



Initial Study/Mitigated Negative Declaration JH Ranch Planned Development Plan Amendment Application #Z-11-01

PROJECT TITLE:

JH Ranch Planned Development Plan Amendment (PDPA) – Z-11-01

LEAD AGENCY NAME AND ADDRESS:

Siskiyou County Planning Department
806 South Main Street
Yreka, CA 96097

CONTACT PERSON AND PHONE NUMBER:

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Community Development Director
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(530) 842-8203

PROJECT LOCATION:

The JH Ranch guest ranch is located approximately 4.7 miles southwest of the French Creek Road/Highway 3 intersection, four miles south of the City of Etna, in the south-western corner of Siskiyou County; T41N, R09W, Sections 29 and 32 - MDB&M. Current guest ranch operations are permitted on approximately 85.7 acres of land within the boundaries of APN: 023-190-510. The proposed project encompasses a total of eight parcels (APN's: 023-190-390, 510, and 520; 023-670-070 and 130; 023-740-040; 023-760-030; and 023-750-010) totaling approximately 202 acres.

PROJECT REPRESENTATIVE'S NAME AND ADDRESS:

Mark Chaney
SHN Consulting Engineers & Geologists, Inc.
350 Hartnell Ave., Suite B
Redding, California, 96002

PROPERTY OWNER'S NAME AND ADDRESS:

JH Ranch Mountain Resort
402 Office Park Drive, Suite 310
Birmingham, AL 35223

PROJECT APPLICANT'S NAME AND ADDRESS:

Rob Hayes-St Clair
JH Ranch Mountain Resort
402 Office Park Drive, Suite 310
Birmingham, AL 35223

SITE INFORMATION:

CURRENT USE OF SITE:	JH Ranch is a year-round “commercial guest ranch” operation which includes lodging, dining, individual and group recreation activities, and organized programs. Section 6 (Program Overview) of the JH Ranch PDPA attached hereto provides a detail overview of the existing operations.
SURROUNDING LAND USES:	North – Rural Residential (RR-B-80) and Timber Preserve (TP-B-80) lands East – Rural Residential (RR-B-80) and Timber Preserve (TP-B-80) lands South – Rural Residential (RR-B-80) West – Rural Residential (RR-B-80) and Timber Preserve (TP-B-80) lands
GENERAL PLAN DESIGNATION:	<ul style="list-style-type: none"> • Wildfire Hazard Area – High (whole site) • Flood Panel – Zone A (portion of site) • Excessive Slope Area (portion of site) • Erosion Hazard Area (whole site) • Woodland Productivity – Moderate Suitability (whole site) • Soils Severe Septic Tank Limitations - Moderate • Scott Valley Deer Wintering – 80 Acre minimum • Scott Valley Flood Plain • Prime Soils Resource Area • Surface Hydrology Area (Paynes Lake Creek, French Creek)
ZONE DISTRICT:	Rural Residential-80 acre minimum (RR-B-80) Neighborhood Commercial (CR) Timber Preserve-80 acre minimum (TP-B-80) Planned Development (PD)
HYDROLOGY (Surface Waters):	Paynes Lake Creek, French Creek
SOILS: (USDA Soil Conservation Service, 1980)	#106 (Atter Bouldery Loamy Fine Sand, 5 to 30% Slopes) - Class VII Non-Irrigated #120 (Chaix-Chawanakee Gravelly Coarse Sandy Loams, 30 to 50% Slopes) - Class VI Non-Irrigated #198 (Odas Sandy Loam) - Class III Irrigated & Non-Irrigated #212 (Riverwash) - Class VIII Non-Irrigated
LAND CLASSIFICATION: (Siskiyou County Planning Department)	The project site <u>is not</u> classified as Prime Land.
WILLIAMSON ACT:	The proposed project <u>is not</u> within an established Agricultural Preserve.

DESCRIPTION OF PROJECT:

Overview

JH Ranch Mountain Resort has applied for a Planned Development Plan Amendment (PDPA) to increase the amount of land zoned as Planned Development (PD) District from approximately 79.2 acres to approximately 202 acres and to modify the existing PD district’s narrative to accommodate the JH Ranch’s existing and future operations. As detailed by the Siskiyou County Code (SCC), the PD District is a zoning designation designed to accommodate various types of development and is intended to

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enable and encourage flexibility of design and development of land in such a manner as to promote its most appropriate use.

As specified by the County Code, there are essentially three elements of a PD district. The first part is a map which shows the layout of the land uses and the development pattern. The second part is a written statement detailing the overall development density. Finally, the third part is a development schedule. In considering the proposed PDPA, a review of the history of the Ranch is provided for informational purposes.

JH Ranch History

In 1970, JD Proctor filed a Use Permit application (UP-70-12) to establish the original JH Ranch which consisted of a trailer park with 14 spaces. The Use Permit was approved on August 5, 1970 and specified that the property would not be occupied by more than 136 people at any one time.

In 1979, the Rolland Gene Johnston family purchased JH Ranch from JD Proctor. In 1982, Mr. Johnston applied for a Use Permit to construct five (5) duplex buildings in conjunction with the guest ranch. The Use Permit was approved on November 19, 1982.

In 1989, Mr. Johnston submitted a PD rezoning application (Z-89-15) and Use Permit application (UP-89-05) requesting approval to increase the summer recreational occupancy from the approved 136 occupancy level to a 250 occupancy level and to establish an educational facility for up to 96 students during the non-summer guest ranch usage periods of September through May. The applications were ultimately withdrawn.

In August of 1993, Mr. Johnston submitted a PD zoning application (Z-93-11) to bring all existing uses on the Ranch into conformance with the Siskiyou County Code (SCC). As required by the SCC, the application included a site plan which showed the layout of the land uses, development pattern, and a written narrative describing program activities and occupancy levels (please find this information attached).

In October of 1993, the Board of Supervisors approved the requested PD zoning application. This entitlement application was processed under a Class 1 CEQA exemption pursuant to Section 15301 (a Class 1 exemption involves negligible or no expansion of use). At that time, the application was thought of as a status quo application seeking approval for the then current activities.

In the mid-2000's, discussions between the Ranch and the County were initiated to address a number of land use issues and as a result, a number of land use and building permit issues were resolved between the County and Ranch. However, other issues relating to the unpermitted use of off-site residences to house camp staff were unresolved. Over the last several years, County staff and representatives of the Ranch have met with the goal of bringing all existing uses at JH Ranch into conformance with the SCC. The filing of this PDPA application is the result of these discussions.

PDPA Application

The PDPA application has been filed to bring the existing JH Ranch uses on the parcels subject to this application currently located outside the existing PD and C-R zoning designations into conformance with the Siskiyou County Code (SCC). The current zoning of these additional lands is primarily Rural Residential with an 80-acre minimum lot area (RR-B-80); a small area of Timber Preserve (TP) with an

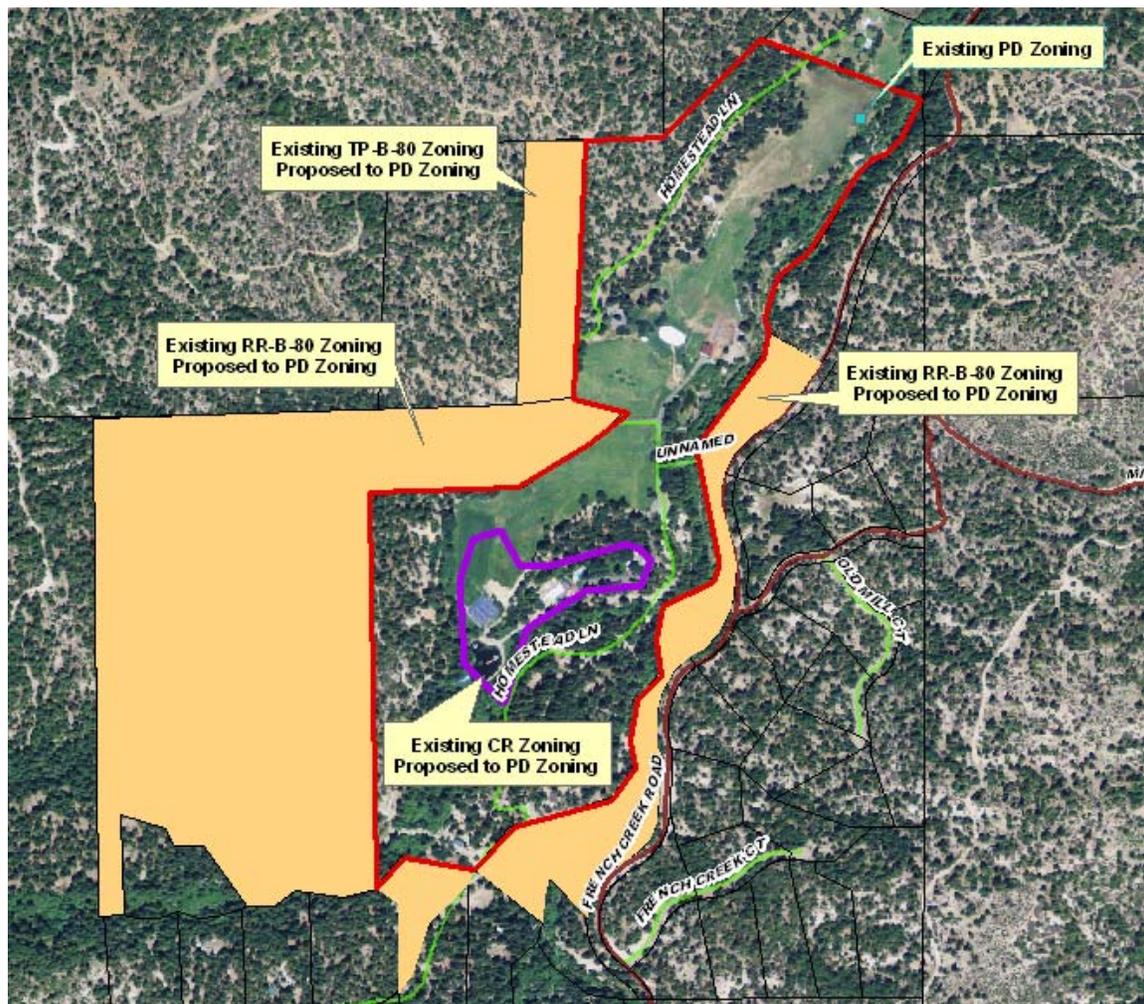
80 acre minimum is also included. Through the PDPA application, a single PD district will be established and standards will be created by which existing and future operations will be governed.

Proposed PD Zoning

Pursuant to the SCC, applications for a PD development plan requires the preparation of a map showing the development pattern and land uses, a written statement regarding the density and traffic generation, and a development schedule (SCC § 10-6.1187 and 1188). To satisfy this requirement, the applicants have prepared a development plan packet and a written narrative which identifies the proposed densities, traffic generation, and addresses future development phasing (please see the attached JH Ranch Planned Development Plan Amendment, Revised November 2013).

Figure 1 (Existing and Proposed Zoning Designations) shows the existing Ranch's zoning and the proposed PD zoning. As illustrated, approximately 79.2 acres of APN: 180-190-510 (which totals approximately 165 acres) is zoned PD, while an additional 6.5 acres are zoned C-R (Rural Neighborhood Commercial) and 8.5 acres are zoned TP-B-80 (Timber Production). The remaining 70.87 acres of the parcel are zoned RR-B-80. The proposed rezoning would re-zone all of the RR-B-80, C-R,

**Figure 1
Existing and Proposed Zoning Designations**



and, TP-B-80 to PD. Approximately eighty-five percent of this parcel is proposed for program activities within the PD zoning which have minimal development densities (see PDPA application, Section 4.0 Program Activities). Additionally, 7 adjacent properties, totaling 37.07 acres, would be re-zoned to the PD zoning district from the RR-B-80 zoning district. All totaled, approximately 202 acres of property would be zoned PD to accommodate the existing and future JH Ranch operations.

As noted earlier, the SCC requires that a PD rezoning application include a development plan which identifies uses, development patterns and standards, phasing/development schedule, and a written statement describing the population and employment densities and traffic generation. To satisfy these requirements, a series of maps and a written narrative have been submitted as part of the application (PDPA, Revised November 2013).

With regards to the development plan mapping, a development plan map set has been included with the application to meet the mapping requirements of the SCC. These maps detail the existing development pattern and zoning, the proposed land use designations within the PD zoning district, the existing development pattern layout, the overall circulation plan, the existing utility infrastructure, and the emergency shelter plan. Please find attached a copy of this development plan map set.

With regards to the development plan written narrative, the written narrative establishes the basic intent of the PDPA and how JH Ranch operations would function in the future (please see the attached JH Ranch Planned Development Plan Amendment, Revised November 2013, that details the changes to the existing written narrative). This description represents approximate levels as occupancy fluctuates due to external factors (such as the economy, etc.) and, as detailed in the PDPA, does not represent an agreement of current or future staff and guest occupancy.

As detailed in the written narrative, the purpose of the proposed PDPA is to:

- (1) Obtain land use entitlement approval of JH Ranch expansion onto selected properties outside of the existing PD district boundaries;
- (2) Bring the use of this certain property outside of the existing PD zoning into conformance with the SCC; and
- (3) Specify how future development on this property will occur.

Based on the provisions of the proposed PDPA, the approval of this application would bring the existing operations of the JH Ranch into conformance with the SCC and would establish parameters which would allow the Ranch to modify its operations in the future under a set of defined rules to remain in conformance with the SCC.

Proposed Planned Development Plan Amendment (PDPA)

The proposed PDPA includes the existing and proposed activities established since the current PDPA (Z-92-11) was approved. The intent of the PDPA is to provide a baseline of current program use and operations that has been developed since the 1993 PD Amendment.

