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# NEWTON ZONE CHANGE (Z-18-07)

## DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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COUNTY OF SISKIYOU  
806 S. MAIN STREET  
YREKA, CA 96097



March 2019

### 1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study, which concludes that a Mitigated Negative Declaration is the appropriate CEQA document for the Newton Properties Zone Change (Z-18-07). This Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State CEQA Guidelines, California Code of Regulations Section 15000 et seq.

An initial study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with CEQA Guidelines Section 15063, an environmental impact report (EIR) must be prepared if an initial study indicates that the proposed project under review may have a potentially significant impact on the environment that cannot be initially avoided or mitigated to a level that is less than significant. A negative declaration may be prepared if the lead agency prepares a written statement describing the reasons why the proposed project would not have a significant effect on the environment and therefore why it does not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

- a) *The initial study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or*
- b) *The initial study identifies potentially significant effects, but:*
  - (1) *Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and*
  - (2) *There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.*

If revisions are adopted in the proposed project in accordance with CEQA Guidelines Section 15070(b), including the adoption of mitigation measures included in this document, a Mitigated Negative Declaration is prepared.

Additionally, CEQA provides for a number of exemptions from environmental review, including the "general rule" exemption, statutory exemptions, and categorical exemptions. CEQA Guidelines Section 15061, which details what types of projects are exempt from CEQA, states the following:

- a) *Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA.*
- b) *A project is exempt from CEQA if:*
  - (1) *The project is exempt by statute (see, e.g. Article 18, commencing with Section 15260).*

## 1.0 INTRODUCTION

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- (2) The project is exempt pursuant to a categorical exemption (see Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in Section 15300.2.*
- (3) The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.*
- (4) The project will be rejected or disapproved by a public agency. (See Section 15270(b)).*
- (5) The project is exempt pursuant to the provisions of Article 12.5 of this Chapter.*

## 1.2 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. Where two or more public agencies will be involved with a project, CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. In accordance with CEQA Guidelines Section 15051(b)(1), "The lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Based on the criteria above, the County of Siskiyou (County) is the lead agency for the proposed Newton Properties Zone Change (Z-18-07)

## 1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this Initial Study is to evaluate the potential environmental impacts of the proposed Newton Properties Zone Change (Z-18-07). This document is divided into the following sections:

**1.0 Introduction** – This section provides an introduction and describes the purpose and organization of the document.

**2.0 Project Information** – This section provides general information regarding the project, including the project title, lead agency and address, contact person, brief description of the project location, general plan land use designation, zoning district, identification of surrounding land uses, and identification of other public agencies whose review, approval, and/or permits may be required. Also listed in this section is a checklist of the environmental factors that are potentially affected by the project.

**3.0 Project Description** – This section provides a detailed description of the proposed project.

**4.0 Environmental Checklist** – This section describes the environmental setting and overview for each of the environmental subject areas, evaluates a range of impacts classified as "no impact," "less than significant," "less than significant with mitigation incorporated," and "potentially significant" in response to the environmental checklist.

**5.0 References** – This section identifies documents, websites, people, and other sources consulted during the preparation of this Initial Study.

## 1.4 EVALUATION OF ENVIRONMENTAL IMPACTS

Section 4.0, Environmental Checklist, is the analysis portion of this Initial Study. The section provides an evaluation of the potential environmental impacts of the project. There are eighteen environmental issue subsections within Section 4.0, including CEQA Mandatory Findings of Significance. The environmental issue subsections, numbered 1 through 18, consist of the following:

- |                                       |  |
|---------------------------------------|--|
| 1. Aesthetics                         | 10. Land Use and Planning              |
| 2. Agriculture and Forestry Resources | 11. Mineral Resources                  |
| 3. Air Quality                        | 12. Noise                              |
| 4. Biological Resources               | 13. Population and Housing             |
| 5. Cultural Resources                 | 14. Public Services                    |
| 6. Geology and Soils                  | 15. Recreation                         |
| 7. Greenhouse Gas Emissions           | 16. Transportation/Traffic             |
| 8. Hazards and Hazardous Materials    | 17. Utilities and Service Systems      |
| 9. Hydrology and Water Quality        | 18. Mandatory Findings of Significance |

Each environmental issue subsection is organized in the following manner:

The **Environmental Setting** summarizes the existing conditions at the regional, subregional, and local level, as appropriate, and identifies applicable plans and technical information for the particular issue area.

The **Checklist Discussion/Analysis** provides a detailed discussion of each of the environmental issue checklist questions. The level of significance for each topic is determined by considering the predicted magnitude of the impact. Four levels of impact significance are evaluated in this Initial Study:

**No Impact:** No project-related impact to the environment would occur with project development.

**Less Than Significant Impact:** The impact would not result in a substantial adverse change in the environment. This impact level does not require mitigation measures.

**Less Than Significant With Mitigation Incorporated:** An impact that may have a "substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project" (CEQA Guidelines Section 15382). However, the incorporation of mitigation measures that are specified after analysis would reduce the project-related impact to a less than significant level.

**Potentially Significant Impact:** An impact that is "potentially significant" but for which mitigation measures cannot be immediately suggested or the effectiveness of potential mitigation measures cannot be determined with certainty, because more in-depth analysis of the issue and potential impact is needed. In such cases, an EIR is required.



## 2.0 PROJECT INFORMATION

1. **Project title:** Newton Properties Zone Change (Z-18-07)
2. **Lead agency name and address:** Siskiyou County  
Community Development - Planning Division  
806 South Main Street  
Yreka, CA 96097
3. **Contact person and phone number:** Christy Cummings Dawson – Deputy Director,  
Planning  
(530) 842-8206
4. **Project location:** The 17.14-acre project area is split between two project sites in the community of Grenada, Siskiyou County, California (**Figure 1**). Project site 1 is approximately 14.27 acres and located east of Old Hwy 99, west of Interstate 5 (I-5), and south of the intersection with A-12 (99-97 Cutoff). Project site 2 is approximately 2.87 acres and is located west of Shasta Blvd and east of Grenada/Gazelle I-5 interchange (Exit 766). The project is a total of 9 parcels consisting of APN 038-110-140, 150, 160, 170, 180, 038-410-381, 391, & 038-150-080; Portion of Sections 21 & 22, T44N, R6W, Mount Diablo Base & Meridian (Latitude 41°38'39.38"N, Longitude 122°32'8.32"W). See **Figure 2**.
5. **Project sponsor's name and address:** Michael Newton  
Newton Properties  
PO Box 188  
Yreka, CA 96097
6. **General Plan designation:** Soils: Erosion Hazard; Soils: Severe Septic Tank Limitations; Prime Agricultural Soils
7. **Current Zoning:** Town Center (C-C);  
Rural Residential Agricultural, 2.5-acre minimum parcel size (R-R-B-2.5)
- Proposed Zoning:** Highway Commercial (C-H)
8. **Description of project:** The project is a proposed zone change of a 17.14 project site from Town Center (C-C) and Rural Residential Agricultural, 2.5-acre minimum parcel size (R-R-B-2.5) to Highway commercial (C-H). The project site consists of two pieces, one on the west side of I-5 (Project Site 1, 14.27 acres) and one on the east side of I-5 (Project Site 2, 2.87 acres).
9. **Surrounding land uses and setting:** Project site 1 is bordered by I-5 and the Grenada/Gazelle I-5 interchange (Exit 766) to the

## 2.0 PROJECT INFORMATION

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east. A gas station and liquor store are located to the north. A commercially zoned parcel is located on the north west side of Old Hwy 99 and adjacent to the site. Prime Agricultural land is located adjacently west of the site and on the east side of I-5.

Project site 2 is bordered by the Grenada/Gazelle I-5 interchange (Exit 766) to the west and A-12 (99-97 Cutoff) to the north. A mechanic/repair shop and truck stop are to the east of site 2. Prime Agricultural land is located less than one-quarter mile south of site 2.

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

- Regional Water Quality Control Board, Central Valley Region (RWQCB)
- California Department of Forestry and Fire Protection (Cal Fire)
- California Department of Fish and Wildlife (CDFW)
- Siskiyou County Air Pollution Control District (SCAPCD)
- Siskiyou County Public Works Department
- California Department of Transportation (Caltrans)

### 11. Environmental factors potentially affected:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist on the following pages.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                                   |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources      | <input type="checkbox"/> Geology and Soils                             |
| <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Hazards and Hazardous Materials    | <input type="checkbox"/> Hydrology and Water Quality                   |
| <input type="checkbox"/> Land Use and Planning           | <input type="checkbox"/> Mineral Resources                  | <input checked="" type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population and Housing          | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                                    |
| <input type="checkbox"/> Transportation/Traffic          | <input type="checkbox"/> Utilities and Service Systems      | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

### 12. Determination: (To be completed by the lead agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project could not have an effect on the environment, and a CEQA EXEMPTION will be prepared.
- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an

ENVIRONMENTAL IMPACT REPORT is required.

