

February 26, 2017

**Ms. Ryan Sawyer AICP**

Analytical Environmental Services  
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Sacramento, CA 95811  
crystalgeyser@analyticalcorp.com

**RE: Proposed Crystal Geysers Bottling Plant Project**

Comments on Draft Environmental Impact Report (State Clearinghouse No. 2016062056)

Dear Ms. Sawyer,

Thank you for the opportunity to provide comments on the Draft Environmental Impact Report (DEIR) for the proposed Crystal Geysers Bottling Plant Project (Project).

The Project is located in an unincorporated area of Siskiyou County directly adjacent to the City of Mt. Shasta (City). The Project is also within the City's sphere of influence and the City's municipal sewer system service area boundary. Crystal Geysers proposes to operate a spring water bottling facility and ancillary uses within an approximately 118-acre site formerly developed and operated as a water bottling plant. The proposed Project consists of operational and physical changes to the former bottling plant facilities for the production of sparkling water, flavored water, juice beverages, and teas.

This comment letter addresses the incomplete listing of applicable Siskiyou County general plan overlay maps (section 4.9 Land Use), compliance with Mount Shasta city general plan and zoning ordinance, housing vacancy misrepresentation (5.0 Other CEQA Considerations (pg2), 4.11 Transportation and Circulation employee traffic impacts on Everitt Memorial Hwy and Rockfellow Drive.

**Siskiyou County general plan**

**4.9 Land Use**

**[http://www.co.siskiyou.ca.us/sites/default/files/docs/GP\\_LandUse-CirculationElement.pdf](http://www.co.siskiyou.ca.us/sites/default/files/docs/GP_LandUse-CirculationElement.pdf)** . Accessed (acc)2/10/2017)

**GP\_LandUse-CirculationElement** pg- 22, 23

**LAND USE POLICIES**

This chapter is intended to provide the response to proposals for development and land use change, and contains a listing of Development Policies that apply to each of the overlay maps. Many of the policies relate to standards and codes adopted by the County of Siskiyou and to official guides, lists and acts prepared by other agencies such as the State Division of Forestry; State Historical Sites and requirements of the Federal Flood Insurance Act.

In order to evaluate a development proposal or land use activity each overlay map must be examined with respect to the location of the project. A checklist may be an appropriate form to expedite initial staff review. An Activity Effect Matrix should prove useful in evaluating the cumulative potential effects of 35 different activities associated with

various types of Land Use projects. The cumulative effect may also be visually displayed by simply overlaying the maps. However, the cumulative assessment at a particular location may be simplified by overlaying only the applicable maps once they have been identified.

The land use policy was not addressed by presenting a matrix or checklist concerning overlay maps. DEIR did not address the accumulative restrictions indicated by showing the accumulative effects of all the overlay map(s).

Woodland productivity and Building Foundation Limitations as the overlay constraints on the site were the only map directly named (DEIR 4.9-2), but did not address Woodland productivity restrictions and how heavy industrial would be a violation of policy 32. "Single-family residential, light industrial, light commercial, open space, nonprofit 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."

Siskiyou County, CA Code of Ordinance Article 47 (i) identifies Bottlers, distilleries, and wineries as Heavy industrial (HD). This new project beverage Bottler is heavy industrial in contrast to the previous business; water bottling is considered light industrial.

[https://www.municode.com/library/ca/siskiyou\\_county/codes/code\\_of\\_ordinances?nodeId=TIT10PLZO\\_CH6ZO\\_ART47HEINDI](https://www.municode.com/library/ca/siskiyou_county/codes/code_of_ordinances?nodeId=TIT10PLZO_CH6ZO_ART47HEINDI) acc 2/25/17)

Under Option 4 wastewater treatment and disposal (refer to Section 3.5.8). This option would not be allowed in a woodland productivity area and it would also require a conditional use permit as indicated in Article 47. - Heavy Industrial District (M-H) Sec. 10-6.4703. - Conditional uses permitted (g) Dumping, disposal, or reduction of garbage, sewage, offal, dead animals, incineration, or refuse. These codes do not support their statement that this is an allowable use under the County's General Plan, without first addressing a conditional use permit. Further, it is unreasonable that the city would consider a sewer plant appropriate for an employment center.

The DEIR neglected to identify Wildfire Hazard map. The proposed project site is identified by both the city and the county maps as being a wildfire hazard area.

Map 10. Wildfire Hazard: High constraint tone (60% screen) for high and extremely high wildfire hazard include areas with heavy vegetation on slope of 40% or greater. Heavy vegetation provides fuel for burning and slope provides a wind-like influence on the rate of fire spread. Slope also inhibits accessibility by men and equipment and determines the type of equipment useful in combat with wildfire.