The proposed PDPA includes the following amendments:

- (1) The incorporation of existing JH Ranch property located adjacent to the current Planned Development District into the proposed PDPA and incorporation of those properties that are not immediately adjacent to, but are being used in conjunction with JH Ranch activities.
- (2) PDPA standards that will provide guidelines and specifications for the future development of facilities within identified development zones of the PDPA.
- (3) Renovation and construction of existing and new facilities within specific development zones of the PDPA, including:
 - a. Wastewater facilities – individual septic systems, onsite wastewater treatment systems, sewer lines.
 - b. Potable water facilities – wells, pump houses, water storage facilities, water lines.
 - c. Utilities – above and below ground utility lines
 - d. Onsite roadways, parking, loading/unloading/turnaround areas.
 - e. Outdoor lighting.
 - f. Administrative buildings – offices, meeting rooms, etc.
 - g. Commercial resort buildings – guest reception, guest room lodging, clubhouse, general meeting and assembly facilities, food services (dining, kitchen, snack bar, vending)
 - h. Recreation facilities – swimming pools, recreational ponds, bike and hiking trails, picnic areas, ropes course, ball sports, horseback riding, amplified music,
 - i. Maintenance Area – vehicle and machinery storage and maintenance, fuel storage, refuse and recycling collection.
 - j. Livestock storage and feeding – barn, equestrian facility, etc.
 - k. Accessory structures – gazebos, storage sheds, etc.
- (4) Address future occupancy increases as it relates to the following potential issues:
 - a. Adequate utility systems to serve both wastewater and potable water capacity.
 - b. Noise effects from JH Ranch activities on adjacent private property.
 - c. Traffic related impacts to uses associated with French Creek Road.
 - d. Emergency vehicle access to current and planned developed sites.

To illustrate the major differences between how the Ranch was anticipated to operate with the 1993 PD approval and under the current entitlement application, Table 1 has been prepared comparing the 1993 written narrative to the actual activities that occurred in 2010 and those activities proposed at total build-out of the ranch. Current operations of JH Ranch are comparable to the 2010 operations due to the existing capacity being unchanged. Therefore the 2010 conditions are considered the baseline conditions for this project, and are referred to as the “current operations” for the Ranch.

Future Expansion and Performance Standards

The PDPA written narrative does not consider occupancy as a performance standard to measure consistency between the PDPA and JH ranch activities. Rather, as detailed above, the PDPA considers occupancy to be controlled by the capacity of current and future modified utility systems to serve the guest needs at JH Ranch and how the capacities of such systems interact with noise and traffic thresholds, and emergency vehicle access. Because occupancy is a product of the identified

performance standards, an analysis of the resultant occupancy that would be allowed under the PDPA is important in order evaluate the potential environmental impacts of this proposed project. As such, this Initial Study includes an analysis of the reasonably foreseeable expansion that the PDPA performance standards would allow.

Table 1
1993 Operations Vs 2010 Operations Vs Build-Out

	1993 PD	2010 Activities	Buildout(2)
OCCUPANCY			
Maximum Occupancy (Guests & Staff)(1)	480	725	975
<i>Ranch Guest Programs</i>			
Guests	200	325	600
Staff	50	150	375
<i>Group Retreats with Periodic Overlap</i>			
Guests	200	225	0
Staff	30	25	0
TRAFFIC			
Arrival/Departure (Student Leadership)	Typically Four Busses	Six Busses, One Luggage Truck, and two Ten Passenger Vans	Busses, Luggage Trucks, Ten Passenger Vans
Arrival/Departure (Husband/Wife & Parent/Child Sessions & Group Retreats)	Typically Four Busses	80-90 Private Vehicles	370 Private Vehicles
Off-Site Excursions	Busses	Busses & Private Vehicles	Busses & Private Vehicles
PROJECT SITE ACREAGE & ZONING			
PD	79.2	79.2	202.14
C-R	6.5	6.5	0
R-R-B-80	70.9	70.9	0
TP-B-80	8.5	8.5	0
R-R-B-80 (outside of 1993 PD boundary & JH Ranch Ownership)	0	37.1	0
PHASING/DEVELOPMENT SCHEDULE	Additional facilities were anticipated to enhance operations and not to increase occupancy		Based on utility systems capacity, noise levels, traffic impacts, and emergency vehicle access.
Notes: (1) Based on student session occupancy. (2) Occupancy and arrival/departure for the Buildout scenario based on the November 2013 PDPA Application.			

Concerning occupancy limits, the 1970 Use Permit application specified that the property would not be occupied by more than 136 people at any one time. The PD zoning application (Z-93-11) that was filed in 1993 sought approval of an expansion that had occurred over the specified 136 maximum occupancy limit. As described in the written narrative that was submitted as part of the 1993 PD rezoning application, the activities had increased to typically 250 occupants (200 guests and 50 staff) on the Ranch and 230 occupants (200 guest and 30 staff) off-site; periodically both groups totaling 480 occupants spend one night at the property. Under the 2010 operating conditions, occupancy at the Ranch included approximately 250 guests and 150 staff for a total occupancy of 400 occupants during the husband/wife and parent and child programs. Under the student programs, there are approximately 475 occupants (325 guests and 150 staff) on the Ranch and 250 occupants (225 guest and 25 staff) off-site; periodically both groups totaling 725 occupants spend one night at the property during the youth program sessions.

In developing the proposed PDPA, JH Ranch originally set their proposed maximum occupancy based on their initial analysis that showed that the requirement for the water supply assessment was the limiting performance standard. However, upon further evaluation of the French Creek Road capacity, JH Ranch revised their proposed maximum occupancy based on roadway capacity. Accordingly, the analysis contained herein assumes that the occupancy at the Ranch will expand to a maximum of 975 occupants for programs utilizing permanent housing facilities described herein. The PDPA also includes a provision that would allow up to a maximum of 1600 occupants (guests and staff) for single events that utilize temporary housing facilities, such as tents, in addition to existing and future permanent housing facilities provided that transportation is provided by mass transporation, such as buses .

The following list identifies where each of the performance sections is analyzed in this Initial Study.

- Adequate utility systems to serve both wastewater and potable water capacity.
Discussed in Section XVII (UTILITIES AND SERVICE SYSTEMS).
- Noise effects from JH Ranch activities on adjacent private property.
Discussed in Section XII (NOISE).
- Traffic related impacts to uses associated with French Creek Road.
Discussed in Section XVI (TRANSPORTATION/TRAFFIC).
- Emergency vehicle access to current and planned developed sites.
Discussed in Section VIII (HAZARDS AND HAZARDOUS MATERIALS).

ENVIRONMENTAL SETTING:

As described earlier, the project site is located approximately 4.7 miles southwest of the French Creek Road/Highway 3 intersection, four miles south of the City of Etna, in the south-western corner of Siskiyou County; T41N, R09W, Sections 29 and 32 - MDB&M. The proposed project encompasses a total of eight parcels (APN's: 023-190-390, 510, and 520; 023-670-070 and 130; 023-740-040; 023-760-030; and 023-750-010) totaling approximately 202 acres.

The subject project has a local relief of approximately 600 feet, ranging from approximately 3,200 feet in the valley meadow to over 3,800 feet for the surrounding hill sides. The lower part of the project area is constrained by a narrowing of the valley as it enters the Scott River Valley. The majority of the active use areas occur on the lower portion of the valley along the west side of French Creek Road, County Road #3G002. French Creek transverses through the property in a general southwest to northeast direction and the confluence of Paynes Lake Creek, a tributary to French Creek, is in the southern half of the project area.

JH Ranch is located within a mixed conifer forest environment comprised of vegetation consistent with a ponderosa pine forest (hillsides) and mixed conifer forest (near creeks and lowland areas). Forested hillside areas exist on dry, moderately steep slopes along the east and west outer edges of the study area. This habitat was found east of French Creek above the paved road running through the property and along the western boundary above the pastures. Forested lowland areas are found near the housing between the dining area and French Creek. These areas have low to moderate canopy coverage with small undulating hills throughout this gently sloping habitat. The upper reach of Paynes Lake Creek in the study area is found near the southwestern project boundary. This area contains a closed canopy riparian habitat which exists on moderate to steep slopes. Riparian areas found along the central portion of the project were gently sloping with rocky/sandy soils and have a moderate canopy cover. This habitat is found where French Creek and Paynes Lake Creek join and continues north to the project boundary.

Approximately one third of the study area is grassland habitat dominated by a variety of grasses and herbaceous species. A series of fenced pastures exist between French Creek and the hillside. Some of these pastures were moderately grazed and/or irrigated. Flat, open areas with sparse tree and shrub stratum are along the outer edges of the grasslands.

Several ponds have been developed by JH Ranch in the project area. These ponds had been constructed many years ago to act as sedimentation basins, when significant surface erosion and sedimentation from private timber harvesting in the watershed caused frequent sediment loads to be deposited in French Creek. The two ponds in the upper reaches of the property next to the dining facility, used as recreational swimming ponds, have been developed with recreational equipment and are surrounded by regularly mowed grasses.

Both paved and unpaved roads are located throughout JH Ranch. The main paved road transverses from the north end to the south end of the property boundary. Numerous other paved and unpaved roads branch off from the main road and are located through the grasslands and forested lowland areas. Pedestrian paths are also located extensively throughout the property and serve as the principal on-site mode of transportation for the Ranch's guests.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", which may have been mitigated below the level of significance, as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the Lead Agency) - On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.



 Author's Signature

February 26, 2014

 Date

Greg Plucker, Community Development Director

 Printed Name

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

Issues:

I. <u>AESTHETICS</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation for Section I. a), b), c), and d):

Environmental Setting

The main activities of the Ranch would be located on the meadow floor, however, on the hillside portions of the property guest and recreation activities and utility systems are defined as permitted uses (Section 4.4.1 of the PDPA). The existing facilities have been constructed over many decades, and while rustic, do not possess any single design element. Exterior renovations and upgrades to existing structures and construction of new structures will be designed so that their exterior incorporates elements of “mountain craftsman” style architecture including but not limited to elements such as exposed wood beams and trusses, stone and other related natural materials and colors. Mechanical equipment at grade, attached to, or on the roof of a building will be screened from view or made an integral part of the overall design of the building.

Transitions between program Areas (defined in Section 4.0, Development Areas, of the PDPA) will be developed to promote a pedestrian friendly and visually appealing environment. Transition spaces may incorporate both landscaping, the preservation of natural vegetation and “hardscaping” such as plazas, seating areas, amphitheatres, outdoor fireplace and fire-pits. These areas may also include sidewalk furniture and small structures not exceeding one story in height to increase options for use and enjoyment of the spaces. Elements such as fencing, lighting, shade structures, decorative paving and seating areas are also anticipated.

Impacts Analysis

- a) The project site is not located in the viewshed of any scenic vista described in the Siskiyou County General Plan. Given the screening afforded by the existing vegetation, the proposed development will not impede the view of the prominent features. *No Impact.*
- b) Although the project may include isolated tree removal to accommodate new structures, access, and fire protection needs, the proposed project is not anticipated to substantially damage scenic resources. Mitigation Measure #I.1 requires submittal of a Plot Plan to the Siskiyou County Community Development Department for review and approval prior to the construction of any new structure that would require a building permit. Given the topography of the area, and the screening provided by the mixed conifer forest, the proposed development that would be permitted would not obstruct any existing views. This impact is considered to be *less than significant with mitigation incorporated.*

Mitigation Measure #I.1: Prior to the issuance of any building permit authorized under this approval, the PDPA shall be amended to require that a Plot Plan consistent with the requirements of Siskiyou County Code Section 10-6.1187(b) shall be prepared and submitted to the Planning Department for review and approval. The plot plan shall specifically show vehicle and pedestrian access, proposed grading, and any vegetation removal and shall be developed to minimize off-site visual impacts to the greatest extent feasible to the satisfaction of the Planning Director. A copy of the amended PDPA shall be submitted to the Planning Director for confirmation that the PDPA has been amended as required under this mitigation measure prior to building permit issuance for any new structure authorized under this approval.

Timing/Implementation: Prior to the issuance of a building permit within the PDPA.
Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division and Building Division.

- c) The existing project area is rural in character and the project allows for the construction of new buildings, recreational amenities, and infrastructure systems. Per the PDPA, new buildings would be required to be constructed in the “mountain craftsman” architectural style which would include design elements that would promote the rural character of the area including exposed wood beams and trusses, stone and other related natural materials and colors. This design requirement would help any new construction to blend in to the surrounding environment.

The proposed PDPA specifies that new buildings, recreational amenities, and infrastructure systems would be permitted uses and, thus, there would be no further discretionary review. Currently the existing facilities normally serve approximately 475 occupants at one time. Under the provisions of the PDPA, this occupancy could increase to a maximum of 975 occupants in permanent housing. This would require the construction of new buildings and infrastructure systems. With regards to the buildings, the design requirements would ensure that the design of the structures blend into the rural character of the area. However, as written the proposed PDPA re-defines the County’s height requirements which could allow new buildings to be constructed at a height that substantially deviates from the small-scale character of the existing buildings in the area. The reason for this is that the PDPA defines building height from finish floor instead of finish grade as defined in the Siskiyou County Code. Accordingly, any structure constructed on a sloping area would be allowed to be constructed potentially significantly higher than is otherwise allowed in the County. To address this issue, the following mitigation measure has been developed:

Mitigation Measure #I.2: Prior to the issuance of any building permit authorized under this approval, the PDPA shall be amended to limit the height of new buildings or structures pursuant to Section 10-6.3602 of the Siskiyou County Code. A copy of the amended PDPA shall be submitted to the Planning Director for confirmation that the PDPA has been amended as required under this mitigation measure prior to building permit issuance for any new structure authorized under this approval.

Timing/Implementation: Prior to issuance of any building permit for any new building or structure.
Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division and Building Division.

Additionally, the PDPA does not provide design guidance on the construction of any future water tank that could be needed to serve the increase in occupancy that is allowed under the terms of the proposed PDPA. At issue, is that should the tank be painted a starkly contrasting color it could negatively impact the rural setting of the area.

To address this issue, the following mitigation measure has been developed:

Mitigation Measure #I.3: Prior to the issuance of any building permit authorized under this approval for any new water tank or similar above-ground infrastructure, the PDPA shall be amended to require that any new above ground infrastructure, including but not limited to water tanks, be painted a flat color that

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generally matches the background color of its location. For example, if a tank is to be located amongst pine trees, the color would be a flat pine green. A copy of the amended PDPA shall be submitted to the Planning Director for confirmation that the PDPA has been amended as required under this mitigation measure prior to issuance of said building permit.

Timing/Implementation: Prior to issuance of any building permit for new water storage tank or similar above-ground infrastructure.
Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division and Building Division.

With the incorporation of Mitigation Measure #1.1, #1.2 and #1.3 impacts to the existing visual character or quality of the site and its surroundings is considered to be *less than significant with mitigation incorporated*.

- d) Additional light and glare will be produced as additional development occurs. The PDPA has specifically incorporated provisions to ensure that any impacts are minimized below the level of significant. Specifically, outdoor lighting serving pathways and walking trails are not allowed to exceed ten feet in height and lighting fixtures serving roads and parking areas are not allowed to exceed twenty feet in height. In addition, all outdoor lighting is required to comply with County Code Section 10-6.5602 and is subject to review against such County Code during the permitting process prior to the issuance of any electrical permit. Project impacts related to light and glare are considered *less than significant*.

II. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 non-agricultural 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation for Section II a), b), and c):

- a) The project site has not been mapped in accordance with the *Farmland Mapping and Monitoring Program of the California Resources Agency*. The existing property is currently being used as a recreational facility and no change in the land use would occur that would convert agricultural uses to a non-agricultural use. *No impact.*
- b) The proposed development would allow for an increase in intensity within an area which is currently being used for a recreational facility. The project site is not restricted by a Williamson Act contract. *No impact*

- c) An approximate 8.3 acre portion of the project site is currently zoned TP-B-80 (Timberland Production District) and this property would be rezoned to the PD zoning district. Under the existing TPZ zoning designation, recreational and/or educational uses not interfering with the primary purpose of the district, which purpose is the growing and harvesting of timber, is defined as a permitted use. The proposed use of this property under the PDPA would be consistent with the TPZ zoning. However, the incorporation of this area into the PD district is to establish a single-comprehensive planned development. For a more thorough discussion of project impacts as a result of the proposed zone change, please refer to the Land Use and Planning section later in this Initial Study. Given the limited size of this area and the no real change in use, impacts are considered *less than significant*.
- d) The proposed use of the forest area on the property has generally been defined for program areas. The uses in the program areas are intended to be recreational in nature which are intended to be set in a forest environment. Although utility infrastructure systems are identified as a permitted use in this area, any tree removal associated with such infrastructure construction and operation will be isolated in nature and will not result in a conversion of forest land to non-forest use. In addition, previous mitigation measures have been designed to reduce visual impacts which would also lessen any potential land use impact. As such, the proposed uses would support the continuation of maintaining this land in a forest setting. This impact is considered to be *less than significant*.
- e) No other changes to the existing environment have been identified which could result in the conversion of farmland or forest land to other uses. Although the project may result in minor vegetation removal in the form of isolated trees to accommodate construction of buildings or infrastructure, the project will not result in a conversion of forest land to non-forest land. This impact is considered to be *less than significant*.

III. AIR QUALITY 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:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

Substantiation for Section III a), b), c), d), and e):

Environmental Setting

The proposed project site is located within an area 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 district affecting the County is the Siskiyou County Air Pollution Control District (SCAPCD).

SCAPCD maintains and operates an ambient air monitoring station in Yreka that measures three pollutants (ozone, PM₁₀ and PM_{2.5}) and operates mobile PM_{2.5} monitors during an emergency such as wildfire. The purpose of the monitoring stations is to measure ambient concentrations of the pollutants and determine whether the ambient air quality meets the California Ambient Air Quality Standards (CAAQS) and the National Ambient Air Quality Standards (NAAQS).

If a pollutant concentration is lower than the state or federal standard, the area is classified as being in *attainment* for that pollutant. If a pollutant violates the standard, the area is considered a *nonattainment* area. If data are insufficient to determine whether a pollutant is violating the standard, the area is designated unclassified. Siskiyou County is classified as in attainment for all state and federal air quality standards.

Regulatory Setting

Federal

U.S. Environmental Protection Agency (USEPA) is responsible for implementing the myriad programs established under the federal Clean Air Act, such as establishing and reviewing the National Ambient Air Quality Standards (NAAQS) and judging the adequacy of State Implementation Plans (SIPs), but has delegated the authority to implement many of the federal programs to the states while retaining an oversight role to ensure that the programs continue to be implemented. Air quality standards are set at both the federal and state levels of government (Table III-1). The USEPA establishes ambient air quality standards for six criteria air pollutants: ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and suspended particulate matter.

State

The California Air Resources (CARB) is responsible for establishing and reviewing the state standards, compiling the California SIPs, securing approval of that plan from USEPA, and identifying toxic air contaminants. CARB also regulates mobile sources of emissions in California, such as construction equipment, trucks, automobiles, and oversees the activities of California's air quality management districts, which are organized at the County or regional level. 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. County or regional air quality management districts are primarily responsible for regulating stationary sources at industrial and commercial facilities within their geographic areas and for preparing the air quality plans that may be required under the federal Clean Air Act and California Clean Air Act.

The regional air quality plans prepared by Air Quality Management Districts and Air Pollution Control Districts throughout the state and complied by the CARB to form the SIP. The local air districts also have the responsibility and authority to adopt transportation control and emission reduction programs for indirect and area-wide emission sources.

Local

Responsibility of the Siskiyou County Air Pollution Control District (SCAPCD) includes overseeing stationary source emissions, approving permits, maintaining emissions inventories, maintaining air quality stations, overseeing agricultural burning permits, and reviewing air quality-related sections of environmental documents required by CEQA. Air quality is managed through land use and development planning process consisting primarily of the municipalities and Siskiyou County. The SCAPCD is responsible for establishing and enforcing local air quality rules and regulations that address the requirements of federal state air quality laws but does not have any land use or development planning authority.

**Table 2
 Federal and State Ambient Air Quality Standards**

Pollutant	Averaging Time	Federal Primary ¹	Federal Secondary ¹	California ²
Ozone	8 Hour	0.075 ppm	0.075 ppm	0.07 ppm
	1 Hour	0.12 ppm	0.12 ppm	0.09 ppm
Carbon Monoxide	8 Hour	9 ppm	--	9 ppm
	1 Hour	35 ppm	--	20 ppm
Nitrogen Dioxide	Annual	0.053 ppm	0.053 ppm	--
	1 Hour	--	--	0.25 ppm
Sulfur Dioxide	Annual	0.03 ppm	--	--
	24 Hour	0.14 ppm	--	0.04 ppm
	3 Hour	--	0.5 ppm	--
	1 Hour	--	--	0.25 ppm
Fine Suspended Particulate Matter (PM2.5)	Annual	15.0 µg/m ³	15.0 µg/m ³	12 µg/m ³
	24 Hour	35.0 µg/m ³	35.0 µg/m ³	--
Suspended Particulate Matter (PM10)	Annual	--	--	30 µg/m ³
	24 Hour	150 µg/m ³	150 µg/m ³	50 µg/m ³
Sulfates	24 Hour	--	--	25 µg/m ³
Lead	30 Day	--	--	1.5 µg/m ³
	Calendar Qtr	1.5 µg/m ³	1.5 µg/m ³	--
Hydrogen Sulfide	1 Hour	--	--	0.03 ppm
Vinyl Chloride	24 Hour	--	--	0.01 ppm
Visibility-Reducing Particles	8 Hour (10 am - 6 pm PST)	--	--	(³)

Source: California Air Resources Board 2012

¹ 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 PM₁₀, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m³ is equal to or less than one. For PM_{2.5}, 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.

² California standards for ozone, carbon monoxide (except Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, suspended particulate matter - PM₁₀, PM_{2.5}, 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.

³ 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.

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, the district enforces federal laws and state laws on stationary sources of pollution and passes and enforces its own regulations as they become necessary for air quality issues. SCAPCD has promulgated numerous rules and regulations governing the construction and operation of new or modified sources of air pollutants emissions with the NEPAB.

Sensitive Receptors

For the purposes of air quality and public health and safety, sensitive receptors are generally defined as land uses with population concentrations that would be particularly susceptible to disturbance from dust and air pollutant concentrations, or other disruptions associated with project construction and/or operation. Sensitive receptors land uses generally include schools, day care centers, libraries, hospitals, residential area, and parks. Some sensitive receptors are considered to be more sensitive than others to air pollutants. The reasons for greater than average sensitivity include pre-existing health problems, proximity to emissions sources, or duration of exposure to air pollutants. Schools, hospitals, and convalescent homes are considered to be relatively sensitive to poor air quality because children, elderly people, and the infirmed are more susceptible to respiratory distress and other air quality-related health problems than the general public. Residential areas are considered sensitive to poor air quality because people usually stay home for extended periods of time, with associated greater exposure to ambient air quality. Recreational uses are also considered sensitive due to the greater exposure to ambient air quality conditions because vigorous exercise associated with recreation places a high demand on the human respiratory system.

Impacts Analysis

- a) Siskiyou County is part of the Northeastern Plateau Air Basin. The Basin currently has no air quality plans by which jurisdictions within must abide. *No impacts* are anticipated.
- b) The proposed project has the potential to impact air quality primarily in two ways: (1) the project would generate mobile source emissions (vehicles) from operations created as a result of the project, and (2) fugitive dust (particulate/PM₁₀) and construction exhaust emissions produced during construction activities.

Mobile Source (Operation) Emissions

Mobile source refer to emissions from motor vehicle, including tailpipe and evaporative emissions. Depending upon the pollutant being discussed, the potential air quality impact may be of either regional or local concern. For example, ROG and NO_x are all pollutants of regional concern (NO_x and ROG react with sunlight to form O₃ or photochemical smog). However, CO tends to be a localized pollutant, dispersing rapidly at the source.

Air quality in the region is good, with only occasional exceedances in the California ozone criteria standards detected. As a result of good air quality within the region, thresholds have not been adopted by the SCAPCD or the County of Siskiyou to limit mobile source emissions within the County or on the project level. Emissions generated from on-road vehicles are expected, but are not expected to exceed any adopted thresholds. Absent adopted thresholds and with existing good ambient air quality in the region, the potential impacts from the limited increase in mobile source emissions are *less than significant*.

Construction Emissions

Construction emissions generated throughout the course of project implementation would originate from construction equipment exhaust, employee vehicle exhaust, dust from grading the land, exposed soil eroded by wind, and ROGs from architectural coating and asphalt paving. Construction-related emissions would vary substantially depending on the level of activity, length of the construction period, specific construction operations, types of equipment, number of personnel, wind and precipitation conditions, and soil moisture content. Despite this variability in project site conditions, experience has shown that there are a number of feasible control measures that can be reasonably implemented to significantly reduce PM₁₀ emissions from construction activities. Implementation of effective and comprehensive control measures for PM₁₀ emission would reduce potential air quality impacts from construction activities to a less than significant level.

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The primary construction exhaust emissions generated by diesel-powered heavy equipment during construction activities include Nitrogen Oxide (NO_x) and Volatile Organic Compounds (VOCs). When these emissions interact with sunlight in the atmosphere, they tend to break-down forming ozone or photochemical smog, and are known as ozone precursor emissions. The proposed project is expected to generate additional NO_x and VOCs during construction activities. The SCAPCD and the County of Siskiyou has not adopted thresholds limiting the amount of emissions that may be generated during construction. Ambient air quality in the region is good, and because construction activities would be intermittent and of a short duration, eventually eliminating these emissions from the project site at the conclusion of construction, impacts are *less than significant with mitigation incorporated*.

Mitigation Measure #III.1: Prior to the issuance of any building permit authorized under this approval, the PDPA shall be amended to require that a Dust Control Plan be prepared for the construction activity. A copy of the amended PDPA shall be submitted to the Planning Director for confirmation that the PDPA has been amended as required under this mitigation measure prior to issuance of said building permit. The Dust Control Plan in the amended PDPA shall ensure that adequate dust controls are implemented during all phases of project construction and shall include as applicable the following:

- Water exposed earth surfaces as necessary to eliminate visible dust emissions;
- When grading within 100 feet of any residence, park or other sensitive receptor boundary, utilize pre-soaking with sprinkler or water trucks in addition to normal watering for dust control;
- Suspend grading operations when wind is sufficient to generate visible dust clouds;
- Pave, use gravel cover, or spray a dust agent on all haul roads;
- Impose an on-site speed limit on unpaved roads to 15 mph or lower (This speed must be posted);
- All grading operations shall be suspended when sustained wind speeds exceed 25 mph;
- All exposed surfaces and overburden piles shall be revegetated or covered within one month of the end of construction and excavation activities;
- If fill dirt is brought to, or stockpiled on, the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems;
- Open burning of waste generated from on-site construction activities shall be permitted only in accordance with all applicable County and CalFire Fire-Safe regulations.
- Clean earthmoving construction equipment as needed to ensure that haul trucks leaving the site do not track dirt onto area roadways;
- Cover all trucks hauling soil, sand, and other loose materials and ensure that all trucks hauling such materials maintain at least two feet of freeboard;
- Institute measures to reduce wind erosion when site preparation is completed, including but not limited to revegetation, soil stabilization measures such as burlap, or straw;
- Install sandbags, straw waddles, or other erosion control measure to prevent silt runoff into surface water drainages and onto public roadways. Erosion control measures shall be maintained (including removal of soil following rain or wind event) on a regular basis to ensure function as erosion catchment basins;
- All contractors involving operations that may generate fugitive dust shall be advised of the approved dust control plan and shall be required to implement its provisions.

Timing/Implementation: Prior to and during construction activities.

Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division, Siskiyou County Air Pollution Control District.

- c) See Discussion [Section III (b)]. Siskiyou County is in full attainment or unclassified for all state and federal ambient air quality standards (CARB, 2013). Operational activities associated with the project are not expected to generate ozone emissions that exceed State and Federal thresholds. Construction-related activities are expected to generate emissions from diesel-powered construction equipment and PM₁₀ emissions associated with fugitive dust. Because only a limited amount of development is proposed, and construction activities are temporary in nature, diesel emissions are not expected to cumulatively exceed

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State and federal criteria levels of ozone. And, with the implementation of the recommended mitigation measure III.1, potential impacts from PM₁₀ emissions would be reduced to a level that is *less than significant with mitigation incorporated*.

- d) See Discussion [Section III (b)]. Construction activities associated with the proposed project would generate emissions of criteria pollutants, including suspended and inhalable particulate matter (Fugitive Dust Emissions) and equipment exhaust emissions. These emissions could expose sensitive receptors to pollutant concentrations. However, equipment exhaust emissions associated with construction tend to be dispersed and will be of a temporary nature, and fugitive dust would be reduced to *less than significant levels with the implementation of the recommended mitigation measures*.
- e) Objectionable odors associated with construction of the proposed project site would be those odors produced by tailpipe diesel emissions from diesel powered construction equipment. Odor impacts would be temporary and limited to the area adjacent to the construction operation. Because construction activities are temporary and localized around the construction activity, odors would not impact a substantial number of sensitive receptors for an extended period of time.