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

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

  
Signature

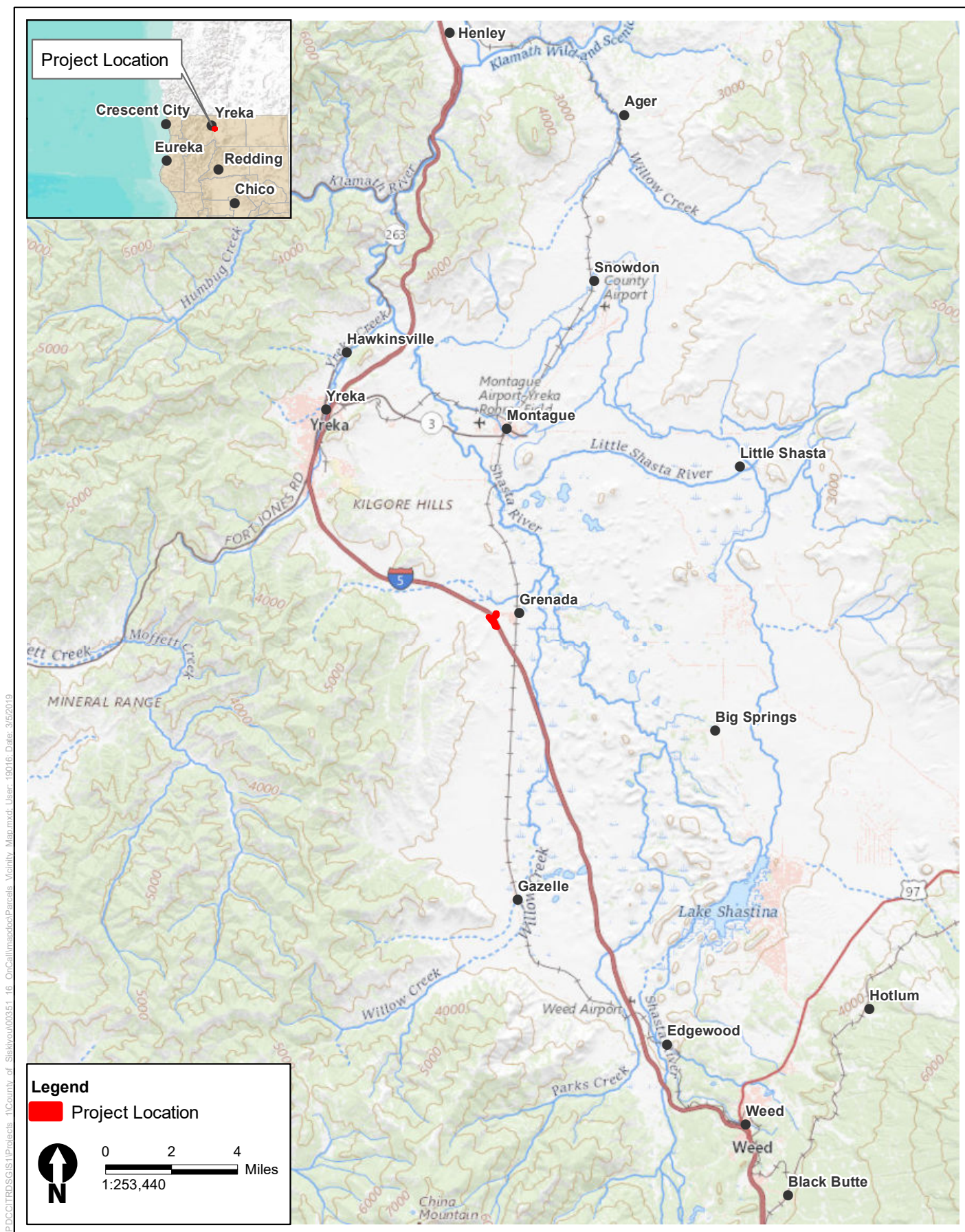
Christy Cummings Dawson  
Printed Name

Deputy Director  
Title

4/3/19  
Date

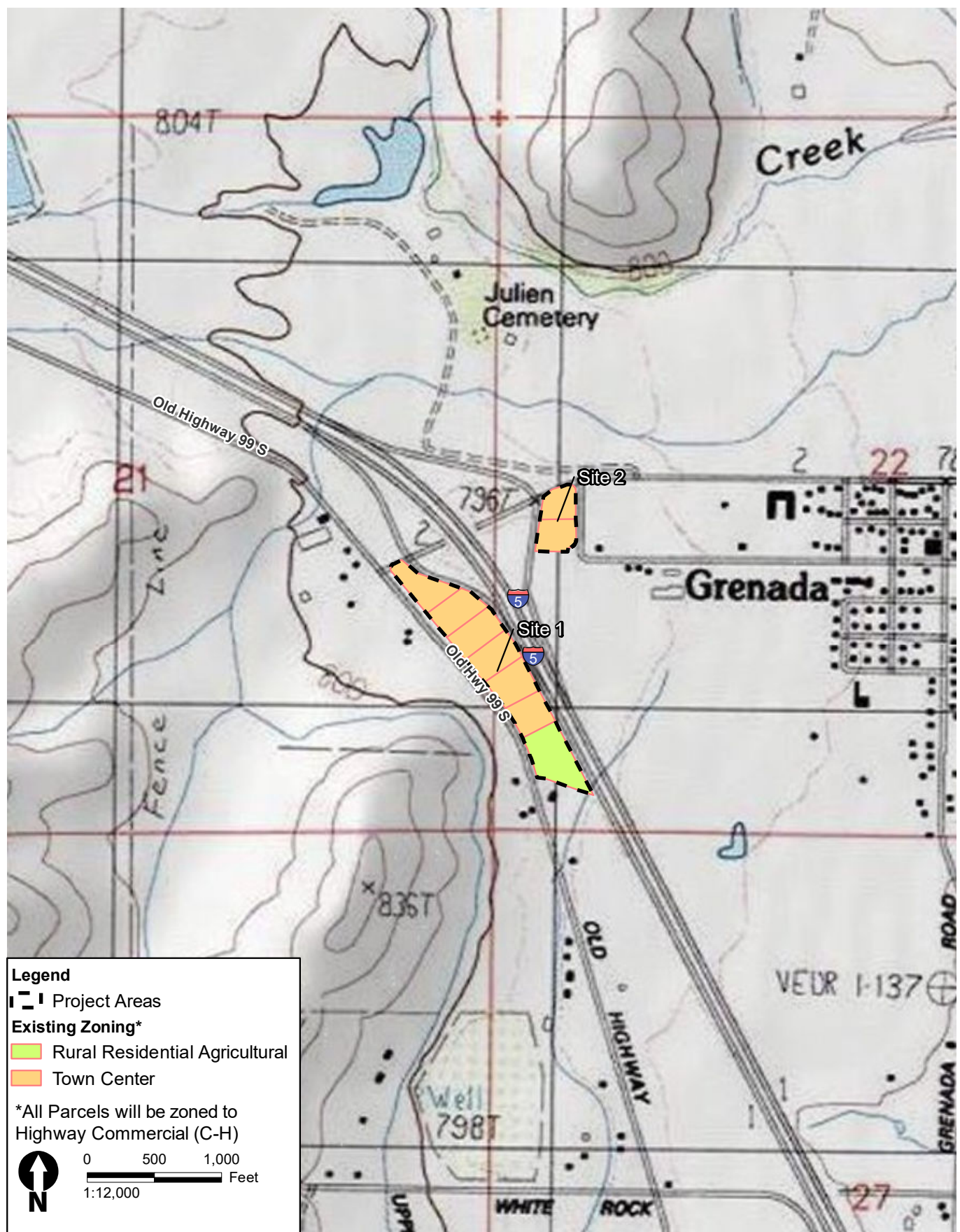
County of Siskiyou  
Lead Agency





### Figure 1 Vicinity Map





**Figure 2**  
**Location and Zone Change Map**

### 3.1 PROJECT LOCATION

The 17.14-acre project area is split between two project sites in the community of Grenada, Siskiyou County, California (**Figure 1**). Project site 1 is approximately 14.27 acres and located east of Old Hwy 99, west of Interstate 5 (I-5), and south of the intersection with A-12 (99-97 Cutoff). Project site 2 is approximately 2.87 acres and is located west of Shasta Blvd and east of Grenada/Gazelle I-5 interchange (Exit 766). The project is a total of 9 parcels consisting of APN 038-110-140, 150, 160, 170, 180, 038-410-381, 391, & 038-150-080; Portion of Sections 21 & 22, T44N, R6W, Mount Diablo Base & Meridian (Latitude 41°38'39.38"N, Longitude 122°32'8.32"W). See **Figure 2**.

### 3.2 EXISTING SITE CONDITIONS

The project area consists of undeveloped parcels that have no existing developed structures. Both project sites are bordered by I-5. Project site 1 also sits adjacent to Old Hwy 99, a County-maintained road, approximately 32 feet wide. Project site 2 is adjacent to Shasta Blvd, a County-maintained road, approximately 22 feet wide. The project sites generally slopes from west to east.

### 3.3 ADJACENT LAND USES

Project site 1 is bordered by I-5 and the Grenada/Gazelle I-5 interchange (Exit 766) to the east. A gas station and liquor store are located to the north. A commercially zoned parcel is located on the northwest side of Old Hwy 99 and adjacent to the site. Williamson Act contracted land is located approximately half a mile west of project site 1.

Project site 2 is bordered by the Grenada/Gazelle I-5 interchange (Exit 766) to the west and A-12 (99-97 Cutoff) to the north. A mechanic/repair shop and truck stop are to the east of project site 2. Williamson Act contracted land is located less than one-quarter mile north of project site 2, but is separated by the A-12, I-5 setback land, and Julien Road.

### 3.4 PROJECT OVERVIEW

The project consists of a proposed zone change of 17.14-acre parcels from Town Center (C-C) and Rural Residential Agricultural, 2.5-acre minimum parcel size (R-R-B-2.5) to Highway Commercial (C-H). The intent of the rezone is to make the zoning more consistent with the existing zoning surrounding the Grenada/Gazelle I-5 interchange (Exit 766). (see **Figure 2, Location and Zone Change Map**).

The proposed C-H zoning district generally allows highway and automobile oriented uses including gas stations, hotels, campgrounds, and recreational vehicle parks. A complete list of permitted and conditionally permitted uses in the C-H zoning district is included as Attachment A to this document.

The project site is mapped as Prime Agricultural Soils according to the Siskiyou County General Plan Land Use Element, Map 12. Additional mapping has been conducted, since the General Plan has been published and has indicated that site is not prime farmland (DOC 2016). Pursuant to Policy 39 of the Land Use Element, the site should not be considered prime agricultural soils.

## **3.0 PROJECT DESCRIPTION**

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### **3.5 PROJECT APPROVALS**

The County of Siskiyou is the Lead Agency for this project. In addition, permits and/or approvals may be required from the following agencies:

#### **Regional Water Quality Control Board, North Coast Region (RWQCB)**

The RWQCB typically requires a General Permit for Discharges of Storm Water Runoff (Construction General Permit) be obtained under the National Pollution Discharge Elimination System (NPDES) for projects that disturb more than one acre of soil. Typical conditions associated with such a permit include the submittal of and adherence to a storm water pollution and prevention plan (SWPPP), as well as prohibitions on the release of oils, grease or other hazardous materials.

#### **California Department of Forestry and Fire Protection (CAL FIRE)**

CAL FIRE provides wildland fire protection services to the project area, which has been identified as being located within a State Responsibility Area (SRA). Fire Safe Regulations have been prepared and adopted by the state to establish minimum wildfire protection standards for development within the SRA. Fire Safe Regulations are not intended to apply to existing structures, roads, streets, private lanes, or facilities. However, these regulations are applicable to all construction activities in conjunction with the creation of new parcels, new roads, use permit, and building permit approvals within the SRA, approved after January 1, 1991.

#### **Siskiyou County Air Pollution Control District (SCAPCD)**

SCAPCD is responsible for enforcing federal, state, and local air quality regulations and ensuring that federal and state air quality standards are met within the county. These standards are set to protect the health of sensitive individuals by restricting how much pollution is allowed in the air. To meet the standards, SCAPCD enforces federal laws and state laws on stationary sources of pollution and passes and enforces its own regulations as necessary to address air quality concerns. SCAPCD has promulgated numerous rules and regulations governing the construction and operation of new or modified sources of air pollutants emissions within the air basin.

#### **Siskiyou County Public Works Department, Road Division**

An encroachment permit may be required from the Siskiyou County Public Works Department for any driveway connections or road improvements to publicly maintained roads.

#### **Caltrans**

An encroachment permit may be required from Caltrans for any connection to the state highway system.

### **3.6 RELATIONSHIP OF PROJECT TO OTHER PLANS**

#### **SISKIYOU COUNTY GENERAL PLAN**

The project site is located entirely within the unincorporated area of Siskiyou County. The Siskiyou County General Plan is the fundamental document governing land use development in the unincorporated area of the county. The General Plan includes numerous goals and policies

pertaining to land use, circulation, noise, open space, scenic highways, seismic safety, safety, conservation, energy, and geothermal. The General Plan Land Use Element was most recently adopted on August 12, 1980. The proposed project will be required to abide by all applicable goals and policies included in the County's adopted General Plan.

#### BASIN PLAN FOR THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD

The project site is located within the Klamath River Basin, which is under the jurisdiction of the North Coast Regional Water Quality Control Board (RWQCB). One of the duties of the RWQCB is development of "basin plans" for the hydrologic area over which it has jurisdiction. The Basin Plan sets forth water quality objectives for both surface water and groundwater for the region, and it describes implementation programs to achieve these objectives. The Basin Plan provides the foundation for regulations and enforcement actions of the North Coast RWQCB.

In June 2018, the North Coast RWQCB adopted the most recent version of the Water Quality Control Plan for the North Coast Region (Basin Plan). The Basin Plan defines existing and potential beneficial uses of surface water and groundwater in the Klamath River Basin and sets forth water quality objectives for these waters (RWQCB 2018).