High wildfire hazard is prevalent throughout most of Siskiyou County. Although there is no specific development policy limitations to development in wildfire hazard areas, the 60% screen tone is applied to insure careful treatment and project design in order that future populations will not be subjected to undue risks associated with wild land fires.

[http://www.co.siskiyou.ca.us/sites/default/files/docs/GP\\_LandUse-CirculationElement.pdf-pg.18](http://www.co.siskiyou.ca.us/sites/default/files/docs/GP_LandUse-CirculationElement.pdf-pg.18) acc 2/25/17 )

**Comply with Mount Shasta Gen. Plan and Policy.**

This paragraph below does not accurately reflect the city code, Employment Center (E-C).

DEIR 4.9-10 “land use permitted in EC areas include the following: factories, machine shops, automobile repair, service-business offices, administrative offices, lumber mills, aggregate processing and other industrial-type uses.”

DEIR 4.9-1 Describes the warehouse as 148,000 square feet which violate the Zoning permitted use; project will be using significant hazardous material (4.7-10), and will be in an extremely environmentally sensitive area. Mount Shasta city would require a permit to be in compliance.

10.5 Permitted uses.

The following uses are permitted in the E-C district upon issuance of a building permit, business license, or other required permit:

- A. Professional and service offices, production studios not involving the use of significant amounts of hazardous substances, and not exceeding 10,000 square feet in floor area where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.
  
- B. Manufacturing and warehouse uses not involving the use of significant amounts of hazardous substances, and not exceeding 10,000 square feet in floor area where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

City of Mt. Shasta General Plan Land Use Designations as an Employment Centre which requires a conditional use permit as seen in;

10.6 Conditional uses.

C Automobile dismantlers, outside storage, water bottlers, wineries and breweries (not including micro breweries and brew pubs) and outside storage.

E Manufacturing and warehouse uses involving the use of significant amounts of hazardous substances, and/or exceeding 10,000 square feet in floor area and where all necessary public services and facilities may not be available and/or the surrounding area may be environmentally sensitive.

([http://mtshastaca.gov/wp/wp-content/uploads/2015/11/Table10\\_E-C\\_EmploymentCenter.pdf](http://mtshastaca.gov/wp/wp-content/uploads/2015/11/Table10_E-C_EmploymentCenter.pdf) acc2/25/17)

There were no proof or assessment provided that the city has adequate services, such as waste water surplus capacity and adequate fire protection to handle their hazardous materials.

The project is outside of Mount Shasta city limits, but it is within the designated sphere of influence and it is recognized that the County’s policy is required to consider the relationship.

Land Use 4.9-4 quotes policy 41.4

Policy conflict with city or special district General Plan- in areas within a city's or special district's sphere of influence, the adopted General Plan of the applicable city or special district shall be considered in relation to the County's General Plan Policies, except in cases where the applicable city's General Plan clearly does away with the intent of any applicable resource map.

### **Housing Vacancy Misrepresentation.**

5.0 CEQA Considerations

"As a result of the decreasing population, the housing vacancy rate rose to 12.2 percent in 2012."(pg.2)

The majority of the employees will be minimum-wage employees and existing housing is extremely limited. [https://www.trulia.com/real\\_estate/Mount\\_Shasta-California/market-trends](https://www.trulia.com/real_estate/Mount_Shasta-California/market-trends) Trulia a real estate service only showed two listings February 24, 2017 and maximum of five for given months for the entire year. The local newspaper has even fewer listings. Proposed Project could NOT be accommodated by existing vacant housing within the City and would require commuting, creating further traffic and carbon pollution.

### **4.11 Transportation and Circulation**

There is a High school on Everitt Memorial and 4-8th grade school. There are a number of schoolchildren walking on these roads and crossing the roads, many times without using a crosswalk.

I have observed a lot of traffic on East Lake St., in the mornings and afternoons from inexperienced high school students, sometimes traveling at high rates of speed and there is additional traffic from the Sisson School with parents traveling to drop off or pick up their children, and school buses using Everitt Memorial Hwy, Alma St, and Rockfellow Dr. There was no analysis of impact by employees in these locations.

### **Mitigations**

Wildfire HAZARD

Policy 30. All development proposed with in a wildfire hazard area shall be designed to provide safe ingress, egress, and have an adequate water supply for fire suppression purposes in accordance with the degree of wildfire hazard.(

[http://www.co.siskiyou.ca.us/sites/default/files/docs/GP\\_LandUsePolicies19970910.pdf](http://www.co.siskiyou.ca.us/sites/default/files/docs/GP_LandUsePolicies19970910.pdf) -pg. 4 acc 2/25/17)

Provide keys to Mount Shasta fire Department to all lock gates and access to wells for fire suppression. Important and prior to county approval; the extent of public improvements and services provided should be clearly determined from the economic standpoint.