Odors associated with the resultant residential and agricultural uses of the PDPA are limited to those odors related to onsite livestock and refuse disposal. Potential odors associated with the on-site agricultural uses will primarily be isolated to the barn and arena, which are located in the central portion of the PDPA and are not anticipated to impact project area neighbors. Minimal odors will be located in areas utilized for trail rides, though these odors will be dispersed in nature and occasional. These agricultural related odors are considered to be less than significant. Odors associated with residential uses onsite will include refuse and Refuse collected from all on-site PDPA activities and operations will be collected and managed in the Maintenance Area which is located in the northwest portion of the PDPA. The PDPA is neighbored by private timber lands zoned for timber production (TP-B-80), and it is unlikely that odors would travel to residential use lands located to the south, east and northeast of the project. Refuse will be placed in a compactor prior to being hauled off-site by a waste disposal company on a regular basis. No other odors of substantial nature are anticipated to occur as a result of the project. Because potential odors are primarily confined to the project area, potential odors would not impact a substantial number of sensitive receptors for an extended period of time. Potential odor impacts would be *less than significant*.

IV. <u>BIOLOGICAL RESOURCES</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 U.S. 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, 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, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

SHN Consulting Engineers & Geologists, Inc. performed a Natural Resource Assessment of the project site attached within the PDPA, November 2013. The assessment consisted of literature review and field visits. Literature review consisted of a search of the California Natural Diversity Database (CNDDDB), California Native Plant Society (CNPS) database, US Fish and Wildlife Service (USFWS) Listed/Proposed Threatened and Endangered Species for Siskiyou County, and the California Department of Fish and Wildlife (CDFW) list of special status plants and animals. Field investigations were completed by SHN on June 7, 8 and July 6, 2010, as well as records review to determine whether the proposed project presented any potential impacts to federal or state listed species or wetlands from development.

The project is located in the foothills of the Salmon Mountains in the south western portion of Scott Valley. The area is largely characterized by mixed conifer forest, with a large pasture, which is moderately grazed and irrigated, in the center of the PDPA which comprises approximately one third of the project area. French Creek, a perennial tributary to the Scott River, traverses the project site in a southwest to northeast direction. Paynes Lake Creek joins French Creek in the southern half of the project area. Riparian habitat exists along the upper reach of Paynes Lake Creek in the southwestern portion of the project area and along the central portion of the property near the confluence of Paynes Lake Creek and French Creek, continuing north to the property boundary. A search of the USFWS National Wetland Inventory identified small areas of Freshwater Forested/Shrub Wetlands (attached within the PDPA, November 2013). Additionally there are four ponds on the property, two of which are utilized for recreational purposes, and two located along French Creek which were constructed as sedimentation basins.

Vegetation within the project area has been altered and modified by past and current land use activities including residential, timber production and recreational camp activities. Five special status plants do have moderate potential to occur within the project area, though none were observed during site visits and focused botanical surveys conducted in areas suspected of having habitat for special status species (attached within the PDPA, November 2013).

The project area does support habitat and there is moderate potential for six special status wildlife species to exist (California red-legged frog, Cascades frog, Oregon spotted frog, Pacific tailed frog, Coho salmon, Steelhead, American (pine) marten, and Fisher, West Coast DPS), though none were located during field investigation. Riparian habitat along Paynes Lake Creek and French Creek may support nesting and migratory birds, though none were observed at the time of field investigations. Nesting birds are protected by the Migratory Bird Treaty Act. Additionally, the project and surrounding area is mapped as Critical Deer Wintering Habitat by the Scott Valley Area Plan, Map, IV, with a minimum parcel size of 80 acres permitted, indicating that the area provides wintering for a greater number of deer per acre than other lands to the north and west.

Substantiation for Section IV a), b), c), d), e), and f):

a) The project zone change will result in the addition of land being added to the Planned Development District to allow for use as a camp and for special activities (See Table 1). This area is zoned rural residential or commercial with the exception of approximately 8.5 acres of land that was previously zoned for timber production. Although the project area has habitat to support special status plants and animals none were observed during field surveys. It is presumed that no special status species were observed do to the

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existing use of the project area for residential and camp uses. The project may impact migratory birds, including raptors if construction activities are completed during the nesting season. Mitigation Measure #IV.1 will reduce impacts to migratory birds, including raptors, to a level that is considered to be *less than significant with mitigation incorporated*.

Mitigation Measure #IV.1: Vegetation removal and grading construction activities, including any earth moving activities shall be conducted between September 1 and January 31 in order to avoid impacts to nesting migratory birds. If work is to be completed during the nesting season (February 1 to mid-August) then a qualified biologist shall conduct a pre-construction nesting bird survey. Preconstruction surveys for nesting pairs, nests, and eggs shall occur within the construction limits and within 200 feet of the construction limits. If active nests are encountered, species-specific measures shall be prepared by a qualified biologist in consultation with the USFWS and CDFW, and implemented to prevent abandonment of the active nests.

Timing/Implementation: Prior to any earth moving or vegetation removal activities.
Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division.

French Creek and Paynes Lake Creek within the project area support habitat for coho Salmon, which are part of the federally-designated Southern Oregon/Northern California Coast (SONCC) Evolutionarily Significant Unit (ESU). Implementation of mitigation measure IV.2 will ensure impacts to coho salmon habitat are *less than significant with mitigation incorporated*.

Mitigation Measure #IV.2: For all future construction and grading operations, the riparian setback areas shall include the greater of the edge of the drip line of riparian vegetation or 75 feet. Within the setback the removal vegetation and/or construction activities, shall be prohibited and:

- Riparian setbacks shall be measured in a horizontal direction outward from the edge of the riparian vegetation drip line or Ordinary High Water Mark, whichever is greater.
- Where wetlands are identified within a Riparian Setback, the final setback shall be the greater of the Riparian Setback identified herein or the Wetland Area Setback identified in mitigation measure #IV.4. For example, if the Wetland Setback would be completely contained within the Riparian Setback, then the final setback shall be based on the Riparian Setback. Alternatively, if the Wetland Setback extends beyond the Riparian Setback, then the final setback would include the additional Wetland Setback distance. Wetlands shall be delineated by a site survey prepared by a qualified wetlands professional using delineation protocols accepted by the U.S. Army Corps of Engineers (USACE).

Timing/Implementation: Upon the effective date of the PDPA approval.
Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division.

The addition of rezoning seven parcels currently zoned R-R-B-80, to the PDPA zone designation, and the increase in occupancy may result in impacts to the Critical Deer Wintering Habitat designation identified in the *Scott Valley Area Plan*. If the additional seven parcels were to remain in R-R-B-80 zone designation, a maximum of 7 dwelling units would be allowed (however there is the possibility of an additional one second unit per parcel), with a likely population of 15 residents (using the County average household size of 2.2 persons per household, per the 2010 Census, and not assuming any second dwelling units). Currently the JH Ranch wintertime operations include less than 100 guests & staff for the majority of the winter, with the exception of approximately 9 days where occupancy is approximately 300 guests and staff (or approximately 41% of their current summertime occupancy). The 1993 approval did not specify a limit on winter operations only that they were anticipated to be “minor, relative to summer programs”; however, no specific occupancy levels were established.

Based on the current and planned stated operations, and weather conditions, that wintertime occupancy of the camp is anticipated to continue to be minor relative to summer time activities. However, increased wintertime occupancy rates and associate traffic above what currently occurs could result in impacts to

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Critical Deer Wintering Habitat. Mitigation Measure #IV.3 has been incorporated to ensure that wintertime occupancy does not increase and result in project impacts to Critical Deer Wintering Habitat and, as such, with the proposed mitigation the impact will be *less than significant with mitigation incorporated*.

Mitigation Measure #IV.3: Winter occupancy of JH Ranch during the rutting season, between November 15, and February 15, shall be not more than 300 persons (staff and guests) at any one time.

Timing/Implementation: Upon the effective date of the PDPA approval.

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

- b) Based on the Natural Resource Assessment prepared by SHN Consulting Engineers & Geologists, Inc. there is riparian habitat located immediately adjacent to Paynes Lake Creek and French Creek in the southern half of the PDPA. The potential for development within these areas are minimal, due to the underlying geology and proximity to waterways, and therefore potential removal of riparian habitat is minimal. No other sensitive natural community has been identified within the project area. Therefore this impact is considered to be *less than significant*.
- c) Based on Figure 2 of the Natural Resource Assessment, there are potential wetlands within the PDPA according to the U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) database. With implementation of mitigation measure #IV.4 impacts to wetlands and waters of the U.S. is considered to be *less than significant with mitigation incorporated*

Mitigation Measure #IV.4: Upon review of the submitted Plot Plan as required by MM #1.2, proposed activities will be compared against Figure 2 of Appendix A. Should ground disturbing activities be proposed within areas identified as potential wetlands as defined in Figure 2 of Appendix A, a site specific wetland delineation shall be completed and verified by the Army Corps of Engineers, and the appropriate Federal and State permits (Clean Water Act Section 404 and Section 401, and/or California Department of Fish and Wildlife Section 1600) shall be obtained prior to any activity within this area. Additionally, the following setbacks and drainage parameters shall be implemented:

- For wetland areas 1.0 acre or less in size, a minimum 50-foot setback shall be fenced prior to and during construction.
- For wetland areas sized 1.1 to 5.0 acres, a minimum 75-foot setback shall be fenced prior to and during construction.
- For wetland areas greater than 5.0 acres in size, a minimum 100-foot setback shall be fenced prior to and during construction.
- All site drainage resulting from human-induced sources and/or development must be directed to avoid the direct non-filtered discharge of drainage into wetland areas, unless otherwise approved by the CDFW and/or U.S. Army Corps of Engineers.
- Site development or any alteration of ground contours must be implemented in a way that ensures the wetland area is not hydrologically affected (receives more or less water).

Timing/Implementation: At the time of Plot Plan review, and prior to any earth moving, vegetation removal, or issuance of a building permit within the area shown on Figure 2 of Appendix A.

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

- d) No designation of major migratory routes has been identified for the site. The site may facilitate home range and dispersal movement of resident wildlife species, but does not serve as a wildlife movement corridor. Implementation of mitigation measure #IV.1 ensures that potential impacts to migratory birds will be reduced to a level that is considered less than significant. Development of the site would not restrict regional wildlife movement or wildlife migration patterns. This impact is considered to be *less than significant with mitigation incorporated*.

- e) The proposed project is not anticipated to conflict with any local policies or ordinances protecting biological resources due to the lack of the presence of any sensitive habitat being located on the project site. *No impacts* are anticipated.
- f) The proposed project would not conflict with the provisions of a habitat conservation plan (HCP), natural community conservation plan (NCCP), or other conservation plan, as there are no adopted HCPs or NCCPs in the project region. *No Impacts* are anticipated.

V. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '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 '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 geologic 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"/>

Substantiation for Section V. a), b), c), and d):

Evaluation of the proposed projects impact to cultural resources must be undertaken in compliance with the requirements of the California Environmental Quality Act (CEQA), Public Resources Code, Section 21000, et seq. At the most general level, compliance with CEQA requires completion of projects in conformity with the standards contained in Section 15064.5 of the CEQA guidelines. An Archaeological Inventory Survey, including a records search at the Northeast Information Center of the California Historical Resources Information System at CSU-Chico, consultation with the Native American Heritage Commission and affected regional tribal representatives, and completion of a pedestrian field survey, has not been completed for the project area.

Impacts Analysis

- a) Since an Archaeological Inventory Survey has not been completed for the project area, mitigation measures #V.1 and #V.2 are included herein and will reduce impacts to a level that is considered *less than significant with mitigation incorporated*.

Mitigation Measure #V.1: Prior to issuance of a building permit or any earth moving activities on previously undisturbed sites, a site specific Archaeological Inventory Survey, including a records search at the Northeast Information Center of the California Historical Resources Information System at CSU-Chico, consultation with the Native American Heritage Commission and affected regional tribal representatives, and completion of a pedestrian field survey, consistent with Public Resources Code, Section 21000, et seq. shall be completed by a qualified archaeologist and submitted to the Planning Department for review and approval to ensure that all culturally sensitive areas are avoided.

Timing/Implementation: Prior to issuance of a building permit or any earth moving activities in previously undisturbed areas.

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

Mitigation Measure #V.2: 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)

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are discovered, work shall be halted immediately within 50 feet of the discovery, the Siskiyou County Public Health & 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 City shall consider mitigation recommendations presented by a professional archaeologist and implement a measure or measures that the City 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
Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division

- b) See Discussion [Section V (a)].
- c) See Discussion [Section V (a)]. Additionally mitigation measure #V.3 shall be implemented to reduce impacts to a level that is considered to be *less than significant with mitigation incorporated*.

Mitigation Measure #V.3 If, during the course of project implementation, paleontological resources (e.g., fossils) are discovered, work shall be halted immediately within 50 feet of the discovery, the Siskiyou County Public Health & Community Development Department – Planning Division shall be immediately notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. The City shall consider the mitigation recommendations presented by a professional paleontologist and implement a measure or measures that the City 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
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- d) Although the likelihood for human remains to exist in the project area is low, there is a possibility of the unanticipated and accidental discovery of human remains during ground-disturbing project-related activities. Therefore in addition to Mitigation Measure #V.1, Mitigation Measure #V.4 is incorporated in the project to address the potential for the discovery of any unrecorded or previously unknown resources. This impact is considered to be *less than significant with mitigation incorporated*.

Mitigation Measure #V.4 If, during the course of project implementation, human remains are discovered, all work shall be halted immediately within 50 feet of the discovery, the Siskiyou County Public Health & 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
Enforcement/Monitoring: Siskiyou County Public Health & Community Development Department – Planning Division

VI. <u>GEOLOGY AND SOILS</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation for Section VI a), b), c), d), and e):

- a)
- i) The project area is not within an Alquist Priolo Earthquake Fault Zone (DOC-A, 2013). There are a number of Pre-Quaternary faults (older than 1.6 million years) in the mountains surrounding the southern portion of the Scott Valley as mapped by the 2010 Fault Activity Map of California (DOC-B, 2013). The closet of these faults is a north-south trending fault located along Miners Creek, approximately one mile to the east of the project area. However, the risk of fault rupture is considered minor because of the infrequent nature of activity along faults in the project vicinity. This impact is considered to be *less than significant*.
 - ii) See response i) above. The project, along with all of Siskiyou County, is located in Uniform Building Code (UBC) Seismic Zone 3. This indicates a moderate to high probability that the area is subject to earthquakes which may cause structural damage. Buildings constructed in Seismic Zone 3 are subject to more stringent seismic safety standards than those constructed elsewhere in the United States, but not as stringent as the coastal areas of California, which are in Seismic Zone 4. Earthquakes centered about 20 miles east of Mt. Shasta were recorded in 1978 with Richter magnitudes of 4.0 to 4.6. However, an earthquake history compiled for the Seismic Safety and

Safety Element of the Siskiyou County General Plan indicated that over a 120-year period, no deaths related to earthquakes have been recorded, and reported building damage has never been more than "minor." Given the past history of seismic activity in Siskiyou County, the UBC standards would ensure that improvements within the project area are able to withstand ground shaking with no significant damage. This impact is considered *less than significant*.