## 4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.1 AESTHETICS.</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Setting:

The project sites are located in central Siskiyou County, where the most prominent geographic feature is Mount Shasta, a 14,179-foot dormant volcano that is visible throughout much of the region. The peak is clearly visible from the project sites, which sit in the predominantly agricultural Shasta Valley.

The 17.14-acre project sites are vacant, with no existing structures. The project sites are relatively flat and sit adjacent to I-5. Old Hwy 99, a County-maintained road, is approximately 32 feet wide adjacent to project site 1. The project sites are surrounded by commercial, rural residential, light industrial, and agriculturally-zoned parcels that are mix of developed and undeveloped properties. A gas station and liquor store are north of project site 1 and a mechanic/repair shop sits across the street from project site 2.

No structures are proposed at this time.

There are no officially designated state scenic highways in the project vicinity.

### Discussion of Impacts:

- *Less Than Significant Impact.* The project sites consist of 9 parcels, 8 parcels are currently zoned as Town Center (C-C) and one as Rural Residential Agricultural, 2.5-acre minimum parcel size (R-R-B-2.5). The proposed project would rezone all 9 parcels to Highway Commercial (C-H) and will affect the allowable land uses on the sites, including commercial signage. Both zoning categories allow for commercial development and both zones allow for a similar list of permitted uses. Highway Commercial (C-H) allows for uses directed to highway travelers. The change between Town Center (C-C) and Highway Commercial (C-H) would not cause a significant change to the future structures built on the sites. The change from R-R-B-2.5 to C-H would not be a significant change, due to the small parcel size and development permitted would be of a size and density of that consistent with the existing surrounding land uses.

Commercial signage would be regulated by the County's sign regulation ordinance pertaining to signs and billboards located within 1,500 feet of interchanges along Interstate 5 (e.g., maximum height of 30 feet and maximum size of 200 square feet) and would require the obtaining of a sign permit from the County.

Additionally, project site 1 is adjacent to another commercial enterprise directly across the street, A-12 (99-97 Cutoff). The site is comprised of a Liquor Expo store and Texaco gasoline station, containing large parking lots and lighting structures; both of these properties take advantage of the proximity to a freeway interchange, so this type of zoning (C-H) is appropriate to the setting and therefore represents a less than significant impact in light of these factors.

Project site 2 is adjacent to a Light Industrial District (M-M) and C-H parcels, that consist of a mechanic/repair shop. The structures currently on these parcels would be similar in size and density as those allowed on a rezoned C-H parcel.

- *No Impact.* The project is not located along a state scenic highway.
- *Less Than Significant Impact.* The change in allowable land uses resulting from the proposed zoning change has the potential to degrade the existing visual character or quality of the sites and the surroundings; however, given the other adjacent land uses that exist and could be developed in the future at the highway interchange at this location, such future development of the project sites would accordingly not seem out of place nor inappropriate, and therefore the potential impact of the project is less than significant.
- *Less Than Significant Impact.* It's anticipated that any future outdoor lighting resulting from commercial/industrial development of the lots would be consistent with adjacent development in the community. Additionally, future development of the project site would be subject to Section 10-6.5602 of the Siskiyou County Code, which requires that exposed sources of light, glare, or heat be shielded so as not to be directed outside the premises. Adherence to County Code Section 10-6.5602 would ensure that potential impacts associated with light and glare would remain less than significant.

### **Mitigation Measures:**

None required.

## 4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.2 AGRICULTURE AND FORESTRY RESOURCES.</b> 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 Department 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 Resource Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Setting:

#### AGRICULTURAL RESOURCES

According to the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP), the project sites are designated as *Farmland of Local Importance*. Surrounding lands are designated as Urban and Built-Up Land and Prime Farmland. The nearest Williamson Act contracted lands are located approximately half a mile west of project site 1. Contracted lands are located less than one-quarter mile north of project site 2, but are separated by the A-12, I-5 setback land, and Julien Road.

#### FORESTRY RESOURCES



Forest lands are defined under Public Resources Code (PRC) Section 12220(g) as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Timberland is defined under Public Resources Code Section 4526 as "land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce timber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis.

The project sites are not located in forest lands or timberland.

**Discussion of Impacts:**

- a) *No Impact.* As identified on the 2016 Siskiyou County Important Farmland Map published by the California Department of Conservation's Farmland Mapping and Monitoring Program, none of the land within the project sites is considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.
- b) *No Impact.* The project sites are not subject to a Williamson Act contract. The nearest Williamson Act contracted lands are located approximately half a mile west of project site 1. Contracted lands are located less than one-quarter mile north of project site 2, but are separated by the A-12, I-5 setback land, and Julien Road. Agricultural operations on those properties are not expected to be impacted by the proposed project due to the separation of the project sites and contracted lands. In addition, the current zoning allows for commercial development on the sites. Therefore, the project will not adversely impact agricultural activity and/or a Williamson Act contract.
- c) *Less Than Significant Impact.* The project would not involve any other changes to the environment that would conflict with zoning for timber production.
- d) *No Impact.* The sites are not located in forest lands.
- e) *No Impact.* The project is seeking to change the current zoning from Town Center (C-C) and Rural Residential Agricultural, 2.5-acre minimum parcel size (R-R-B-2.5) to Highway Commercial (C-H) in order to make the zoning more consistent with the adjacent parcels. The sites are currently not under agricultural production and all but one parcel is currently zoned for commercial development. Therefore, the project's proposed zoning change would not convert currently productive farmland to nonagricultural use.

**Mitigation Measures:**

None required.

## 4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.3 AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Setting:

The project sites are located in a region identified as the Northeast Plateau Air Basin (NEPAB), which principally includes Siskiyou, Modoc, and Lassen counties. This larger air basin is divided into local air districts, which are charged with the responsibility of implementing air quality programs. The local air quality agency affecting the project sites is the Siskiyou County Air Pollution Control District (SCAPCD). Within the SCAPCD, the primary sources of air pollution are wood burning stoves, wildfires, farming operations, unpaved road dust, managed burning and disposal, and motor vehicles.

As noted above, the SCAPCD is the local air quality agency with jurisdiction over the project sites. The SCAPCD adopts and enforces controls on stationary sources of air pollutants through its permit and inspection programs and regulates agricultural and non-agricultural burning. Other SCAPCD responsibilities include monitoring air quality, preparing air quality plans, and responding to citizen air quality complaints.

### Ambient Air Quality Standards

Air quality standards are set at both the federal and state levels of government (**Table 4.3-1**). The federal Clean Air Act requires the Environmental Protection Agency (EPA) to establish ambient air quality standards for six criteria air pollutants: ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and suspended particulate matter. The California Clean Air Act also sets ambient air quality standards. The state standards are more stringent than the federal standards, and they include other pollutants as well as those regulated by the federal standards. When the concentrations of pollutants are below the allowed standards within an area, that area is considered to be in attainment of the standards.

**Table 4.3-1  
Federal and State Ambient Air Quality Standards**

Pollutant	Averaging Time	Federal Primary <sup>1</sup>	Federal Secondary <sup>1</sup>	California <sup>2</sup>
Ozone	8 Hour 1 Hour	0.07 ppm --	0.07 ppm --	0.07 ppm 0.09 ppm
Carbon Monoxide	8 Hour 1 Hour	9 ppm 35 ppm	-- --	9 ppm 20 ppm
Nitrogen Dioxide	Annual 1 Hour	0.053 ppm 100 ppb	0.053 ppm --	0.03 ppm 0.18 ppm
Sulfur Dioxide	Annual 24 Hour 3 Hour 1 Hour	0.03 ppm 0.14 ppm -- 75 ppb	-- -- 0.5 ppm --	-- 0.04 ppm -- 0.25 ppm
Fine Suspended Particulate Matter (PM <sub>2.5</sub> )	Annual 24 Hour	12.0 µg/m <sup>3</sup> 35.0 µg/m <sup>3</sup>	15.0 µg/m <sup>3</sup> 35.0 µg/m <sup>3</sup>	12 µg/m <sup>3</sup> --
Suspended Particulate Matter (PM <sub>10</sub> )	Annual 24 Hour	-- 150 µg/m <sup>3</sup>	-- 150 µg/m <sup>3</sup>	20 µg/m <sup>3</sup> 50 µg/m <sup>3</sup>
Sulfates	24 Hour	--	--	25 µg/m <sup>3</sup>
Lead	30 Day Calendar Qtr	-- 1.5 µg/m <sup>3</sup>	-- 1.5 µg/m <sup>3</sup>	1.5 µg/m <sup>3</sup> --
Hydrogen Sulfide	1 Hour	--	--	0.03 ppm
Vinyl Chloride	24 Hour	--	--	0.01 ppm
Visibility-Reducing Particles	8 Hour (10 am - 6 pm PST)	--	--	( <sup>3</sup> )

Source: California Air Resources Board, 2016

<sup>1</sup> National Primary Standards: The levels of air quality necessary, with an adequate margin of safety, to protect the public

National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

National standards (other than ozone, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM<sub>10</sub>, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m<sup>3</sup> is equal to or less than one. For PM<sub>2.5</sub>, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact U.S. EPA for further clarification and current federal policies.

<sup>2</sup> California standards for ozone, carbon monoxide (except Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, suspended particulate matter - PM<sub>10</sub>, PM<sub>2.5</sub>, and visibility reducing particles, are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

<sup>3</sup> Extinction coefficient of 0.23 per kilometer - visibility of ten miles or more (0.07 - 30 miles or more for Lake Tahoe) due to particles when relative humidity is less than 70 percent. Method: Beta Attenuation and Transmittance through Filter Tape.

### Air Quality Monitoring

Ozone (hourly and 8-hour average) is the only contaminant that receives continuous monitoring in Siskiyou County, while suspended particulate matter (PM<sub>2.5</sub> and PM<sub>10</sub>) is monitored every six days.

The closest SCAPCD air quality monitoring station to the project sites are located in the City of Yreka approximately eight miles north-northwest of the project sites. This station monitors ozone and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>). **Table 4.3-2** shows particulate matter from monitoring efforts from 2015 - 2017 at the Yreka station.

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Table 4.3-2  
Siskiyou County Air Quality Data

Pollutant	Standard	Year		
		2015	2016	2017
Ozone (O <sub>3</sub> )				
Maximum 1-Hour Concentration (ppm)		0.076	0.092	0.053
Maximum 8-Hour Concentration (ppm)		0.066	0.068	0.049
Number of Days Exceeding State 1-Hour Standard	> 0.09 ppm	0	0	0
Number of Days Exceeding State/Federal 8-Hour Standard	> 0.07 ppm	0	0	0
Inhalable Particulates (PM <sub>10</sub> )				
Maximum 24-Hour Concentration (µg/m³)		65.5	*	*
Estimated No. of Days Exceeding State Standard	> 50 µg/m³	6.1	*	*
Estimated No. of Days Exceeding Federal Standard	> 150 µg/m³	0	*	*
Ultra-Fine Particulates (PM <sub>2.5</sub> )				
Maximum 24-Hour Concentration (µg/m³)		51.0	25.1	78.8
Estimated No. of Days Exceeding Federal 24-Hour Standard	> 35 µg/m³	*	0.0	26.3

Source: California Air Resources Board, 2017

\* Insufficient data

### Monitored Air Pollutants

Ozone is a gas comprised of three oxygen atoms. It occurs both in the earth's upper atmosphere and at ground level. Ozone can be either beneficial or detrimental to human health, depending on its concentration and where it is located. Beneficial ozone occurs naturally in the earth's upper atmosphere, where it acts to filter out the sun's harmful ultraviolet rays. Bad ozone occurs at ground level and is created when cars, industry, and other sources emit pollutants that react chemically in the presence of sunlight. Ozone exposure can result in irritation of the respiratory system, decreased lung function, aggravated asthma, and possible lung damage with persistent exposure.