Install a secondary access suitable for large trucks/semi trucks to exit the project area and provide secondary access for large firefighting equipment. Semi trucks would not be able to use employee access and the employee entrance would hamper firefighting equipment being brought in.

Project's work shifts will be designed to begin and end at times that will not interfere with children arriving or leaving schools

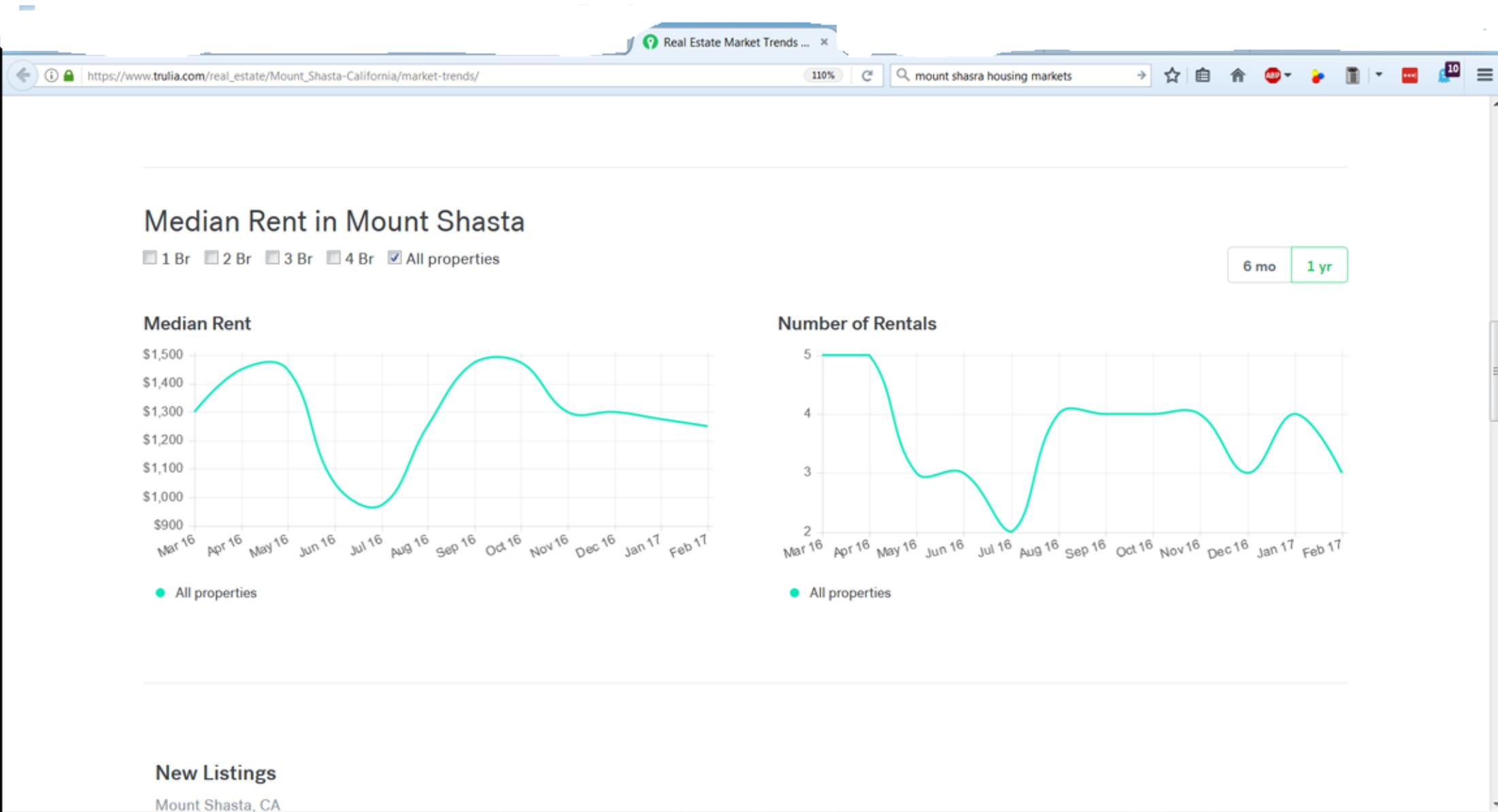
Siskiyou County needs to address Woodland productivity restrictions and how heavy industrial would be a violation of policy 32. "Single-family residential, light industrial, light commercial, open space, nonprofit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted. The permitted uses will not create erosion or sedimentation problems."

To comply with policy 32 Siskiyou County would require the Board of Supervisors to publicly discuss and make a decision on the awarding of variance for this heavy industrial project or only allow them to bottle water.

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2/24/2017

# Real Estate Data for Mount Shasta



[https://www.trulia.com/real\\_estate/Mount\\_Shasta-California/market-trends/2/](https://www.trulia.com/real_estate/Mount_Shasta-California/market-trends/2/)