- iii) Liquefaction occurs when loose sand and silt that is saturated with water behaves like a liquid when shaken by an earthquake. Three factors are required for liquefaction to occur: (1) loose, granular sediment; (2) saturation of the sediment by groundwater; and (3) strong shaking. Although the exact characteristics of the underlying soils are unknown, impacts associated with liquefaction are unlikely given the low incidence of strong earthquakes in the region. Potential impacts associated with seismic-related ground failure are considered *less than significant*.
 - iv) Although the majority of project activities and structures will be limited to the meadow and lower slope areas, a number of improvements, including utility infrastructure, housing, roads, trails, etc. may occur on steeper slopes (5 to 25% slopes). The project area is not mapped by the Scott Valley Area Plan as being an area subject to potential landslides (Map VI, Scott Valley Area Plan, 1980). Additionally, mitigation measures I.2, III.1, VI.1, and VI.2, will reduce any potential impacts associated with landslides to *less than significant with mitigation incorporated*.
- b) The soils in the project area have a moderate to high erosion hazard as identified by the Soil Survey of Siskiyou County, California , Central Part (USDA, 1978). Grading, excavation, and vegetation removal, associated with development of the PDPA could increase erosion. Construction activities could also result in soil compaction and wind erosion effects that could adversely affect soils and reduce the revegetation potential at the construction sites. In order to address concerns regarding the potential erosion from any site development, the mitigation measures VI.1 and VI.2 are recommended. Additionally the mitigation measures incorporated herein will further reduce potential soil erosion to a level that is considered *less than significant with mitigation incorporated*.

Mitigation Measure #VI.1: Prior to earth-disturbing activities for on- and off-site roadways, parking areas, buildings, utility infrastructure, trails in excess of 2 feet wide, or recreational facilities that require more than 100 cubic yards of excavation or deposition or cover more than 10,000 sq.ft in area, the PDPA shall be amended to require that a Erosion Control Plan be prepared and submitted to the Planning Director for review and approval for the proposed construction activity. A copy of the amended PDPA shall be submitted to the Planning Director for confirmation that the PDPA has been amended as required under this mitigation measure prior to the earth-disturbing activities described herein.

Timing/Implementation: Prior to any earth moving, vegetation removal, or issuance of a building permit.
Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division.

Mitigation Measure #VI.2: The Erosion Control Plan required herein shall be administered through all phases of grading and project construction. The ECP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. The ECP shall address spill prevention and include countermeasure plans describing measures to ensure proper collection and disposal of all pollutants handled or produced on the site during construction, including sanitary wastes, cement, and petroleum products. The Plan and proposed measures shall be consistent with the County's Land Development Manual and shall include (1) restricting grading to the dry season; (2) protecting all finished graded slopes from erosion using such techniques as erosion control matting and hydro-seeding; (3) protecting downstream storm drainage inlets from sedimentation; (4) use of silt fencing and hay bales to retain sediment on the project site; (5) use of temporary water conveyance and water diversion structures to eliminate runoff into area waterways; (6) the requirement that it is the responsibility of the Developer and/or Contractor to inspect and repair all erosion control facilities within 24 hours before each forecasted precipitation event and at the end of each work day during the rainy season; (7) the requirement that it is the responsibility of the Developer and/or Contractor to inspect the erosion and sedimentation control measures every day of a storm event, immediately after each storm event and that all repairs shall be made

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immediately when the measures are not functioning as intended. In addition, the Developer and/or the Developer's contractor shall notify the County of any repairs or corrections made to the erosion or sedimentation control measures; and (8) any other suitable measures determined by the Planning Director. The ECP shall be submitted to the Siskiyou County Planning Division for review and approval.

Timing/Implementation: Prior to any earth moving or vegetation removal activities.
 Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division.

- c) See discussion [Section VI (a) & (b)]. Impacts are *less than significant with mitigation incorporated*.
- d) Expansive soils have the potential to compromise the structural integrity of proposed new facilities and roadways. Native soils within the project area have low shrink-swell potential. Compliance with UBC requirements and the recommended measures found in the geotechnical report, at the time of development of the resultant lots, would ensure that impacts related to expansive soils are *less than significant*.
- e) The project site wastewater needs are currently served by a bioreactor and individual septic systems. Both the bioreactor and the septic systems utilize on-site leach fields for effluent disposal. As identified in the PDPA revised application, modifications to the existing bioreactor treatment system (including the addition of air flow, surge tank capacity, and nitrate reduction) would increase the systems wastewater treatment and disposal capacity to accommodate 1,260 persons. Please see section XVII, Utilities and Service Systems, for additional evaluation of project impacts to wastewater utilities. The Siskiyou County Environmental Health Department has reviewed each of the proposed lots in Phase 2 to determine the suitability of the soils to accommodate the septic systems and associated leach fields. Based on information provided by the applicant's engineer, adequate area exists in the project area to accommodate an on-site wastewater disposal system. No impacts are anticipated.

VII. <u>GREENHOUSE GAS EMISSIONS</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation for Section VII a) and b)

Global climate change is a problem caused by combined worldwide greenhouse gas (GHG) emissions, and mitigating global climate change will require worldwide solutions. Combined gases in the earth's atmosphere called atmospheric GHGs play a critical role in the earth's radiation budget by trapping infrared radiation emitted from the earth's surface, which could have otherwise escaped to space. Prominent GHGs contributing to this process include carbon dioxide (CO₂), methane (CH₄), ozone (O₃), nitrous oxide (N₂O), and certain fluorocarbons. This phenomenon, known as the "greenhouse effect," keeps the earth's atmosphere near the surface warmer than it would be otherwise and allows for successful habitation by humans and other forms of life. Increases in these gases lead to more absorption of radiation and warm the lower atmosphere further, thereby increasing evaporation rates and temperatures near the surface. Anthropogenic emissions of GHGs in excess of natural ambient concentrations are thought to be responsible for the enhancement of the greenhouse effect and contribution to what is termed "global warming," a trend of warming unnatural warming of the earth's natural climate.

- a) Carbon dioxide (CO₂) and nitrous oxide (N₂O) would be the prominent GHG emissions contributed by the proposed project. These emissions would be generated primarily from mobile sources created from the proposed single-family residential uses. Additional emissions would also be generated from heavy equipment and employee trips related to construction activities. The proposed project is anticipated to generate primarily CO₂ and N₂O emissions which would contribute to the cumulative increase in greenhouse emissions. However, because air quality in the region is good and the relative size of the proposed project is small, the potential increase in emissions is individually limited. With the relatively minor amount of vehicle trips that would be added to the area by the proposed project and the overall good air quality in the region, potential impacts are less than significant.
- b) No plan, policy or regulation has been adopted which would create a conflict with the anticipated minor increase in greenhouse gas emissions. The air quality in the region is good, and the size of the proposed project is minimal. Therefore, no impacts are anticipated.

VIII. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation for Section VIII a), b), c), d), e), f), g), and h):

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) 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 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.” (California Code of Regulations, Title 22, Section 662601.10)

Most hazardous materials regulation and enforcement in Siskiyou County is managed by the Siskiyou County Environmental Health Division, which refers large cases of hazardous materials contamination or violations to the North Coast Regional Water Quality Control Board (RWQCB) and the State Department of Toxic Substances Control (DTSC). It is not at all uncommon for other agencies to become involved when issues of hazardous materials arise, 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 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 identified no hazardous waste violations in the project area.

- a) No known hazardous materials are present within the site, nor will any be transported as a result of project implementation. Residential uses are not known to generate or utilize hazardous materials or chemicals during their construction. No impacts are anticipated.
- b) See Discussion [Section VII (a)]. No impacts are anticipated.
- c) There will be no hazardous emissions from the project, and therefore it will not have any affect on the nearest school site, approximately 4.5 miles from the site. No impacts are anticipated.
- d) The project site is not located within an area included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impacts are anticipated.
- e) The proposed project is not located within the boundaries of an airport land use plan. The nearest airport is the Weed Airport, which is located along the Interstate 5 corridor. The proposed project would not interfere with airport operations or expose people to any safety hazards. No impacts are anticipated.
- f) No known private airstrips have been identified to be located within the project area. No impacts are anticipated.
- g) Construction activities are not occurring on any major arterials or highways, which may result in the obstruction of vehicular traffic during emergency situations. No impacts are anticipated.
- h) The California Department of Forestry (Cal Fire) provides wildland fire protection services to the project area, which has been identified to be located within a State Responsibility Area (SRA). The project site is located in a Very High Fire Hazard Zone as defined by Cal Fire. The introduction of new employees and guest at the Ranch could expose these people to fire dangers. In order to mitigate this potential, the PDPA has incorporated a specific Emergency Shelter Plan, please see Section 2.4.5 of the PDPA. The plan is triggered when one of four occurrences occurs and then specifies an on-site evacuation procedure. With the incorporation of the plan, potential fire dangers have been mitigated below the level of significance.

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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. Because the specific locations for future improvements have not been precisely identified, if the emergency response access is not designed pursuant to Cal Fire' regulations, this may create a potential significant impact. As a result, impacts are less than significant.

Mitigation Measure #VIII.1: Prior to issuance of any permit authorized under this approval, the PDPA shall be amended to reference that the subject improvements as subject to the review and approval of Cal Fire pursuant to the requirements contained in California Public Resources Code Section 4290. A copy of the amended PDPA shall be submitted to the Planning Director for confirmation that the PDPA has been amended as required under this mitigation measure prior to the issuance of said permit.

Timing/Implementation: Prior to permit issuance.
 Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division.

IX. <u>HYDROLOGY AND WATER QUALITY</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

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h) Place within a 100-year flood hazard area structures which 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 the 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"/>

Substantiation for Section IX a), c), d), e), and f):

The issues associated with these sections pertain directly to amount of future development. As such, a review of the future development potential and how it could impact these sections must be conducted.

Table 1 in the first section provides a summary of the 1993, 2010 (or current) and build-out operations. As shown, the approval of the PDPA would allow the occupancy at JH Ranch to increase from the maximum typical occupancy described in the 1993 PD amendment of 480 persons (guest and staff) to a maximum occupancy of 975 persons (guest and staff) at any one time; an increase of 495 persons (a 103 percent increase). The 2010 (current) guest and staff maximum occupancy currently occurring at JH Ranch is 725; the 975 occupancy level would represent an increase of 250 persons (a 34 percent increase). As stated earlier, the PDPA also includes provision for single events that utilize temporary housing facilities, such as tents in addition to existing and future permanent housing facilities that would allow up to a maximum of 1600 occupants. Such event would also utilize temporary toilet facilities and mass transportation, such as buses and vans.

In order to provide permanent building accommodations for the increased occupants, new buildings for housing and support services and the construction of new infrastructure will be required. A specific estimate of the amount of construction activity was not provided in the PDPA. However, based on the existing occupant density of the single level guest housing at JH Ranch (commonly referred to as the Maples, Madrones, Willows, Hemlocks, and Birches) of 53.75 sq.ft. per occupant, to provide housing for the 500 person occupancy increase approximately 26,875 sq.ft. of new construction would occur. In previous discussions with JH Ranch representatives, they have submitted plans to reconstruct the single level guest housing to provide additional amenities for their guests. This new design provides approximately 99 sq.ft. of area per individual. At this square footage, the increased occupancy at JH Ranch could result in an additional 71,085 sq.ft. of new construction for living accommodations.

In addition to need for additional housing, additional water storage would have to be constructed. As discussed under the section for the substantiation for Section IX b), the current water storage system totals some 44,300 gallons and at the 80.25 gallons per person per day storage capacity, the water system can serve some 552 persons per day. Thus, an additional 33,947 gallons of storage would be needed to accommodate the increased occupancy in the future. Assuming a 10-foot high tank, this would cover an area of approximately 453 sq.ft.

Aside from the above mentioned construction, it is also expected that additional construction would occur. As identified in the proposed PDPA, anticipated changes include the replacement of the existing single-level duplex cabins, the removal and replacement of other staff housing, the construction of new maintenance and storage facilities, lodge renovation, and new and altered program activity amenities. Based on staff's estimates, the total amount of square footage that would be constructed could be at approximately 115,000.

The total amount of new construction would only amount to a coverage ratio of 1.3 percent of the entire site. Future construction activities have been identified as a potential significant impact, mitigating this impact is the fact that future project construction activities would be required to comply with the National Pollution Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Runoff Associated with Construction Activity (General Construction Permit). Pursuant to the California State Regional Water Quality Control Board Order 2009-0009-DWQ, Section I.B., any construction (including, but not limited to, clearing, grading, grubbing, or excavation, or any other activity) that results in a land disturbance of equal to or greater than one acre, or any construction activity that results in land surface disturbances of less than one acre if the construction activity is part of a larger common

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planned development are subject to the RWQCB General Permit requirements. Because specific plans for the various construction activities have not been submitted, it is not possible to know if any of the individual future construction projects would exceed one acre. However, the PDPA establishes a comprehensive development plan where the total amount of allowed construction exceeds the one-acre threshold and, thus, the RWQCB General Permit requirements are triggered.

The RWQCB requirements would be enforced through the North Coast's RWQCB's General Construction Permit requirements. Specifically, the Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI). The SWPPP is required to contain a site map(s) which shows the perimeter of the individual construction project, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. In developing the SWPPP, it must include pollution prevention measures (erosion and sediment control measures and measures to control non-stormwater discharges and hazardous spills), demonstration of compliance with all applicable local and regional erosion and sediment control standards, identification of responsible parties, a detailed construction timeline, and a BMP monitoring and maintenance schedule. Also, the SWPPP must list Best Management Practices (BMPs) that will be used to protect storm water runoff and the placement of those BMPs. Finally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP. In order to ensure that this existing statutory requirements are implemented to reduce the potential impact below a level of significance, the following mitigation is required:

Mitigation Measure #IX.1: The applicant shall submit a Notice of Intent (NOI) to the North Coast Water Quality Control Board to comply with the National Pollution Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit requirements for permits issued under this approval to the satisfaction of the North Coast Water Quality Control Board . In general, the applicant, or its contractor(s), shall prepare a Storm Water Pollution Prevention Plan (SWPPP) prior to earth disturbing activities for each individual construction project, and shall implement the SWPPP throughout the life of the construction project. The SWPPP shall incorporate all requirements of the RWQCB's Order 2009-0009-DWQ. In conjunction with each County Building permit, evidence of compliance with the North Coast's RWQCB's General Construction Permit requirements shall be submitted to the satisfaction of the Planning Director.