PM<sub>10</sub> (i.e., suspended particulate matter less than 10 microns) is a major air pollutant consisting of tiny solid or liquid particles of soot, dust, smoke, fumes, and aerosols. The size of the particles (about 0.0004 inches or less) allows them to easily enter the lungs where they may be deposited.

PM<sub>2.5</sub> (i.e., suspended particulate matter less than 2.5 microns) is similar to PM<sub>10</sub> in that it is an air contaminant that consists of tiny solid or liquid particles; though in this case the particles are about 0.0001 inches or smaller (often referred to as fine particles). PM<sub>2.5</sub> is typically formed in the atmosphere from primary gaseous emissions that include sulfates emitted by power plants and industrial facilities and nitrates emitted by power plants, automobiles, and other types of combustion sources. The chemical composition of fine particles highly depends on location, time of year, and weather conditions.

Inhalation of PM<sub>2.5</sub> and PM<sub>10</sub> can cause persistent coughing, phlegm, wheezing, and other physical discomfort. Long-term exposure may increase the rate of respiratory and cardiovascular illness.

As shown in **Table 4.3-2** above, neither the project sites nor Siskiyou County have been identified as having significant air quality problems and are considered to be in attainment or unclassified for all federal and state air quality standards. As a result, the County is not subject to an air quality attainment or maintenance plan.

**Discussion of Impacts:**

- a) *No Impact.* Siskiyou County is classified as being in attainment or unclassified for all federal and state air quality standards and, as a result, is not subject to an air quality plan.
- b) *Less Than Significant Impact.* The proposed zoning change could allow for future development on the sites that could generate more vehicle traffic, to and from the sites, as highway motorists visit the sites to take advantage of the commercial enterprise(s) offered, potentially enhanced by highway-visible signage directing traffic to the sites; however, given that the project sites and Siskiyou County are considered to be in attainment or unclassified for all federal and state air quality standards, the potential contribution made by potential future development of this sites resulting from the change in zoning proposed by the project would be less than significant.
- c) *Less Than Significant Impact.* See Responses 4.3(a) and 4.3(b) above.
- d) *Less Than Significant Impact.* See Responses 4.3(a) and 4.3(b) above.
- e) *Less Than Significant Impact.* See Responses 4.3(a) and 4.3(b) above.

**Mitigation Measures:**

None required.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.4 BIOLOGICAL RESOURCES.</b> Would the project:				
a) Have a substantial adverse 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 Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Setting:

The United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and the California Native Plant Society (CNPS) document species that may be rare, threatened or endangered. Federally listed species are fully protected under the mandates of the Federal Endangered Species Act (FESA). "Take" of listed species incidental to otherwise lawful activity may be authorized by either the U.S. Fish and Wildlife Service (USFWS) or the National Marine Fisheries Service (NMFS), depending upon the species.

Under the California Endangered Species Act (CESA), CDFW has the responsibility for maintaining a list of threatened and endangered species. CDFW also maintains lists of "candidate species" and "species of special concern" which serve as "watch lists." State-listed species are fully protected under the mandates of CESA. "Take" of protected species incidental

to otherwise lawful management activities may be authorized under Section 2081 of the Fish and Game Code of California.

Under Section 3503.5 of the California Fish and Game Code, it is unlawful to take, possess, or destroy any birds in the orders of Falconiformes or Strigiformes (i.e., raptors) or to take, possess or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.

The Native Plant Protection Act (California Fish and Game Code Sections 1900-1913) prohibits the taking, possessing, or sale within the state of any rare, threatened or endangered plants as defined by the CDFW. Project impacts on these species would not be considered significant unless the species are known to have a high potential to occur within the area of disturbance associated with the project.

### Special-Status Species

Special-status species are commonly characterized as species that are at potential risk or actual risk to their persistence in a given area or across their native habitat (locally, regionally, or nationally) and are identified by a state and/or federal resource agency as such. These agencies include governmental agencies such as CDFW, USFWS, or private organizations such as CNPS. The degree to which a species is at risk of extinction is the limiting factor on a species' status designation. Risk factors to a species' persistence or population's persistence include habitat loss, increased mortality factors (take, electrocution, etc.), invasive species, and environmental toxins. In context of environmental review, special-status species are defined by the following codes:

- 1) Listed, proposed, or candidates for listing under the federal Endangered Species Act (50 Code of Federal Regulations [CFR] 17.11 – listed; 61 Federal Register [FR] 7591, February 28, 1996 candidates);
- 2) Listed or proposed for listing under the California Endangered Species Act (Fish and Game Code [FGC] 1992 Section 2050 et seq.; 14 California Code of Regulations [CCR] Section 670.1 et seq.);
- 3) Designated as Species of Special Concern by the CDFW;
- 4) Designated as Fully Protected by the CDFW (FGC Sections 3511, 4700, 5050, 5515); and
- 5) Species that meet the definition of rare or endangered under the California Environmental Quality Act (CEQA) (14 CCR Section 15380) including CNPS List Rank 1b and 2.

The project application was sent to CDFW staff in 2018 for review, and CDFW responded that the agency would not be providing comments on the proposed project. The correspondence with CDFW staff can be found in **Attachment B**.

In addition, critical habitat designations within the general vicinity of the project sites were checked using the USFWS Critical Habitat Portal (USFWS 2018a). According to the USFWS, no critical habitats have been identified within or adjacent to the project sites.

An irrigation ditch runs through the south east corner of project site 1. The ditch is maintained by the Grenada Irrigation District.

## 4.0 ENVIRONMENTAL CHECKLIST

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### Discussion of Impacts:

- a) *Less Than Significant Impact with Mitigation Incorporated.* As noted above, the project was submitted for review by the CDFW in 2018, but no comments were received. And critical habitat has not been identified within the project sites or surrounding areas. The proposed zoning change could allow development of the site, that could potentially affect wildlife and bird species that pass through the area. Prior to any construction, a biological survey will need to be conducted as detailed in mitigation measure **MM 4.1** to determine whether special-status species or their habitat are present on the project sites and determine appropriate measures, as also detailed in mitigation measure **MM 4.1**. Implementation of mitigation measure **MM 4.1** will reduce potential impacts to less than significant.
- b) *Less Than Significant Impact with Mitigation Incorporated.* An irrigation ditch runs through the south east corner of project site 1. Future construction of the project sites has the potential to affect habitat or communities located in or along the ditch. Implementation of mitigation measure **MM 4.2**, which requires a 50-foot setback for all future construction from the ditch will reduce potential impacts to less than significant
- c) *Less Than Significant Impact with Mitigation Incorporated.* A query of the National Wetlands Inventory database indicated that there are no known wetlands on the project sites (USFWS 2018b). Through **MM 4.1** potential impacts to the on-site irrigation ditch will be reduced to less than significant.
- d) *Less Than Significant Impact with Mitigation Incorporated.* See Response 4.4(a) above.
- e) *No Impact.* The proposed project would not conflict with any local policies or ordinances protecting biological resources.
- f) *No Impact.* No habitat conservation plans, natural community conservation plans, or other local, regional, or state habitat conservation plans apply to the project area.

### Mitigation Measures:

- MM 4.1      Prior to construction on the sites, a biological resource survey shall be conducted to determine if any significant wildlife habitat and vegetation resources will be adversely affected and, if so, identify appropriate measures to avoid or mitigate such impacts. Appropriate measures shall include but not be limited to avoidance or compensation and mitigation to the approval of the CDFW or USFWS for loss of habitat. While it appears unlikely any listed species inhabit the sites due to the disturbed nature of the sites, if any protected species were to be found to inhabit the site, appropriate permitting would be required from the USFWS and/or CDFW.
- MM 4.2      For any future construction, no construction or disturbance shall occur within 50 feet of the on-site irrigation ditch. Appropriate fencing or other barriers shall be installed to ensure this setback is implemented.



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.5 CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting:**

According to the Northeast Center of the California Historical Resources Information System, the project sites have not been surveyed for cultural and archaeological resources.

CEQA Guidelines Section 15064.5 defines the term "historical resources." Generally speaking, a "historical resource" includes sites that are listed in or determined to be eligible for listing in the California Register of Historical Resources, sites that are included in a local register of historical resources, or a resource that is considered "historically significant." A lack of designation at the national, state, or local level does not preclude a resource from being determined to be a historical resource. On January 1, 2015, Public Resources Code (PRC) Section 21074, which defines a "tribal cultural resource", became effective. PRC Section 21074 states the following:

(a) "Tribal cultural resources" are either of the following:

- (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
  - (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
  - (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- (2) 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

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- (b) *A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.*
- (c) *A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms to the criteria of subdivision (a).*

### Discussion of Impacts:

- a) *Less Than Significant with Mitigation Incorporated.* While no evidence of historic resources has been identified within the project sites, future grading and construction activities, including ground disturbance, have the potential to impact surface and subsurface historic resources should any be present. Therefore, mitigation measure **MM 5.1** is provided to address the potential for the discovery of any unrecorded or previously unknown resources.
- b) *Less Than Significant with Mitigation Incorporated.* While no evidence of significant archaeological resources has been identified within the project sites, future grading and construction activities have the potential to impact surface and subsurface archeological resources should any be present. Therefore, mitigation measure **MM 5.1** is included to address the potential for the discovery of any unrecorded or previously unknown resources.
- c) *Less Than Significant with Mitigation Incorporated.* There are no known records of paleontological resources or unique geologic features being discovered within or immediately adjacent to the project sites. Nevertheless, unanticipated and accidental discoveries of paleontological resources are possible as future development of the project sites occurs. Therefore, in order to ensure that potential impacts to paleontological resources remain less than significant, mitigation measure **MM 5.2** is provided below.
- d) *Less Than Significant with Mitigation Incorporated.* There is no record of Native American or early European burial sites within or adjacent to the project sites. Regardless, there is a possibility of the unanticipated and accidental discovery of human remains during ground-disturbing project-related activities. Therefore, mitigation measure **MM 5.3** is provided below to address the potential discovery of any unrecorded or previously unknown resources.
- e) *Less Than Significant with Mitigation Incorporated.* Although no “tribal cultural resources” have been identified as being located on or adjacent to the project sites, mitigation measures **MM 5.1**, **MM 5.2**, and **MM 5.3** would provide adequate mitigation to reduce potential impacts to a less-than-significant level should any resources be identified during development of the sites.

### Mitigation Measures:

- MM 5.1** If, during the course of project implementation, cultural resources (i.e., prehistoric sites, historic features, isolated artifacts, and features such as concentrations of shell or glass) are discovered, all work shall cease in the area of the find, the Siskiyou County Community Development Department – Planning Division shall be immediately notified, and a professional archaeologist that meets the Secretary of the Interior’s Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to determine the significance of the discovery. The County shall consider mitigation recommendations presented by a professional archaeologist and implement a measure or measures that the County deems

feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.

Timing/Implementation: During ground disturbance activities associated with development of the sites.

Enforcement/Monitoring: Siskiyou County Community Development Department - Planning Division

**MM 5.2** If, during the course of project implementation, paleontological resources (e.g., fossils) are discovered, all work shall cease in the area of the find, the Siskiyou County Community Development Department – Planning Division shall be immediately notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. The County shall consider the mitigation recommendations presented by a professional paleontologist and implement a measure or measures that the County deems feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.

