOBILE HOME (IR-T)
- OPEN SPACE (OS)
- ONE-FAMILY RESIDENTIAL (R-1)
- ONE-FAMILY RESIDENTIAL BUILDING SITE (R-1-BSM)

PROPOSED ZONE DISTRICT MAP
 ZA25-0002 AND TR25-0001 (ZINCO HOLDING, LLC)
 REDDING AREA



VICINITY MAP
NOT TO SCALE

OWNER
ZINCO HOLDING, LLC.

ENGINEER
DUANE K. MILLER
CIVIL ENGINEER, INC.
PO BOX 1307
ANDERSON, CA 96007

PROJECT ADDRESS
17014 KESWICK DAM ROAD
REDDING, CA 96003

A.P.N.
115-150-002

WATER/SEWER
CITY OF REDDING

ELECTRICITY
CITY OF REDDING

TELEPHONE
AT&T

EXISTING USE
RESIDENTIAL

PROPOSED USE
RESIDENTIAL

EXISTING ZONING
I-R: INTERIM RURAL
RESIDENTIAL

PROPOSED ZONING
R-1: ONE-FAMILY
RESIDENTIAL

GENERAL PLAN
SR: SUBURBAN
RESIDENTIAL

LOT AREA TABLE		
LOT	GROSS ACREAGE	NET ACREAGE
1	0.15	0.11
2	0.15	0.11
3	0.33	0.27
4	0.19	0.14
5	0.18	0.14
6	0.18	0.13

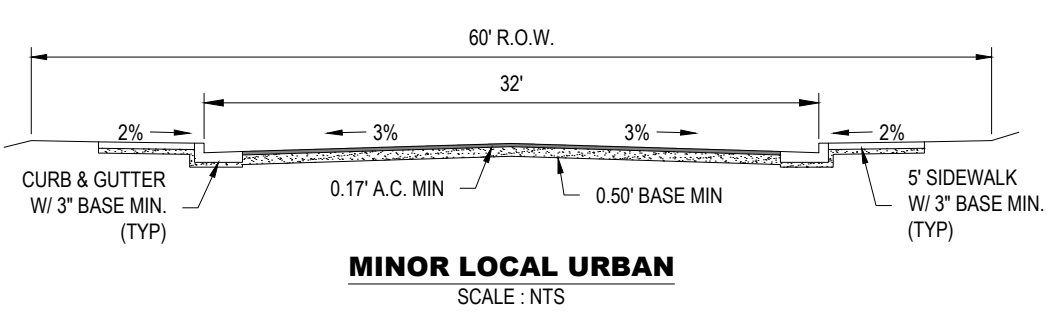
LEGEND

- PARCEL LINE
- - - ADJACENT PROPERTY LINE
- - - R/W EX RIGHT-OF-WAY LINE
- - - EASEMENT (AS NOTED)

GRADING ANALYSIS

AREA OF DISTURBANCE: 1.29 ACRES

VOLUME: 1,250 CY
(350 CY FILL)



PLANS PREPARED UNDER
THE SUPERVISION OF:



TR25-0001 & ZA25-0002

BEING A PORTION OF THE NW 1/4 OF SECTION 22,
TOWNSHIP 32 NORTH, RANGE 5 WEST M.D.M., SITUATED
IN THE UNINCORPORATED AREA IN COUNTY OF SHASTA,
STATE OF CALIFORNIA

FOR
ZINCO HOLDING, LLC.

BY
DUANE K. MILLER
CIVIL ENGINEER, INC.
6172 MEISTER WAY, UNIT 1
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(530) 365-5610