Timing/Implementation: Prior to earth disturbing activities.
Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division.

Substantiation for Section IX b):

As detailed in Section 2.4.1.2 (Potable Water Capacity) of the PDPA written narrative, JH Ranch provides water to its facilities through a series of existing groundwater wells with storage tanks. Table 1 of the PDPA narrative details the specifics of the current potable water storage capacity of 44,300 gallons and the Utility Plan of the PDPA details the locations of the wells and storage tanks. JH Ranch's potable water system is regulated by the California Department of Public Health (CDPH) as a Type N1, Transient Non-community System; System No. 4700807. Testing is performed on a quarterly basis by Basic Labs in Redding, CA and is submitted directly to the CDPH.

JH Ranch's water system is designed to provide daily and peak flow demands to meet the needs of up to 552 persons, and is sufficient for existing JH Ranch use. Given that current occupancy is estimated at 475 persons during the Student Leadership Program (SLP), occupancy during the student leadership program could increase by an additional 77 persons without any changes to the water supply system. In addition, since occupancy during the Parent/Child and Husband/Wife programs is currently estimated to be 400 persons, occupancy during these periods could increase by approximately 152 without requiring any water systems improvements.

As referenced in Section 6.1.4 of the PDPA application, there are two times a year where there is a one- night camp-out overlap that occurs with the group retreats is described herein. During this one-night overlap, students participating in the SLP along with associated staff utilize off-site showers and restroom facilities at Etna High

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School before returning to JH Ranch. During this overlap evening, the SLP will “camp-out” and use portable restroom facilities placing no additional demand on the Ranch’s potable water system.

As discussed above, based on the existing summer time potable water usage of 80.25 gallons per person per day, JH Ranch’s existing 44,300 gallons of storage tank capacity can accommodate 552 persons per day with no additional well pumpage. The PDPA indicates that the limiting factor for future growth at JH Ranch is its storage capacity and that to serve additional persons, additional storage tanks would be required. The installation of an additional tank(s) has been identified as permitted use in the various development areas and the permitting would require a ministerial building permit from the County’s Building Department. As well as compliance with all mitigation measures detailed herein.

It is important to note that the above occupancy calculation is based on the use of stored water and does not take into consideration the pumping capacity at JH Ranch. As detailed in the following table, JH Ranch currently has 6 wells (one of which is considered a back up well) with a daily pumping capacity of 180,000 for the 5 in use wells. This pumpage can serve 2,243 persons per day at the current usage of 80.25 gallons per day. Accordingly, no additional pumps would be needed to serve the proposed 975 occupancy limit.

Table 3

JH Ranch Well Capacity		
Well #1	20 gpm	Back Up to Well #4
Well #2	5 gpm	
Well #3	20 gpm	
Well #4	45 gpm	
Well #5	45 gpm	
Well #6	10 gpm	
Gallons Per Minute	125 gpm	
Gallons Per Day	180,000 gpd	

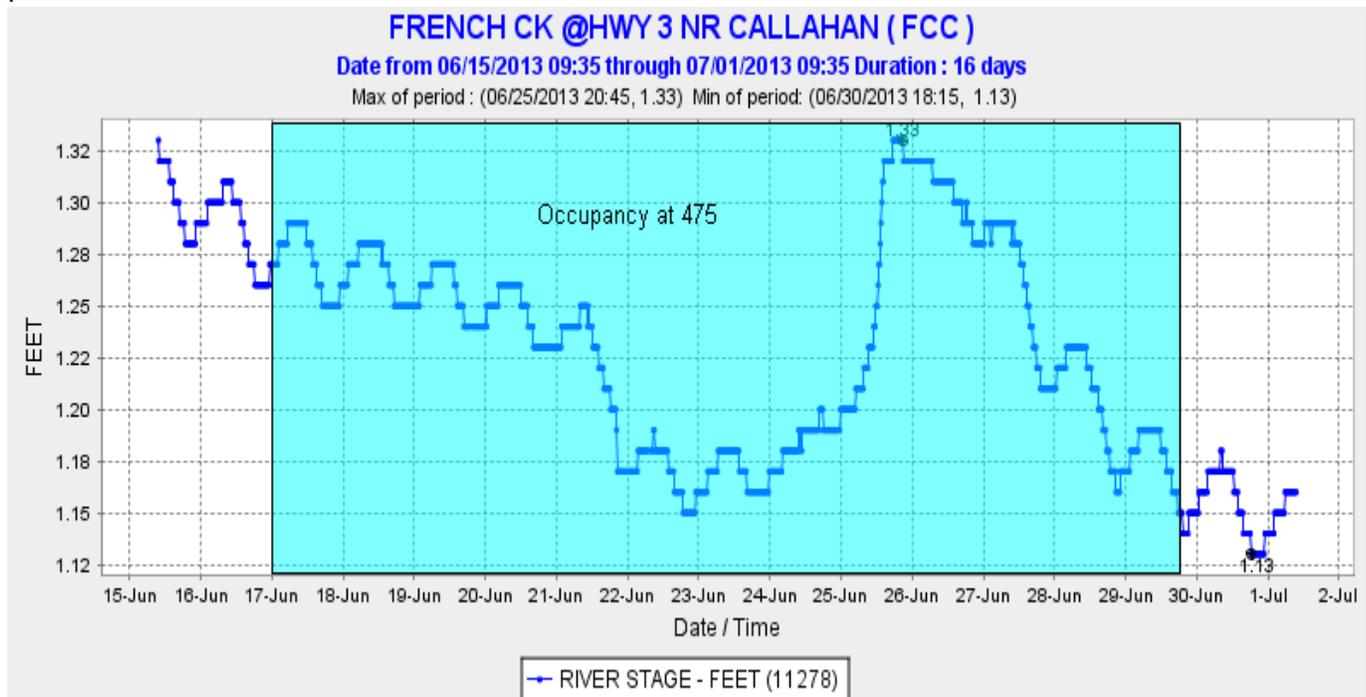
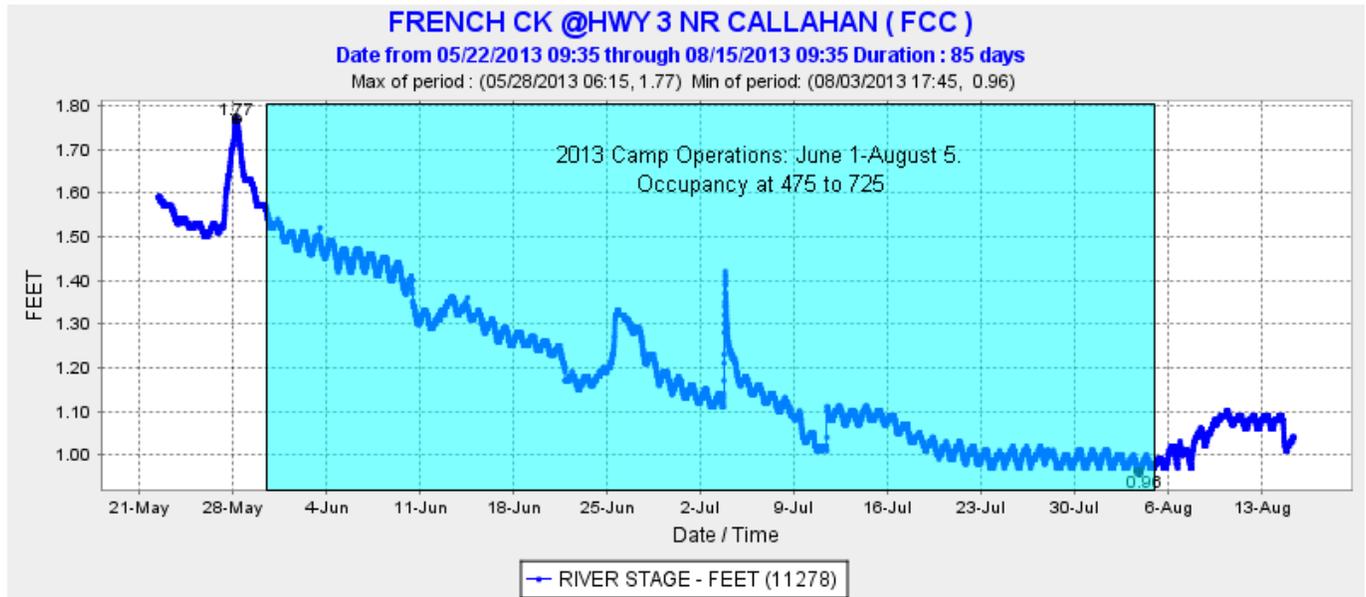
In analyzing the water supply source for the project, a number of issues must be considered. First, the surface water rights in the Scott Valley, including French Creek and Payne’s Lake Creek, are subject to past adjudication. The Scott River and its tributaries were adjudicated under Decree No. 30622 by the Superior County for Siskiyou County in 1980. The rights to the use of water from French Creek are set forth in a judgment of Superior County of Siskiyou County in 1958. No proposal to use surface water is included in the PDPA and, accordingly, in order to supply water to serve JH Ranch groundwater must be pumped. As mentioned above, JH Ranch’s existing pumping capacity is capable of serving the proposed 975 occupancy limit.

In analyzing the proposed project and the potential impact that pumping groundwater to serve the project, an important consideration that must be considered is the project’s location in the Scott Valley. The fluctuation of groundwater levels and its relationship with surface water has been the subject of numerous studies over the years. Project proponents have conducted an analysis of Water Code Section 10912 and concluded that a water supply assessment as required by Section 10912 is not required as long as occupancy does not exceed 1,600 occupants. This analysis was based on comparing usage of JH Ranch in comparison to residential unit equivalence. This analysis is attached as part of the PDPA narrative.

The aforementioned water supply analysis is a State mandated requirement which requires a water supply plan be prepared for certain classes of projects when threshold triggers are reached. It does not exempt discretionary projects below the State thresholds from submitting information necessary to determine whether the proposed project might have a significant impact on surface waters. In order to evaluate the potential impact of groundwater pumping, County staff reviewed flow levels in French Creek, as monitored by the Department of Water Resources at the Highway 3 monitoring station, against JH Ranch occupancy levels. The result of this evaluation did not indicate any direct correlation between occupancy and French Creek flows. The below graphs shows show (1) the height of French Creek during the entire 2013 summer session and (2) the height during one summer session. As is shown,

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throughout the summer there is a general reduction in streams flows. However, in this generally decline there are periods of increased flows. This data does not show a specific correlation to occupancy, rather that flows are correlated to climatic conditions.



Substantiation for Section IX g, h, and i):

According to the Federal Emergency Management Agency’s Flood Insurance Rate Map (06093C22900D) portions of the property along French Creek and Paynes Lake Creek are located within Zone A – 100 year flood plain. Specific locations for the construction of new buildings have not been provided. However, pursuant to Section 10-10.07.1 of the Siskiyou County Code, a development permit must be obtained before construction or development begins within any area of special flood hazard. The objective of this permit is to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions. Accordingly, this existing County Code requirement would ensure that persons and buildings are not negatively impacted by flood hazards.

X. <u>LAND USE AND PLANNING</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

Substantiation for Section X a), b), and c):

Regulatory Setting

Siskiyou County General Plan

The Siskiyou County General Plan is the County’s long-range planning document and consists of eleven elements: land use, circulation, housing, open space, conservation, safety, noise, energy, geothermal, scenic highway, and seismic. The General Plan Land Use Element was most recently adopted in 1980.

Land Use Element

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. Contrary to conventional planning practice in which one master land use map indicates future land use patterns based primarily on social, political, and economic factors. 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 the county’s critical natural resources.

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The technique used for the development of the Land Use Element involved preparation of a series of overlay maps identifying development constraint areas. Constraints take the form of both natural, physical barriers or problems and those culturally imposed on the basis of resource protection. The combination of overlay maps provides a visual display of tones representing physical constraints in a particular geographic area in terms of the perceived effect of urban development. In identifying an absence of physical constraints, it also indicates where urban development may proceed without encountering known physical problems.

The Siskiyou County General Plan Land Use Element identifies the project site to be located within the Erosion Hazard Area, Wildfire Hazard Area, and Woodland Productivity (moderate suitability). The following are the applicable constraints and policies established for development within those mapped resource and natural hazard areas

Map 2: Erosion Hazard Area

Policy no. 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 lessen the effect of seasonal factors (rainfall and wind).

Map 10: Wildfire Hazard Area

Policy no. 30 All development proposed within 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.

Map 11: Woodland Productivity

Policy no. 31 The minimum parcel size shall be one acre on 0-15% slope, and 5 acres on 16-29% slope.

The permitted density will not create erosion or sedimentation problems.

Policy no. 32 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 only may be permitted.

The permitted uses will not create erosion or sedimentation problems.

Policy no. 33 All land uses and densities shall be designed so as not to destroy timber productivity on large parcels of high suitability woodland soils.

The permitted density will not create erosion or sedimentation problems.

Composite Policies (applicable to the proposed project)

Policy no. 41.3(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.

Policy no. 41.3(e) All proposed uses of the land shall be clearly compatible with the surrounding and planned uses of the area.

Policy no. 41.3(f) All proposed uses of the land may only be allowed if they clearly will not be disruptive or destroy the intent of protecting each mapped resource.