Timing/Implementation: During ground disturbance activities associated with development of the sites.

Enforcement/Monitoring: Siskiyou County Community Development Department - Planning Division

**MM 5.3** If, during the course of project implementation, human remains are discovered, all work shall cease in the area of the find, the Siskiyou County Community Development Department – Planning Division shall be immediately notified, and the County Coroner must be notified, according to Section 5097.98 of the California Public Resources Code and Section 7050.5 of the California Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in California Code of Regulations Section 15064.5(d) and (e) shall be followed.

Timing/Implementation: During ground disturbance activities associated with development of the sites.

Enforcement/Monitoring: Siskiyou County Community Development Department - Planning Division

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.6 GEOLOGY AND SOILS.</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving:				
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 Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Setting:

As indicated on the 2010 Fault Activity Map of California (DOC, 2010), there are a number of faults located in the region. The closest of these are two local features, one to the west and one to the north of the project sites. Neither of these faults, however, has shown evidence of displacement within the last 700,000 years. There are no known potentially active faults (i.e., faults along which displacement has occurred within the past 200 years) located in the project vicinity.

The Seismic Safety and Safety Element of the Siskiyou County General Plan states that over a 120-year period, nine or ten earthquakes capable of "considerable damage" have occurred in the region. No deaths have been reported from these quakes and building damage was considered minor or unreported. No known damage has resulted from an earthquake in the Mount Shasta area. Regardless, Siskiyou County, like much of California, is located in an area

with potential for major damage from earthquakes corresponding to intensity VII on the Modified Mercalli Scale.

Although much of area around Mount Shasta was impacted by a massive debris flow during the collapse of ancestral Mount Shasta (i.e., a volcano that was located on the site of contemporary Mount Shasta until roughly 160,000 to 360,000 years ago), landslides are not prominent in the area. The project sites are relatively flat. Further, standard construction practices limit the amount of potential erosion, and the California Building Code addresses necessary construction techniques to accommodate soils with expansive characteristics.

According to the U.S. Department of Agriculture- Natural Resources Conservation Service (USDA-NRCS) Web Soil Survey, which classifies soils throughout the United States, the project sites soils are classified as #139 Dotta loam, 0 to 2 percent slopes, #141 Dotta gravelly loamy, 0 to 2 percent slopes, and #146 Duzel gravelly loam, 5 to 9 percent slopes (USDA-NRCS 2017). The Dotta series consists of very deep, somewhat excessively drained soils that formed in glacial outwash fans. The Duzel series consist of moderately deep, well drained soils that formed in material weathered from metamorphic rocks. These soils have low shrink-swell potential, moderate to slow permeability, medium to rapid runoff, and slight to moderate water erosion potential (USDA-NRCS 2017).

Siskiyou County General Plan *Land Use Element* identifies the project sites as being located within the following mapped areas:

Erosion Hazard (High)

*Policy 7.* Specific mitigation measures will be provided that lessen soil erosion, including contour grading, channelization, revegetation of disturbed slopes and soils, and project timing (where feasible) to less the effect of seasonal factors (rainfall and wind).

**Discussion of Impacts:**

- a) *No Impact.* The project itself would not create new or changed/additional impacts relative to existing conditions that would expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving:
- i) Rupture of a known earthquake fault. The California Geologic Survey does not identify the project site as being in an area affected by this fault or any other Alquist-Priolo Earthquake Fault Zone. (*No Impact.*)
  - ii) Strong seismic ground shaking. Any potential structures built on the site would be subject to future seismic activity. Future development resulting from the proposed project would be required to be designed to meet all California Building Code seismic design standards, as well as site-specific and project-specific recommendations contained in the geotechnical analysis required prior to building permit issuance. (*No Impact.*)
  - iii) Seismic-related ground failure, including liquefaction. Liquefaction occurs when loose sand and silt that is saturated with water behaves like a liquid when shaken by an earthquake. Liquefaction can result in the following types of seismic-related ground failure:
    - Loss of bearing strength – soils liquefy and lose the ability to support structures
    - Lateral spreading – soils slide down gentle slopes or toward stream banks

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- Flow failures – soils move down steep slopes with large displacement
- Ground oscillation – surface soils, riding on a buried liquefied layer, are thrown back and forth by shaking
- Flotation – floating of light buried structures to the surface
- Settlement – settling of ground surface as soils reconsolidate
- Subsidence – compaction of soil and sediment

Three factors are required for liquefaction to occur: (1) loose, granular sediment; (2) saturation of the sediment by groundwater; and (3) strong shaking. Impacts associated with liquefaction are unlikely given the well-drained soils on the project sites and low incidence of seismic activity in the region. (No Impact.)

- iv) Landslides. The project sites are not steep, and the nearest hillsides do not show a history of instability, the potential for landslides is considered low (*No Impact*.)
- b) *Less Than Significant Impact*. The potential for new types of development allowable by the zoning change proposed by the project could result in a degree of ground disturbance from grading and other construction-related activities; however, the sites are relatively flat such that soil erosion or the loss of topsoil would be insignificant. The Land Use Element of the General Plans shows the project sites to be located in a high erosion hazard area, the NRSC Web Soil Survey for the sites, being more specific and applicable to the actual on-the-ground location as opposed to a broad, regional mapping level of accuracy in the General Plan, indicates three soil types found within the sites boundaries: as #139 Dotta loam, 0 to 2 percent slopes, #141 Dotta gravelly loamy, 0 to 2 percent slopes, and #146 Duzel gravelly loam, 5 to 9 percent slopes. All three of these soil types are well-drained with medium to rapid runoff characteristics and have a slight to moderate water erosion potential.

Any future construction would be subject to the National Pollutant Discharge Elimination System (NPDES) Permit, which is administered by the Regional Water Quality Control Board. If the future construction activities disturb one or more acres of soil, the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) would be required. Compliance with these standards results in a less than significant impact.

- c) *Less Than Significant Impact*. The potential for landslides on the project sites was addressed under Response 4.6(a)(iv) and was determined to have no impact. The potential for lateral spreading, liquefaction, subsidence, and other types of ground failure or collapse was addressed under Response 4.6(a) and was also determined to be less than significant.
- d) *Less Than Significant*. Expansive or shrink-swell soils are soils that swell when subjected to moisture and shrink when dry. Expansive soils typically contain clay minerals that attract and absorb water, greatly increasing the volume of the soil. This increase in volume can cause damage to foundations, structures, and roadways. The soils at the project sites are considered to have low shrink-swell potential. In addition, standard procedures as required by the California Building Code would reduce any potential impact associated with shrink-swell soils to a level that is considered less than significant.
- e) *No Impact*. The County Division of Environmental Health has not expressed concerns or provided any conditions on the project as proposed. Future development on the project sites will require individual permits for sewage disposal, water wells, or water systems. Those systems will be subject to the standards set forth in the Siskiyou County Onsite Wastewater

Treatment System (OWTS) Regulations and Technical Manual Section 5-8.21- Well Standards of the County Code.

**Mitigation Measures:**

None required.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.7 GREENHOUSE GAS EMISSIONS.</b> Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Setting:

No air district or other regulatory agency in northern California has identified a significance threshold for greenhouse gas (GHG) emissions generated by a proposed project, or a methodology for analyzing impacts related to GHG emissions or global climate change. By the adoption of Assembly Bill (AB) 32 and Senate Bill (SB) 97, however, the State of California established GHG reduction targets and has determined that GHG emissions as they relate to global climate change are a source of adverse environmental impacts in California. AB 32, the California Climate Solutions Act of 2006 (see Statutes 2006, Chapter 488, enacting Health and Safety Code, Sections 18500–38599), establishes regulatory, reporting, and market mechanisms to achieve quantifiable reductions in GHG emissions and a cap on statewide GHG emissions.

The impact that GHG emissions have on global climate change does not depend on whether the emissions were generated by stationary, mobile, or area sources, or whether they were generated in one region or another. Thus, consistency with the state's requirements for GHG emissions reductions is the best metric for determining whether the proposed project would contribute to global warming. In the case of the proposed project, if the project substantially impairs the state's ability to conform to the mandate to reduce GHG emissions to 1990 levels by the year 2020, then the impact of the project would be considered significant.

### Discussion of Impacts:

- a) *Less Than Significant Impact.* The proposed project will rezone 9 parcels, which would not have an impact on greenhouse gas emissions. Future development of the proposed parcels, however, would likely result in minor greenhouse gas emissions associated with the use of fossil fuel powered equipment during construction of commercial buildings and/or other permitted uses. These emissions would be of a limited scope and would have a less than significant impact on the environment.
- b) *No Impact.* The proposed project would not conflict with any adopted plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions.

### Mitigation Measures:

None required.



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.8 HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Setting:**

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. A hazardous material is defined in Title 22 of the California Code of Regulations (CCR), Title 22, Section 662601.10, as follows:

*A substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly*

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*contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed.*

Most hazardous material regulation and enforcement in Siskiyou County is managed by the Siskiyou County Community Development Department - Environmental Health Division, which refers large cases of hazardous materials contamination or violations to the Central Valley Regional Water Quality Control Board (RWQCB) and the California Department of Toxic Substances Control (DTSC). When issues of hazardous materials arise, it is not at all uncommon for other agencies to become involved, such as the Air Pollution Control District and both the federal and state Occupational Safety and Health Administrations (OSHA).

Under Government Code Section 65962.5, both the California Department of Toxic Substances Control and the State Water Resources Control Board (SWRCB) are required to maintain lists of sites known to have hazardous substances present in the environment. Both agencies maintain up-to-date lists on their websites. A search of the DTSC and SWRCB lists did not identify any hazardous waste violations in the vicinity of the project sites.

Changes to allowable land uses that could arise as a result of the zoning change proposed by the project would permit certain business enterprises to potentially be developed on the project sites that could transport, use, or disposal of hazardous materials.

### **Discussion of Impacts:**

- a) *Less Than Significant Impact.* The proposed zoning change would allow for the development of certain types of land use such as automobile service stations, automobile car washes, repair garages (not including body shops), towing services, recreational vehicle parks, truck service stations and fuel yards, and other such uses where the routine transport, use, or disposal of hazardous materials would be a possible part of their operations. Future development projects would be subject to regulations applicable to the specific project type, which would minimize the risk of releasing hazardous materials. Therefore, the proposed project would create a less than significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials
- b) *Less Than Significant Impact.* See Response 4.8(a). In aggregate with the existing and potential future land uses of the highway interchange area, the risk of the potential permitted land uses that could be developed on the project sites would not 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. All future development would be subject to the standards outlined in the Siskiyou County Code, Chapter 11. The development of a Hazardous Materials Business Plan would be prepared as part of the Building Permit application process. Compliance with these standards would result in a less than significant impact.
- c) *Less Than Significant Impact.* The nearest school to the project sites is Grenada Elementary School, which is located more than a half-mile to the east, on the other side of the Interstate Highway of project site 1 and a quarter mile east of project site 2; therefore the risk to the school resulting from hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school (which would not be sited within one-quarter mile of a C-H district) is less than significant.

- d) *No Impact.* According to the DTSC Envirostor database and SWRCB GeoTracker database, which were reviewed on March 1, 2019, the project sites have not been identified as a hazardous material spill site.
- e) *No Impact.* The project sites are approximately six miles from the Montague Airport.
- f) *No Impact.* See Response 4.8(e). The project sites are not located in the vicinity of a private airstrip.
- g) *Less Than Significant Impact.* The project sites are situated adjacent to an Interstate Highway interchange and a second rural highway, so that the sites have adequate capacity for egress during an emergency or evacuation scenario without impairing the orderly implementation of an adopted emergency response or evacuation plan. The project as proposed would not create a significant impact to this situation.
- h) *Less Than Significant Impact.* There is the potential for wildland fires in the region given the relatively dry summer climate, with hot days and wind. The project sites location are not in a wildland-urban interface, and is not designated a Wildfire Hazard Area according to the County General Plan. Nevertheless, both the current project and any future development would be required to comply with Fire Safe Regulations enacted pursuant to Public Resources Code Sec. 4290.

**Mitigation Measures:**

None required.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.9 HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of a failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Setting:

The most significant hydrologic feature in the project vicinity is Julien Creek, located approximately one-quarter mile north of the project sites. Julien Creek is a tributary of the Shasta

River, with their confluence located approximately two miles northeast of the sites. No other significant surface water features exist in the project vicinity.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Mapping (FIRM) program, none of the project area is located within the 100-year floodplain. (FIRM Map 06093C1600D).

Siskiyou County General Plan *Land Use Element* identifies the project sites as being located within the following mapped areas:

- Soils – Severe Septic Tank Limitations (Severe)

The following are the applicable policies established for development within those mapped resource and natural hazard areas:

Soils – Severe Septic Tank Limitations (Severe)

*Policy 9.* The minimum parcel size shall be one acre on zero to 15 percent slope and five acres on 16 to 29 percent slope.

*Policy 10.* Single-family residential, heavy or light industrial, heavy or light commercial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted.

The permitted uses will not create erosion or sedimentation problems.

**Discussion of Impacts:**

- a) *Less Than Significant Impact.* The proposed zoning change has the potential to impact water quality standards and/or waste discharge requirements depending upon land uses that may be developed on the rezoned sites. With future development, it is likely that some grading would be necessary to prepare the sites. Any future construction would be subject to a General Construction Permit under the NPDES Permit, which is administered by the Regional Water Quality Control Board (RWQCB). If the future construction activities disturb one or more acres of soil, the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) would be required. In order to be approved by the RWQCB, the SWPPP would need to include best management practices (BMPs) designed to reduce or eliminate erosion and runoff. BMPs typically include the use of straw wattles, covering stockpiled materials, revegetation of disturbed areas, silt fences, and other physical means of slowing stormwater flow from graded areas in order to allow sediment to settle out. Compliance with these standards results in a less than significant impact. In addition, the project sites are located in Map 4 Soils: Severe Septic Tank Limitations of the Land Use Element of the General Plan. Future development on the project sites will require individual permits for sewage disposal, water wells, or water systems. Those systems will be subject to the standards set forth in the Siskiyou County Onsite Wastewater Treatment System (OWTS) Regulations and Technical Manual and Section 5-8.21- Well Standards of the County Code. Compliance with these standards will result in a less than significant impact.
- b) *Less Than Significant Impact.* Although any future development that might occur on the project sites could potentially result in the creation of impervious surfaces, the soils at the sites are considered “well drained”. The parcel sizes are sufficient to accommodate stormwater

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on-site and not impede groundwater recharge. The County Division of Environmental Health has not expressed any concerns or provided any conditions on the project as proposed the project as proposed, however future development on the project sites will require an individual sewage disposal assessment. Future development on the project sites will require individual permits for sewage disposal, water wells, or water systems. Those systems will be subject to the standards set forth in the Siskiyou County Onsite Wastewater Treatment System (OWTS) Regulations and Technical Manual and Section 5-8.21- Well Standards of the County Code. Compliance with these standards will result in a less than significant impact.

- c) *Less Than Significant Impact.* Potential future development that could arise as a result of the proposed zoning change could include parking lots, expanded driveways and other improvements that could result in an increase in impervious surfaces on the project sites; however, due to the “well drained” soil on the project sites soils, it’s anticipated that any sediment-laden stormwater would percolate into the ground prior to leaving the project sites. Furthermore, sediment-laden stormwater would only be anticipated if development of the sites occurs during adverse weather conditions. Future development of the sites would also be subject to a General Construction Permit, discussed in 4.9 (a) above. Compliance with these standards results in a less than significant impact.
- d) *Less Than Significant Impact.* See Response 4.9(c) above. The minor grading activities associated with future development would not substantially alter the existing drainage pattern such that there would be an increased risk of flooding on- or off-site. However, future development of the sites would also be subject to a General Construction Permit, discussed in 4.9 (a) above. Compliance with these standards results in a less than significant impact.
- e) *Less Than Significant Impact.* See Responses 4.9(c) through 4.9(d) above. Future construction of the sites could result in stormwater runoff resulting from development of impervious surfaces. Future development would be subject to a General Construction Permit, discussed in 4.9(a) above. Compliance with Section 10.6.5606 of the County Code, which states, “the property owner shall provide for proper grading, storm water drainage, and erosion control, including the prevention of sedimentation or damage to off site property” would be required for future construction. Compliance with these standards would result in a less than significant impact.
- f) *Less Than Significant Impact.* See Responses 4.9(a) through 4.9(e).
- g) *No Impact.* The project is not within a 100-year flood hazard area.
- h) *No Impact.* See Response 4.9(g) above.
- i) *No Impact.* The project sites are not located in a dam inundation zone (DWR 2018). The project would not result in the failure of a levee or dam, nor would it expose people or structures to a significant risk of loss, injury or death involving flooding.
- j) *No Impact.* The project sites are not located near an ocean or large body of water with potential for seiche or tsunami. The project is located approximately ten and a half miles downstream from Lake Shastina. As discussed under Responses 4.6(a)(iii) and 4.6(a)(iv), the project area is not at risk of mudflows.

### Mitigation Measures:

None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.10 LAND USE AND PLANNING.</b> Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting:**

The basis for land use planning at the project sites is the Siskiyou County General Plan. The Land Use Element of the General Plan provides the primary guidance on issues related to land use and land use intensity. The Land Use Element provides designations for land within the County and outlines goals and policies concerning development and use of that land.

The primary goal of the Land Use/Circulation Element of the Siskiyou County General Plan is to allow the physical environment to determine the appropriate future land use pattern that will develop in Siskiyou County. Its focus is for future development to occur in areas that are easiest to develop without entailing great public service costs, that have the least negative environmental effect, and that do not displace or endanger critical natural resources.

Siskiyou County General Plan *Land Use Element* identifies the project sites as being located within the following mapped areas:

- Erosion Hazard (High)
- Soils – Severe Septic Tank Limitations (Severe)

The following are the applicable policies established for development within those mapped resource and natural hazard areas:

Erosion Hazard (High)

*Policy 7.* Specific mitigation measures will be provided that lessen soil erosion, including contour grading, channelization, revegetation of disturbed slopes and soils, and project timing (where feasible) to less the effect of seasonal factors (rainfall and wind).

Soils – Severe Septic Tank Limitations (Severe)

*Policy 9.* The minimum parcel size shall be one acre on zero to 15 percent slope and five acres on 16 to 29 percent slope.

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*Policy 10.* Single-family residential, heavy or light industrial, heavy or light commercial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted.

The permitted uses will not create erosion or sedimentation problems.

In addition to the policies noted above, the following composite policies have been determined to be applicable to the proposed project:

*Policy 38.* In commercial agricultural areas mapped as prime agricultural land but proven not to be prime agricultural land, single-family residential, light commercial, light industrial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses and public or quasi-public uses may be permitted.

The permitted uses will not create erosion or sedimentation problems.

*Policy 39.* The permitted uses will not create erosion or sedimentation problems. Proof that mapped prime agricultural soils are in fact not prime can only be done by providing the following information:

- a. Submission of a soils test prepared by a California Certified Soil Scientist.
- b. Submission of well logs that specifically demonstrate there is not enough water available for irrigation purposes.
- c. A letter from the applicable irrigation district stating that they will not and cannot provide water.
- d. Any other factual, documented information that the area is not and has not been capable of supplying enough water for irrigation.
- e. If an on-site field inspection by the Planning Department reveals that the land is not prime agricultural land, the data itemized in a, b, c, and d above may not be required; i.e., obvious mapping errors.
- f. Submission of past financial records or statements that the agricultural operation is not economically feasible are not in any way considered to be adequate proof that the land is not prime.

*Policy 41.3.* The following policies shall determine the location of any proposed use of the land:

- b. All light commercial, light industrial, multiple family residential, and commercial-recreational, public and quasi-public uses must provide or have direct access to a public road capable of accommodating the traffic that could be generated from the proposed use.
- e. All proposed uses of the land shall be clearly compatible with the surrounding and planned uses of the area.



In concert with the General Plan, the Siskiyou County Code establishes zoning districts within the County and specifies allowable uses and development standards for each district. Under state law, each jurisdiction's zoning must be consistent with its general plan. The existing zoning of the project sites are Town Center (C-C) and Rural Residential Agricultural, 2.5-acre minimum parcel size (R-R-B-2.5). Pursuant to Section 10-6.4301 of the Siskiyou County Code, the C-C District is intended to *promote and enhance the diversified uses compatibility with and necessary for the maintenance and viability of town centers and rural communities*. Pursuant to Section 10-6.4801 the R-R District is intended to *provide an area where rural residential uses can be compatibly mixed with commercial agriculture activities*. A complete list of permitted and conditionally permitted uses in the Highway Commercial (C-H) District, the change to which from the site's current C-C and R-R-B-2.5 designation is the goal and objective of the project as proposed, is included in **Attachment A**.

**Discussion of Impacts:**

- a) *No Impact*. Project site 1 is bordered by I-5 and the Grenada/Gazelle I-5 interchange (Exit 766) to the east. A gas station and liquor store are located to the north, zoned as Town Center (C-C). A commercially zoned parcel is located on the northwest side of Old Hwy 99 and adjacent to the site. Project site 2 is bordered by the Grenada/Gazelle I-5 interchange (Exit 766) to the west and A-12 (99-97 Cutoff) to the north. A mechanic/repair shop and truck stop are to the east zoned as Light Industrial District (M-M). The vicinity is characterized by rural and commercial uses. The project would not result in the division of an existing community and would allow uses that are compatible the surrounding uses and appropriate for the sites' conditions.
- b) *Less Than Significant Impact*. The project consists of a proposed zone change of a 17.14-acre parcel from Town Center (C-C) and Rural Residential Agricultural, 2.5-acre minimum parcel size (R-R-B-2.5) to Highway Commercial (C-H). The intent of the rezone is to make the zoning more consistent with the adjacent parcels at the freeway interchange and allow for future uses directed to highway travelers.

The proposed C-H zoning district generally allows highway and automobile-oriented uses including gas stations, hotels, campgrounds, and recreational vehicle parks. A complete list of permitted and conditionally permitted uses in the C-H zoning district is included as Attachment A to this document.

The project sites are mapped as Prime Agricultural Soils according to the Siskiyou County General Plan Land Use Element, Map 12. However, since the publishing of the General Plan, an updated survey of the project sites have occurred and designated the sites as non-prime farmlands (DOC 2016). Therefore, the project's proposed zoning change would not convert currently productive farmland to nonagricultural use.