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- Policy no. 41.5 All development will be designed so that every proposed use and every individual parcel of land created is a buildable site, and will not create erosion, runoff, access, or fire hazard or any other resource or environmentally related problems.*
- Policy no. 41.6 There shall be a demonstration to the satisfaction of the Siskiyou County Health Department and/or the California Regional Water Quality Control Board that sewage disposal from all proposed development will not contaminate ground water.*
- Policy no. 41.7 Evidence of water quality and quantity acceptable to the Siskiyou County Health Department must be submitted prior to development approval.*
- Policy no. 41.8 All proposed development shall be accompanied by evidence acceptable to the Siskiyou County Health Department as to the adequacy of on-site sewage disposal or the ability to connect into an existing city or existing Community Services District with adequate capacity to accommodate the proposed development. In these cases the minimum parcel sizes and uses of the land permitted for all development will be the maximum density and lands uses permitted that will meet minimum water quality and quantity requirements, and the requirements of the county's flood plain management ordinance.*
- Policy no. 41.9 Buildable, safe access must exist to all proposed uses of land. The access must also be adequate to accommodate the immediate and cumulative traffic impacts of the proposed development.*
- Policy no. 41.10 All area plans adopted by the county will take precedence to any policies of the county wide Land Use Element. Any area plan prepared for any area of the County must be geographically defined in a logical manner and contain all requirements of applicable state laws. Any plan approved by the Board of Supervisors will become a part of the County Land Use Element for that applicable portion of the county.*
- Policy no. 41.12 All significant historic and prehistoric places and features when identified shall be preserved and protected in accordance with accepted professional practices.*
- Policy no. 41.13 All rare and endangered plant species identified and recognized by state and federal government shall be preserved and protected in accordance with accepted professional practices.*
- Policy no. 41.18 Conformance with all policies in the Land Use Element shall be provided, documented, and demonstrated before the County may make a decision on any proposed development.*

Scott Valley Area Plan

The Scott Valley Area Plan was prepared to direct land use within the Scott Valley watershed of Siskiyou County, and was adopted by the Board of Supervisors in November 1980. The Scott Valley Area Plan was adopted as an amendment to the Siskiyou County Land Use Element for the Scott Valley Watershed area, and policies therein supersede those identified in the County Land Use Element for that particular overlay map.

The goal and technique used for the development of the Scott Valley Area Plan is similar to that of the County General Plan, consisting of a series of overlay maps identifying development constraint areas in an effort to allow and guide development to occur in areas that are easiest to develop without entailing great public service costs, and that do not displace or endanger the Scott Valley's critical natural resources, nor subject future populations to natural hazard.

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The Scott Valley Area Plan identifies the project site to be located within the Deer Wintering Area (Scott Valley Deer Winter Range, 80-acre Density), and Flood Plain. The following are the applicable constraints and policies established for development within those mapped resource and natural hazard areas:

Map 4: Deer Wintering Area

- Policy no. 5 The minimum parcel size permitted are those as specified on the deer wintering area map (Map IV).*
- Policy no. 6 Only Agricultural, residential, open space, and small scale commercial, industrial, recreational uses, and public or quasi public uses may be permitted.*
- Policy no. 7 Residential, small scale commercial, industrial, recreational uses, and public or quasi public uses only may be permitted when they are clearly compatible with the surrounding and planned uses of the land and will not create adverse effects to the areas utilization as a critical deer wintering area.*

Map 5: Flood Plain

- Policy no. 8 No development shall be allowed within the designated floodways, and any development within the 100 year flood hazard boundary outside the designated floodways shall be in accordance with the requirements of the county's flood plain management ordinance. Proof that land is not within a designated floodway can only be made when so indicated by the county engineer. The county engineer must make this determination prior to any action by the county on any proposed development.*
- Policy no. 9 Only Agricultural, residential, open space, and small scale commercial, industrial, recreational uses, and public or quasi public uses may be permitted.*
- Policy no. 10 Residential, small scale commercial, industrial, recreational uses and public or quasi public uses may only be permitted when they are clearly compatible within the surrounding and existing uses of the land.*
- Policy no. 11 In all secondary flood plains the minimum parcel size shall be 10 acres.*

Composite Policies

- Policy no. 36 Safe, buildable access must exist to all proposed uses of the land. The access must also be adequate to accommodate the immediate and cumulative traffic impacts of the proposed development.*
- Policy no. 42 It is the policy intent of this plan to channel heavy commercial and industrial land uses into areas that have good, existing access, away from residential area, and into the existing urbanized areas of Fort Jones, Etna, Callahan, and Greenview. This policy may not be applicable to industries that are specifically related to timber products, agricultural production, and mining so long as they specifically conform to the policy intent applied to each resource area, physical hazard area, and non-resource area.*

Siskiyou County Zoning Ordinance

The proposed project is situated within the Planned Development (PD), Rural Neighborhood Commercial (C-R), Rural Residential Agricultural with a 80 acre minimum parcel size (R-R-B-80), and Timberland Production (TP-B-80)

zone districts, as identified in **Figure 1** (Existing and Proposed Zoning Designations). As illustrated, approximately 79 acres of the project area is zoned PD, while an additional 6.5 acres are zoned C-R, and 8.5 acres are zoned TP-B-80 (Timber Production) zone district. The remaining 108± acres of the project area are zoned RR-B-80. The proposed rezoning would re-zone all of the RR-B-80, C-R, and, TP-B-80 to PD and combined with the existing PD zone district. All totaled, approximately 202.14 acres of property would be zoned PD to accommodate the existing and future JH Ranch operations. Approximately eighty-five percent of this parcel is proposed for program activities within the PD zoning which have minimal development densities (see PDPA application, Section 4.0 Program Activities).

Impacts Analysis

- a) The project is surrounded by rural residential development and lands zoned for such to the northeast, east south, and west with timber production lands adjacent to and northwest of the project area. The proposed rezoning to Planned Development would add to the existing PD zone district, and would not substantially divide an established community. *Less than significant impact*

b) **Consistency with Land Use Designations and Zone Districts**

The proposed project is currently inconsistent with both the minimum parcel sizes identified in the zoning ordinance and the land use designations. However, the project will result in rezoning a portion of the project area to Planned Development which would bring the uses into conformance with the applicable land use designations. *Less than significant impact.*

Consistency with Land Use General Plan Policies

Erosion Hazard Area

Ground disturbance is anticipated with development of the PDPA. The project site contains soils that exhibit a moderate to high probability of erosion. Therefore, prior to any future ground disturbances, an Erosion Control Plan (ECP) will be required, as described in **Mitigation Measure #VI.1** and **VI.2**. The ECP will address measures that would be employed by the project applicant during and after construction activities that would reduce potential erosion problems. *Less than significant with mitigation incorporated.*

Deer Wintering Area

The project site and surrounding area is situated in the Scott Valley Deer Winter Range, with an 80 acre density identified. Many of the parcels along French Creek Road and within the vicinity of the project area are smaller than the 80-acre minimum, though these lots are utilized for single family rural residential purposes. The increased occupancy, expansion of the Ranch operations, and increased traffic numbers associated with expansion of the PDPA could be a *potentially significant impact* if unmitigated. As previously discussed, a mitigation measure has been developed to address this impact to mitigate it below the level of significance.

Wildfire Hazard Area

The project is located within a High Wildfire Hazard area, and is surrounded by timberlands and rural residential uses. Access to the project is along French Creek Road, a rural, mountainous roadway. The project will be required to abide by the Siskiyou County Ordinances and State Fire Safe Regulations, ensuring that emergency access, sufficient area for the maneuvering of emergency response vehicles, and sufficient water supplies for fire suppression purposes are adequate to serve the proposed development. As previously discussed, a mitigation measure has been developed to address potential wildfire hazard impacts and mitigate these potential impacts below the level of significance.

Woodland Productivity

The majority of project activities will be program activities which have minimal development densities, and will not likely inhibit woodland productivity priorities of the project site, or surrounding lands. Although the project includes conversion of approximately 8.5 acres of land from Timberland Production Zone to PD, this area is designated for program activities, which will not inhibit woodland productivity priorities. This impact is considered to be *less than significant*.

Flood Plain

A portion of the project area located along French Creek and Paynes Lake Creek is designated flood plain in the Scott Valley Area Plan and within the 100-year floodplain by FEMA. Specific locations for the construction of new buildings have not been provided. Area Plan Policy 8 prohibits development within designated floodways (those mapped as flood plain in Area Plan Map V), and requires compliance with county ordinance for development within the 100-year flood hazard boundary outside of the designated floodways. Pursuant to Section 10-10.07.1 of the Siskiyou County Code, a development permit must be obtained before construction or development begins within any area of special flood hazard. The objective of this permit is to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions. Accordingly, this existing County Code requirement would ensure that persons and buildings are not negatively impacted by flood hazards. This impact is considered to be *less than significant with mitigation incorporated*.

Mitigation Measure #X.1: No building permit shall be issued for development within a floodway and any proposed construction outside of a floodway but in the flood plain shall obtain a development permit pursuant to County code requirements.

Timing/Implementation: Prior to permit issuance.
Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division.

Composite Policies (General Plan)

Policy no. 41.3(b) [Compatibility]

The proposed project site has direct access to French Creek Road. Please see Section XVI, Transportation/Traffic, for a discussion of the adequacy of French Creek Road to accommodate the traffic that could be generated from the proposed use. Based on staff's analysis, impacts as a result of the proposed traffic are considered less than significant based on the trip generation assumptions detailed herein. This impact is considered to be *less than significant with mitigation incorporated*.

Policy no. 41.3(e) [Compatibility]

The proposed project includes expansion of the existing private recreational uses of JH Ranch, which is located adjacent to single-family residential and agricultural uses. When fully developed, the project traffic levels would fall within County standards as calculated by County trip generation assumptions detailed herein. This impact is considered to be *less than significant with mitigation incorporated*.

Policy no. 41.3(f) [Compatibility]

As discussed under Deer Wintering Area analysis above, the project may have a *potentially significant impact* on resources if unmitigated. Project impacts to the Deer Wintering Area and other mapped resources will be mitigated to a level that is considered less than significant.

Policy no. 41.5 [Buildable]

The proposed use of the PDA has adequate area for buildable sites. Potential erosion and runoff associated with development of the PDA have been mitigated herein. As discussed under the Wildfire Hazard Area analysis above, if it is determined that safe ingress, egress and adequate water supply for fire suppression purposes is found not to be available, this impact will be *potentially significant*. However, as previously discussed, a mitigation measure has been developed to address potential wildfire hazard impacts and mitigate these potential impacts below the level of significance.

Policy no. 41.7 [Water Services]

Please see the analysis included in Section IX, Hydrology and Water Quality, and XVII, Utilities and Service Systems, herein. This is not considered a potentially significant impact.

Policy no. 41.6 & 41.8 [Sewage Disposal]

Sewage disposal services for the proposed project would be provided by existing and planned onsite septic systems. Capacity of the onsite systems is estimated to be 500 persons (2010 California Plumbing Code), or 38,100 gallons. The project area has been reviewed by the Siskiyou County Environmental Health Division, which has determined that soil conditions on the project site are acceptable to accommodate on-site sewage disposal systems without impacting area surface and groundwater supplies. This is not considered a potentially significant impact.

Policy no. 41.9 [Access]

The proposed project site has direct access to French Creek Road. Please see Section XVI, Transportation/Traffic, for a discussion of the adequacy of French Creek Road to accommodate the traffic that could be generated from the proposed use. Based on staff's analysis, this impact is considered to be *less than significant with mitigation incorporated*.

Policy no. 41.10 [Area Plan Jurisdiction]

The proposed project site is within the jurisdiction of the Scott Valley Area Plan. Project consistency with policies included therein have been analyzed in this section of the IS.

Policy no. 41.12 [Archeological]

Please see section V. Cultural Resources of this IS. This impact is considered *less than significant with mitigation incorporated*.

Policy no. 41.13 [Special Status Species]

Please see section IV, Biological Resources of this IS. This impact is considered to be *less than significant with mitigation incorporated*.

Policy no. 41.18 [Conformance with the Land Use Element]

Based on the discussion herein, the proposed project is in conformance with the policies identified in the Siskiyou County General Plan and the Scott Valley Area Plan that are applicable to the proposed project with proposed mitigation. This impact is considered to be *less than significant with mitigation incorporated*.

Composite Policies (Scott Valley Area Plan)

Policy no. 36 [Access]

The proposed project site has direct access to French Creek Road. Please see Section XVI, Transportation/Traffic, for a discussion of the adequacy of French Creek Road to accommodate the traffic that could be generated from the proposed use and a discussion of the potential impact.

Policy no. 42 [Location of development]

The proposed project results in an expansion of a previously approved commercial use in an area outside of the existing urbanized areas identified in the Scott Valley Area Plan. In the 1993 PD amendment, it was found that the proposed PD amendment was consistent with the County's General Plan and Scott Valley Area Plan. The policy is applicable heavy commercial and industrial land uses. The existing and proposed use, while commercial, is not a heavy commercial use (such as a truck terminal/repair facility) or industrial in staff's opinion. It is recreational and seasonal in nature and is designed to occur within the natural setting. As previously detailed, As such, this impact is considered to be *less than significant with mitigation incorporated*.

Consistency with Airport Land Use Plans

The proposed project is not within the boundaries of any airport land use plan, and the project is not located within an airport land use plan area or within 2 miles of a public airport or public use airport. *No impacts* are anticipated.

- c) The proposed project would not conflict with provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan since there are no such plans adopted in the project region. *No impacts* are anticipated.

XI. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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"/>

Substantiation for Section XI a) and b):

- a) No SMARA classification of mineral resource lands has been prepared for Siskiyou County. Thus, no lands have been designated as containing mineral resources of regional or statewide importance. Accordingly, the effect of the proposed project on mineral resource availability is considered *less than significant*.
- b) No active or historic mineral resource recovery sites are located within or adjacent to the project area. Therefore, implementation of the proposed project would not affect the future availability of nearby mineral resources identified as important by Siskiyou County. Grading activities may remove only minor amounts of mineral resources from the site, which may be considered a valuable economic asset by the County.

However, this removal is consistent with the County’s General Plan and local ordinance. *No impacts* are anticipated.

XII. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<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"/>

Substantiation for Section XII a), b), c), d), e), and f):

Overview

The *Siskiyou County General Plan Noise Element* identifies land use compatibility standards for exterior community noise for a variety of land use categories for project planning purposes. For example, for residential land uses, an exterior noise level of 60 dBA L_{dn} (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 Noise Element also describes the noise level for outdoor areas of farms and other areas where people spend time where quiet is a basis for use as 55 dBA L_{dn}. These outdoor noise levels are intended to “assure that a 45 dBA L_{dn} indoor level will be achieved by the noise attenuation with regular construction materials.” The characteristics of the French Creek Road area are that of a rural area where agricultural and other open spaces uses dominate the neighborhood which corresponds to the 55 dBA L_{dn} outdoor noise level.

Noise Effects from JH Ranch Activities

Accompanying the PDPA application, a noise study was submitted which analyzed the noise conditions during on-peak Summer and off-peak Winter noise levels of 2010. This report (dated August 23, 2010) was updated with a revised report (dated August 10, 2011). The sound level measurements (Table 2 of the 2011 report) showed similar sound measurements between the Winter and Summer periods during the day ranging from 44.1 dBA to 55.1 dBA.

Accordingly, the day-time sound level measurements taken during the student leadership program (indicated by JH Ranch to have the highest noise potential) are not significantly different from the Winter sound level measurements.