The Land Use Element of the General Plans shows the project sites located in a high erosion hazard area, however according to the USDA-NRCS Web Soil Survey for the sites, being more specific and applicable to the actual on-the-ground location as opposed to a broad, regional mapping level of accuracy in the General Plan, indicates three soil types found within the site boundaries: as #139 Dotta loam, 0 to 2 percent slopes, #141 Dotta gravelly loamy, 0 to 2 percent slopes, and #146 Duzel gravelly loam, 5 to 9 percent slopes. All three of these soil types are well-drained with medium to rapid runoff characteristics and have a slight to moderate water erosion potential.

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In addition, the project sites are located in Map 4 Soils: Severe Septic Tank Limitations of the Land Use Element of the General Plan. The County Division of Environmental Health has not expressed any concerns or provided any conditions on the project as proposed. However, future development on the project sites will require individual permits for sewage disposal, water wells, or water systems. Those systems will be subject to the standards set forth in the Siskiyou County Onsite Wastewater Treatment System (OWTS) Regulations and Technical Manual and Section 5-8.21- Well Standards of the County Code. Compliance with these standards will result in a less than significant impact.

- c) *No Impact*. See Section 4.4 Biological Resources. No habitat conservation or natural community conservation plans are applicable to the project area.

### **Mitigation Measures:**

None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.11 MINERAL RESOURCES.</b> Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting:**

Historically, gold mining was responsible for the establishment of several communities within Siskiyou County. Although some mining still takes place, the resource is greatly diminished and no longer plays a significant role in the economy. Nevertheless, gold continues to draw interest in the region, especially when gold prices are high.

The State Mining and Geology Board has the responsibility to inventory and classify mineral resources and could designate such mineral resources as having a statewide or regional significance. If this designation occurs, the local agency must adopt a management plan for such identified resources. The Siskiyou County General Plan does not contain a Mineral Resources Element and there are no mapped resources zoned within Siskiyou County.

**Discussion of Impacts:**

- a) *No Impact.* There are no mapped mineral resource zones in Siskiyou County and the project would not result in the loss of an available known mineral resource that would be of value to the region or residents of the state.
- b) *No Impact.* See Response 4.11(a) above. There are no mapped mineral resources zones in Siskiyou County or identified locally important mineral resource recovery sites within the project area delineated in the County general plan.

**Mitigation Measures:**

None required.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.12 NOISE.</b> Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Setting:

In order to ensure land use compatibility, the Siskiyou County General Plan Noise Element establishes maximum exterior community noise levels for a variety of land uses. For residential land uses, an exterior noise level of 60 Ldn (Day-Night Level) is identified as being "acceptable" requiring no special noise insulation or noise abatement features unless the proposed development is itself considered a source of incompatible noise for a nearby land use. The outdoor noise level planning criteria identified in the Noise Element are intended to "assure that a 45 Ldn indoor level will be achieved by the noise attenuation of regular construction materials."

Existing noise sources in the project vicinity include local traffic along both Old Highway 99, A-12 (99-97 Cutoff), and Interstate 5.

### Discussion of Impacts:

- a) *Less Than Significant Impact with Mitigation Incorporated.* The proposed project may result in future temporary construction noise during development of the sites capable of affecting nearby residents. Construction noise would likely come from heavy equipment, backup alarms, trucks, and paving equipment. Although these noise sources would be temporary and impacts would cease once construction is complete, mitigation measures **MM 12.1** and

**MM 12.2** are recommended below in order to reduce construction noise impacts to a less than significant level.

In addition, permanent ambient noise levels would increase once the proposed parcels are developed and businesses are operational. However, it is anticipated that additional sources of noise from the new development would be compatible with existing development.

- b) *Less Than Significant Impact with Mitigation Incorporated.* See Response 4.12(a). It is anticipated that during development of the project sites, heavy equipment would be utilized that is capable of generating localized groundborne vibration and groundborne noise perceptible to residences or other sensitive uses in the immediate project vicinity. However, due to the limited duration of construction impacts, as well as implementation of mitigation measure **MM 12.1**, potential impacts are considered less than significant
- c) *Less Than Significant Impact.* See Response 4.12(a). Although ambient noise levels could increase slightly as a result of the parcels being developed in the future with C-H zoned businesses, the additional noise sources would be compatible with freeway, industrial and retail development in the project vicinity.
- d) *Less Than Significant Impact with Mitigation Incorporated.* See Response 4.12(a).
- e) *No Impact.* The project is not located within two miles of a public airport or within an airport land use plan area.
- f) *No Impact.* The project is not located in the vicinity of a private airstrip.

**Mitigation Measures:**

**MM 12.1** Construction activity within 2,000 feet of residences shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, and from 8:00 a.m. to 6:00 p.m. on Saturdays. Construction activities are prohibited on Sundays and federal holidays. This condition shall be noted on all Improvement Plans required for this project.

Timing/Implementation: During grading and construction of improvements

Enforcement/Monitoring: County of Siskiyou – Community Development Department, Planning Division

**MM 12.2** The following noise reduction and suppression techniques shall be employed during construction to minimize the impact of temporary construction-related noise on nearby sensitive receptors:

- Comply with manufacturers' muffler requirements.
- Notify nearby residences in advance of the construction schedule and how many days they may be affected. Provide a phone number for a construction supervisor who would handle construction noise questions and complaints.
- Minimize idling of engines, turn off engines when not in use, where applicable.
- Shield compressors and other small stationary equipment with portable barriers when within 100 feet of residences.
- Route truck traffic away from noise-sensitive areas where feasible.

#### 4.0 ENVIRONMENTAL CHECKLIST

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Timing/Implementation:	During grading and construction of improvements
Enforcement/Monitoring:	County of Siskiyou – Community Development Department, Planning Division

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.13 POPULATION AND HOUSING.</b> Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting:**

The California Department of Finance (DOF), Demographic Research Unit estimates that Siskiyou County's population was 45,119 as of January 1, 2015, and 44,896 as of July 1, 2010. This equates to a population increase of 223 people, or 0.5 percent, over 4.5 years.

The project sites are located in the unincorporated area of Siskiyou County immediately west of the town of Grenada. It is roughly an equidistant eight road miles north to the City of Yreka and south to the community of Gazelle. According to the 2010 United States Census, Grenada had a population of 367.

**Discussion of Impacts:**

- a) *Less Than Significant Impact.* The proposed zoning change would not allow for the development of significant new residential housing units (other than a caretaker's residence as an auxiliary to a permitted use). The change in zoning could allow for commercial development that could have the effect of creation of jobs that could include a minor amount of population growth, but those jobs could be filled by existing residents in the area.
- b) *No Impact.* There is currently no housing on the existing sites; therefore, the proposed project would not displace any housing.
- c) *No Impact.* No people, residences, or businesses would be displaced by the project.

**Mitigation Measures:**

None required.

## 4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.14 PUBLIC SERVICES.</b> 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 following public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Setting:

#### FIRE PROTECTION

CAL FIRE provides wildland fire protection services to the project area, which has been identified as being located within a State Responsibility Area (SRA). Fire Safe Regulations have been prepared and adopted by the state to establish minimum wildfire protection standards for development within the SRA. Fire Safe Regulations are not intended to apply to existing structures, roads, streets, private lanes, or facilities. However, these regulations are applicable to all construction activities in conjunction with the creation of new parcels, new roads, use permit, and building permit approvals within the SRA, approved after January 1, 1991.

There is also a Grenada Fire Protection District station located a half mile from project site 1 and less than a half mile from the project site 2.

#### POLICE PROTECTION

Police protection services are provided by the Siskiyou County Sheriff's Department. The nearest Sheriff's Department substation is located in Montague, approximately seven road miles from the project sites. Additionally, the California Highway Patrol has an office in Yreka, a little over eight miles north the project sites. This agency would likely provide additional support to the Sheriff's Department in case of an emergency on the project sites.

#### SCHOOLS

The area is served by the Grenada Elementary School for kindergarten through 8<sup>th</sup> grade and the Yreka Union High School District for high school-aged children in grades 9 through 12.

#### RECREATION

The closest park to the project sites, about nine miles to the north, is Greenhorn Park in Yreka, which is the largest park in the city. Greenhorn Park has been built around an expansive reservoir sourced by Greenhorn Creek. Recreational opportunities are varied and plentiful in the project area, including boating, swimming, fishing, and other outdoor activities. The Mt. Shasta Ski Park,



approximately 40 miles south east, includes opportunities for downhill and cross-country skiing as well as summer activities such as hiking and mountain biking.

**Discussion of Impacts:**

- a) *Less Than Significant.* The proposed project is located within a Cal Fire SRA and within the Granada Fire Protection District. Future development of a limited number of C-H zoned businesses would not affect the provision of fire protection services of either agency. Further, Fire Safe Regulations enacted pursuant to Public Resources Code 4290 would be applicable to future development of the project sites.
- b) *Less Than Significant.* The rezoning and addition of limited number of C-H zoned businesses would not result in substantial increase in calls for police protection services. Adverse impacts associated with police protection services, including maintaining acceptable service ratios, response times, or other performance objectives would be less than significant.
- c) *No Impact.* The proposed project would not add any additional housing, therefore would not result in substantial increase in demand for school services.
- d) *No Impact.* The proposed project will not result in changes to or substantial adverse impacts on parks or other recreation facilities because there are no parks or recreation facilities in the immediate vicinity of the project sites and would not increase the local population utilizing area parks.
- e) *Less Than Significant.* The project would not result in an increase in residence and therefore impact on any other governmental services or facilities would be less than significant.

**Mitigation Measures:**

None required.

## 4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.15 RECREATION.</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Setting:

Recreational opportunities for both youth and adults are found in the larger communities located a few miles away from project area. Parks and outdoor recreational facilities described in Section 4.14, above, provide opportunities for a variety of public outdoor recreation activities including hiking, skiing, fishing, boating, swimming, and water recreation; however, there are no public parks serving the community of Grenada or near the immediate project area.

### Discussion of Impacts:

- a) *No Impact.* There would be no increase in population resulting from the project, and accordingly there would be no impact on local recreation facilities and would not cause deterioration or the need for expanded or new facilities.
- b) *No Impact.* See Response 4.15(a). The project does not include the construction of recreational facilities or require the construction or expansion of such.

### Mitigation Measures:

None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.16 TRANSPORTATION/TRAFFIC.</b> Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Setting:**

Project site 1 is located east of Old Hwy 99, west of Interstate 5 (I-5), and south of the intersection with A-12 (99-97 Cutoff). Project site 2 is located west of Shasta Boulevard and east of Grenada/Gazelle I-5 interchange (Exit 766). The project sites are in the community of Grenada. A commercially-zoned parcel and a prime agricultural parcel are on the west side of Old Hwy 99, adjacent to project site 1. A gas station and liquor store are located at the northeast corner of the Old Hwy 99/A-12 intersection. Access to project site 1 is most directly via Old Highway 99 South, as well as from the east coming from Grenada crossing over the Interstate by the 99-97 Cutoff road, and the off ramps from Interstate 5 itself exiting onto the 99-97 Cutoff. Project site 2 is adjacent to a Light Industrial District (M-M) and C-H parcels, which consist of a mechanic/repair shop. Access to project site 2 is via the A-12 (99-97 Cutoff) and Shasta Boulevard.

## 4.0 ENVIRONMENTAL CHECKLIST

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The County of Siskiyou provides a public bus system, Siskiyou Transit and General Express (STAGE), which makes several daily stops in communities along the Interstate 5 corridor, as well as elsewhere in the county on a more limited basis.

### Discussion of Impacts:

- a) *No Impact.* There would be no conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system
- b) *No Impact.* See Response 4.16(a). The proposed project would not conflict with an applicable congestion management program or level of service standard.
- c) *No Impact.* The closest public airport to the project sites is the Montague Airport, located approximately six miles to the north. The project would have no effect upon air traffic patterns.
- d) *Less Than Significant Impact.* As the project is a zoning change and no development is proposed at this time, the proposed project in and of itself would not directly substantially increase hazards due to a design feature or incompatible uses. If future development on the sites were to arise to accommodate customer demand and expanded accessibility from its location in the Highway Commercial zone, the County would require the applicant to undertake a driveway access study and a new encroachment permit from the Department of Public Works, to ensure safe and adequate access to the developed sites. All future construction shall conform to the Standard Plans and Specification of the County and the General Provisions of the County's Land Development Manual Standards.
- e) *No Impact.* Access to project site 1 is most directly via Old Highway 99 South, as well as from the east coming from Grenada crossing over the Interstate by the 99-97 Cutoff road, and the off ramps from Interstate 5 itself exiting onto the 99-97 Cutoff. Access to project site 2 is via the A-12 (99-97 Cutoff) and Shasta Boulevard. The proposed project currently has adequate emergency access via multiple points; therefore, the proposed project would not impair emergency access to the site or create off-site impediments to emergency access vehicles.
- f) *Less Than Significant Impact.* The proposed project would not interfere with any existing bus routes operated by STAGE. Future commercial development of the project sites could generate additional pedestrian and bicycle traffic in the area, however, it will not significantly impact or change the design of any existing facilities along the roadways and have a less than significant impact to bicycle and pedestrian facilities.

### Mitigation Measures:

None Required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.17 UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting:****WATER**

There are currently no domestic wells on the project sites.

**WASTEWATER**

There are currently no septic systems on the project sites.

**STORM DRAINAGE**

Given the low density of development in the project vicinity and the permeability of area soils, existing storm drainage facilities are limited. No curb or gutter is located in the project vicinity. Roadside ditches carry stormwater runoff to small local drainages feeding the Shasta River watershed.

## 4.0 ENVIRONMENTAL CHECKLIST

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### SOLID WASTE

The Yreka - Oberlin Road Transfer & Recycling Station is located at 2420 Oberlin Road in Yreka. Solid waste from this transfer station is subsequently transported and disposed of at the Dry Creek Landfill in White City, Oregon. Under existing state permits, the Dry Creek Landfill may accept 972 tons of solid waste per day until the year 2056 and had an estimated remaining capacity of 28,421,000 cubic yards in 2006 (CH2M HILL 2006).

#### Discussion of Impacts:

- a) *Less Than Significant Impact.* Wastewater disposal is regulated under the federal Clean Water Act and the state Porter-Cologne Water Quality Control Act. The Regional Water Quality Control Board (RWQCB) implements these acts by administering the National Pollutant Discharge Elimination System (NPDES), issuing water discharge permits, and establishing best management practices. Future development would comply with these requirements and would not exceed wastewater treatment requirements.

The County Division of Environmental Health has not expressed any concerns or provided any conditions on the project as proposed. However, future development on the project sites will require individual permits for sewage disposal, water wells, or water systems. Those systems will be subject to the standards set forth in the Siskiyou County Onsite Wastewater Treatment System (OWTS) Regulations and Technical Manual and Section 5-8.21-Well Standards of the County Code. In addition, if future construction activities disturb one or more acres of soil, the preparation and implementation of a SWPPP would be required. Compliance with these standards will result in a less than significant impact.

- b) *Less Than Significant Impact.* Surrounding parcels are served by individual domestic water wells and individual conventional on-site sewage disposal systems. As described above, the County Environmental Health Division has not expressed concerns on the proposed project. All future development on the sites will require individual permits for sewage disposal, water wells, or water systems. Those systems will be subject to the standards set forth and describe above in 4.17 (a). In addition, compliance with Section 10.6.5606 of the County Code, which states, "the property owner shall provide for proper grading, storm water drainage, and erosion control, including the prevention of sedimentation or damage to off-site property" would be required for future construction. Compliance with these standards would result in a less than significant impact.
- c) *Less Than Significant Impact.* See Responses 4.9(c), 4.9(d) and 4.9(e). All future construction will be required to comply with NPDES requirements and County Requirements.
- d) *Less Than Significant Impact.* The County Division of Environmental Health has not expressed any concerns or provided any conditions on the project as proposed. For future development of the sites, individual permits of water wells or water systems will be required by the County. Those systems will be required to follow the standards outlined above in 4.17 (a) and (b). Compliance with these standards will result in a less than significant impact.
- e) *Less Than Significant Impact.* See Response 4.17(a).
- f) *Less Than Significant Impact.* Currently no solid waste is being transported from the project sites. Future development would transport solid waste from the project sites to a transfer facility and subsequently disposed of at the Dry Creek Landfill in southern Oregon. Under existing permits, the landfill may accept 972 tons of solid waste per day until the year 2056.

Future development of the sites would not significantly increase the daily contribution to the landfill relative to the landfill's capacity is considered less than significant.

- g) *Less Than Significant.* As discussed above in 4.17 (f) future development of the sites is not expected to exceed landfill capacity or result in violations of federal, state, or local statutes and regulations regarding solid waste.

**Mitigation Measures:**

None required.

## 4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4.18 MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to 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 self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion of Impacts:

- a) *Less Than Significant With Mitigation Incorporated.* While several Initial Study sections have identified the potential for significant environmental impacts without mitigation, with the implementation of mitigation measures proposed within the relevant sections of this Initial Study, all potential project impacts would be reduced to a level that is considered less than significant.
- b) *No Impact.* The County affirms that there are no other projects, past, present or future planned, that would be cumulatively considerable when viewed in connection to this project as proposed. The Highway Commercial District is intended for commercial uses to serve the highway traveler. Past commercial development adjacent to the project sites and generally surrounding the Interstate 5 – Grenada Interchange has been permitted, resulting in a successful business enterprise serving the surrounding communities and highway motorists in general. It is beneficial to cluster commercial development around freeway interchanges to maximize efficiencies in terms of access and to promote land use compatibility.
- c) *Less Than Significant Impact.* While this Initial Study identified the potential for impact on humans related to noise during construction, this impact will only occur during that time period then cease.



**5.1 DOCUMENTS REFERENCED IN INITIAL STUDY AND/OR INCORPORATED BY REFERENCE**

The following documents were used or to determine the potential for impact from the proposed project. Compliance with federal, state, and local laws is assumed in all projects.

California Air Resources Board. 2016. "Ambient Air Quality Standards." <http://www.arb.ca.gov/research/aaqs/aaqs2.pdf>.

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Caltrans (California Department of Transportation). 2015. "California Scenic Highway Mapping System." [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/). Website accessed March 1, 2019.

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CH2M HILL. 2006. Application for Certification: Humboldt Bay Repowering Project. [http://www.energy.ca.gov/sitingcases/humboldt/documents/applicant/afc/Volume\\_01/](http://www.energy.ca.gov/sitingcases/humboldt/documents/applicant/afc/Volume_01/)

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RWQCB (Central Valley Regional Water Quality Control Board). 2018. *Water Quality Control Plan for the Central Valley Region*.

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———. 1975. *Siskiyou County General Plan, Seismic Safety and Safety Element*. [http://www.co.siskiyou.ca.us/sites/default/files/docs/GP\\_SeismicSafety-SafetyElement.pdf](http://www.co.siskiyou.ca.us/sites/default/files/docs/GP_SeismicSafety-SafetyElement.pdf).

Siskiyou County Department of General Services. 2018. "STAGE (Siskiyou Transit and General Express)." <https://www.co.siskiyou.ca.us/generalservices/page/stage-siskiyou-transit-and-general-express>. Website accessed March 1, 2019.

## 5.0 REFERENCES

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- SWRCB (State Water Resources Control Board). 2015. GeoTracker Database. <http://geotracker.waterboards.ca.gov/>. Website accessed March 1, 2019.
- USDA-NRCS (United States Department of Agriculture, Natural Resources Conservation Service). 1994. *Soil Survey of Intermountain Area, California, Parts of Lassen, Modoc, Shasta, and Siskiyou Counties*.
- . 2017. Web Soil Survey. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Website accessed March 1, 2019.
- USFWS (US Fish and Wildlife Service). 2018a. Critical Habitat for Threatened & Endangered Species Mapper. <http://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>. Website accessed March 15, 2019.
- . 2018b. National Wetland Inventory Mapper. <https://www.fws.gov/wetlands/data/mapper.html>. Website accessed March 5, 2019.
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## **Attachment A**

### **Siskiyou County Municipal Code**

#### **Article 44. - Highway Commercial District (C-H)**

##### **Sec. 10-6.4401. - C-H District.**

The regulations set forth in this article shall apply in the Highway Commercial District. There is currently no C-H District established by this chapter. The C-H District is intended for commercial uses to serve the highway traveler. The bulk of highway frontage in the County is not appropriate for commercial uses. Therefore, highway commercial uses shall be located in existing communities or carefully selected points outside communities. For reasons of safety, congestion, traffic control, and minimizing other adverse impacts, the C-H District shall be established on parcels sufficiently large enough to provide safe highway access, maneuvering parking, and related activities.

(§ I, Ord. 86-2, eff. February 27, 1986)

(Ord. No. 13-11, § III, 8-6-2013)

##### **Sec. 10-6.4402. - Uses permitted.**

The following uses shall be permitted in the C-H District:

- (a) Automobile service stations, automobile car washes, repair garages (not including body shops), and towing services provided all operations, except servicing with petroleum products, air, and water, be conducted and confined within an enclosed building;
- (b) Restaurant and refreshment stands;
- (c) Convenience stores;
- (d) Recreational vehicle parks, when established on a site of not less than five (5) acres and at a density not to exceed fifteen (15) recreational vehicle spaces per acre;
- (e) Camp grounds;
- (f) Motels and hotels;
- (g) Public service facilities (for example, rest areas, parks, and utility substations);
- (h) Truck service stations and fuel yards;
- (i) On- and off-sale liquor establishments;
- (j) Theaters;
- (k) Health clubs;
- (l) A caretaker's residence accessory to permitted uses; provided the permitted use requires the continuous supervision of a caretaker, superintendent or security person and the residence is to be occupied only by such person and his or her family; and
- (m) Emergency shelters.

(§ I, Ord. 86-2, eff. February 27, 1986, as amended by § I, Ord. 94-07, eff. April 14, 1994, and § 1, Ord. 0108, eff. April 19, 2001)

(Ord. No. 13-11, § III, 8-6-2013)

**Sec. 10-6.4403. - Conditional uses permitted.**

In addition to the uses listed above, the uses listed in Article 15, General Provisions, may also be permitted, subject to the issuance of a use permit.

(§ I, Ord. 94-07, eff. April 14, 1994)

(Ord. No. 13-11, § III, 8-6-2013)



Thu 11/15/2018 2:22 PM

Hubbard, Kristin@Wildlife <Kristin.Hubbard@wildlife.ca.gov>

Project Application Review Requests

To ○ Christy Cummings Dawson

Hi Christy,

I just wanted to let you know that I have reviewed multiple Project Application Review requests and will not be providing comments on the following:

- Maruti/Duerr Zone Change (Z1807), Use Permit (UP1814), Tentative Parcel Map (TPM1703), and Variance (V1702)
- Newton Rezone (Z1807)
- McGregor Tentative Parcel Map (TPM1807)

Thank you,  
Kristin

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