With regards to night time noise levels, the noise analysis found that during the predicted loudest time of the peak Summer period (during noise events at the Big Top) sound level measurements reached a maximum of 60.2 dBA at the northern property line. Upon review of the data, a dog (owned by the neighbor) was able to access the pasture at Location 2 through a hole in the fence and was barking in close proximity to the sound recorder for a significant period of the sound measurements at this site. This disturbance at the site is assumed to have caused higher sound levels than typically would have been expected. This assumption was confirmed in the 2011 report when review of the data collected adjacent to the Big Top during the same evening period (measurement location 4) showed that sound levels were below 50 dBA immediately adjacent to the Big Top than at location 2 which is approximately 2,000 feet distant.

The ultimate conclusion of the noise analysis is that the sound level measurements for the Summer measurement period are at or below the 55 dBA level described in General Plan Noise Element for outdoor activity in residential areas and farms and other outdoor areas where people spend widely varying amounts of time and other places in which quiet is a basis for use (Siskiyou County General Plan Noise Element, 1978).

With respect to traffic related-noise, the U.S. Department of Housing and Urban Development's *Day/Night Noise Level Electronic Assessment Tool* predicts a noise level of less than 54 dB Ldn based on the projected traffic levels described in Table 3 of the Traffic Section of this document. This level is consistent with the County's General Plan.

Impact Analysis

- a) The proposed project could generate noise levels in excess of 55 dBA L_{dn} due to increases in the ambient noise level as a result of the increase number of occupants, increases in traffic related noise, increases in noise generated by support services, and increases in noise generated by program activities if unmitigated. Given the potentially highly variable nature of these activities, an exact analysis at this time would be highly speculative. Therefore, in order to ensure that the 55 dBA L_{dn} noise level is not exceeded, actual measurements will need to be taken and noise factors adjusted accordingly. The following mitigation measure has been developed to ensure that this level is not exceeded thereby reducing the potential significant impact to less than a significant level.

Mitigation Measure #XII.1: For the first use of the existing equipment following adoption of this mitigation measure and prior to the use of any new amplified sound system each summer season thereafter, an acoustical evaluation shall be conducted of the proposed sound system to determine the maximum volume level that can be played while maintaining the 55 dBA Ldn noise level at the boundary of the PD zoning district. In calculating the Ldn, the average equivalent sound level over a 24 hour period shall be taken with an additional 10 dB added for noise during the nighttime hours of 10:00 PM to 07:00 AM. The acoustical evaluation shall be performed by a licensed acoustical engineer subject to review and approval by the Planning Director. Upon completion of the evaluation, the volume control of the sound equipment shall be marked with the day-time (7:00 am to 10:00 pm) and night time limits (10:00 pm to 7:00 am) and shall not be exceeded by any user of said equipment. The acoustical engineer shall submit to the Planning Director the results of this evaluation and confirmation that the equipment has been appropriately marked. Should any of the equipment used in the evaluation change during a season, the acoustical evaluation shall be repeated as detailed herein.

Timing/Implementation: Upon the effective date of the PDPA application.
Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division.

Interior noise levels within new residential units are required by Siskiyou County to be maintained at or below 45 dBA Ldn. In buildings with standard construction materials, with windows partially open, interior noise levels are generally 15 dBA lower than the exterior noise level. With closed windows, standard residential construction materials provide about 20 to 25 dBA of noise reduction. Accordingly, with the

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exterior noise level maintained at or below 55 dBA L_{dn} , the impacts to interior noise levels will be less than significant.

Temporary noise impacts during construction are considered significant if they would substantially interfere with affected land uses. Substantial interference could result from a combination of factors including: the generation of noise levels substantially greater than existing ambient noise levels, construction efforts lasting long periods of time, or construction activities that would affect noise sensitive uses during the nighttime. Mitigation is required to reduce potential impacts to less than significant. In order to ensure that construction related noise would not substantially impact adjacent sensitive receptors, the following mitigation measure is recommended:

Mitigation Measure #XII.2: Construction activities during project site development is prohibited on Sundays and federal holidays, and shall only occur from Monday through Friday, 7:00 a.m. to 7:00 p.m., and from 8:00 a.m. to 6:00 p.m. on Saturdays. This condition shall be noted on any building permit, grading, and/or improvement plans that are subsequently submitted to the County for review and approval.

Timing/Implementation: Upon the effective date of the PDPA application.
Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division.

- b) The use of blasting and/or pile drivers would not be included as part of the proposed project. The proposed project would involve temporary sources of groundborne vibration and groundborne noise during construction from the operation of heavy equipment and other power-driven equipment. During construction, operation of heavy equipment would generate localized groundborne vibration and groundborne noise that could be perceptible at residences or other sensitive uses in the immediate vicinity of the construction site. However, since the duration of this impact would be brief and would occur during less sensitive daytime hours as required in the recommended mitigation measures, the impact from construction-related groundborne vibration and groundborne noise would be less than significant.

Within the Program Activity zone, skeet shooting has been defined as a permitted use. At issue is the previously prepared noise study did not analysis potential noise impacts resulting from gun shoots. Depending upon the location and orientation, this may result in the potential for a significant noise impact. Mitigation is required to reduce potential impacts to less than significant. In order to ensure that gun related noise would not substantially impact adjacent sensitive receptors, the following mitigation measure is recommended:

Mitigation Measure #XII.3: Prior to the discharge of any firearm for commercial purposes, the PDPA shall be amended to require that all commercial gun uses, including skeet shooting, shall be subject to the issuance of a conditional use permit by the Planning Commission. A copy of the amended PDPA shall be submitted to the Planning Director for confirmation that the PDPA has been amended as required under this mitigation measure prior to building permit issuance for any new structure authorized under this approval.

Timing/Implementation: Prior to the issuance of a building permit within the PDPA.
Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division and Building Division.

- c) The project site is only partially developed in relation to the proposed occupancy level. The current maximum occupancy level which occurs during the summer is approximately 725 persons and the proposed PDPA would allow this to be increased to 975 persons. While this occurs temporarily during the summer season, it is considered permanent in that it occurs every summer.

The primary contributors to the existing and future noise environment are uses from the camp activities including sounds emanating from the occupants, vehicle traffic along County and private roads, and sounds generated as a result of program activities – including amplified sounds. .

It's anticipated that these introduced sources of noise would likely result in the ambient noise levels in the surrounding area to increase. However, with the included noise mitigation measures, potentially significant impacts are reduced to below the level of significance.

d) The primary contributors to the existing noise environment surrounding the project site include sounds emanating from residential uses, vehicle traffic along County and private roads, and from naturally occurring noise sources such as wind and rushing waters. The only temporary or periodic noise sources that would be introduced to the existing noise environment by the proposed project would be noises associated with construction activities. Construction of residential structures would require a variety of equipment. During the construction period, noise levels generated by project construction would vary depending on the particular type, number, and duration of use of the various types of construction equipment.

Noises generated by heavy equipment would likely generate noise levels temporarily in excess of exterior residential noise standards identified in the Siskiyou County General Plan. Implementation of the recommended mitigation measures would ensure that construction activities are limited to day time hours. Limitations on the time of day when noise producing activities occur would cause potential noise impacts to be less than significant.

e) According to the *Siskiyou County Airport Land Use Compatibility Plan, 2001*, no public use airports have been identified to be located within the vicinity of the project site. No noise impacts associated with the airport are anticipated to effect people residing within the project area. No impacts are anticipated.

f) No known private airstrips have been identified to be located within in the vicinity of the project site. No impacts are anticipated.

XIII. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<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"/>

Substantiation for Section XIII a), b), and c):

Environmental Setting

California Department of Finance population estimates a population of 44,900 for Siskiyou County in 2010. The average occupied household size in 2010 for Siskiyou County was 2.28 persons (California Department of Finance, 2013). The project is a planned private recreational destination, and will not generate new permanent population base for the project area. Guests will attend one- to two-week workshops, with camp staff often residing for the summer period. On site permanent staff numbers are not expected to increase significantly above current levels, as maintenance and caretaking responsibilities will remain similar to current needs. The project will utilize existing homes on the property and plans the construction of new structures for housing staff and guests.

Impacts Analysis

- a) The project could result in the increase of temporary population of the project area greater than what has occurred in the past, or what would occur under Rural Residential Agricultural zoning buildout capacity. This population is temporary in nature, typically occurring between the months of June and August. The population the remainder of the year will be similar in nature to that of the surrounding rural residential density. Since the population increase is temporary, and will not result in permanent population growth in the area, either directly or indirectly, this impact is considered *less than significant*.
- b) No existing housing would be displaced to accommodate the proposed project. The project includes the modification of existing, and the construction of new, housing structures to accommodate camp needs to house staff and guests. No offsite housing impacts will occur. *No impacts* are anticipated.
- c) See Discussion [Section XIII (b)]. *No impacts* are anticipated.

XIV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation for Section XIV a):

- a)
 - i) Fire protection to the project site is provided by Cal Fire and the Scott Valley Fire Protection District. It is anticipated that fire protection services are adequate to service the project area. Project plans and specifications, per the mitigation measures, must comply with Public Resources Code 4290, which includes specific provisions for street widths, signage, house numbering, and access, which would be reviewed by the CalFire. Response times are expected to be adequate for any fire or medical emergency arising from the use of the proposed project, and the proposed project is not anticipated to affect response times or other performance objectives. State regulations will ensure project impacts are *less than significant*.
 - ii) The Siskiyou County Sheriff Department provides police protection services to the project site. Overall, the project is not expected to result in excessive unauthorized access or activity or result in any increase

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in regular criminal activity that would result in a reduction in the current response times. Impacts are *less than significant*.

- iii) Schools that serve the project area are the Etna Elementary School and the Etna Union High School, both located within the City of Etna. Since the project will not generate any permanent population growth, there are *no impacts* to schools anticipated as a result of the project.

Regardless of whether the project will impact the school system, both school districts impose development fees on new residential construction. The impact fees are intended to offset the potential impact such development would have on school facilities. No school impact fee has been developed for the proposed project at this time and it cannot be determined if the amount would be sufficient to finance any necessary project to accommodate the additional students generated by the project. However, under Government Code Section 65996(b), as amended by the Leroy F. Greene School Facilities Act of 1998, the payment of impact fees is to be considered full and adequate mitigation for potential impacts on schools, notwithstanding the provisions of CEQA.

- iv) See Discussion [Section XIV, Recreation]. The proposed project would not result in additional permanent population growth to the local area. Impacts are *less than significant*.
- v) Other public facilities that would be directly or indirectly affected by the proposed project include National Forest lands and resources managed by the Klamath National Forest. JH Ranch program activities include off-site activities which utilize the Marble Mountain, Russian, and Trinity Wilderness areas. Additionally, Ranch program activities utilize area rivers for whitewater rafting trips, including the Klamath and Scott rivers. Use of these resources by JH Ranch for commercial operations require a Use Permit from the U.S. Forest Service, and conditions therein ensure impacts to these public facilities and resources are *less than significant*.

XV. RECREATION	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation for Section XV a) and b):

Environmental Setting

The project is not located in an area immediately served by a recreational facility, with the exception of surrounding lands managed by the U.S. Forest Service, and utilized for various forms of dispersed recreational activities. JH Ranch historically has utilized these lands for various program activities, and plans to continue use of these public lands. JH Ranch is subject to a Use Permit from the U.S. Forest Service for use of National Forest System Lands.

Impacts Analysis

- a) The project includes an increase in Ranch attendance, and therefore it is likely that use of National Forest System Lands in the area will see a direct increase in use as a result. Uses of these lands by a commercial operation, such as JH Ranch, are subject to a Use Permit from the U.S. Forest Service. Conditions included therein will ensure impacts to public forest recreational facilities are *less than significant*.
- b) The project does include the construction of private on-site recreation facilities which, the impacts of construction of such are analyzed herein. *Less than significant*.

XVI. <u>TRANSPORTATION/TRAFFIC</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

Substantiation for Section XVI (a-f):

Since the submittal of the proposed project, JH Ranch representatives and County staff have spent considerable effort reviewing, discussing, and analyzing potential traffic-related issues associated with the application. To facilitate the review of potential traffic-related issues discussed in this initial study, an overview of these past efforts is important to help understand the project’s traffic-related issues.

As part of the initial PDPA submittal, a traffic study (Attachment XVI.1, August 30, 2010) was submitted by project proponents that analyzed the potential traffic impacts associated with the project. In pre-application meetings with project proponents, County staff identified traffic related issues as an important consideration that needed to be addressed given that vehicular access to JH Ranch is primarily provided by French Creek Road. French Creek Road, like many other rural roads in the County, was constructed without any particular design standards and the

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primary consideration was simply to provide access for the surrounding properties. Because of this, the driver's comfort level is based on low traffic volumes rather than adequate roadway geometrics. Controlled speed, low volume, adequate vision and spacing are important factors that relate directly to the driver's ability to compensate for the deficiencies in the roadway geometrics of French Creek Road. The Siskiyou County Circulation Element projects that the Level of Service (LOS) of "A" for French Creek Road is 200 trips a day (Attachment XVI.2, Circulation Element Map and Page 63). This LOS is categorized by free flow traffic, low traffic density, and speeds controlled by a driver's comfort level.

Upon review of the August 30, 2010 traffic study, and in conjunction with the initial review of the entire PDPA application submittal, County staff identified several issues that staff believed should be re-evaluated and provided project proponents with a series of recommendations on revising and updating the submitted traffic analysis to more accurately, in staff's opinion, describe potential traffic impacts (Attachment XVI.3, Review Letter dated February 25, 2011). Staff originally planned on commissioning new traffic counts during the peak summer period of 2011 to address the previously identified issues; however, after additional discussion and correspondence between JH Ranch representatives and County staff, project proponents decided it was sufficient, in their opinion, to update the originally submitted traffic study (Attachment XVI.4, August 10, 2011). The purpose of the revised study was to provide additional information regarding French Creek Road's level-of-service and how the traffic analysis related to the Siskiyou County General Plan. No additional traffic volume data or roadway analysis was prepared. The second study concurred with the conclusions in the first report that French Creek Road was able to adequately accommodate the additional traffic generated from the proposed PDPA application.

County Planning staff reviewed this additional information, but did not concur with the conclusions of the second report. Based on staff's analysis, the level of additional traffic that could be added without impacting the French Creek Road traffic level of service was less than what had been concluded in the updated traffic report. Over the next number of months, JH Ranch representatives and County staff continued to work on issues that staff had been unable to resolve with the project. As a result, in April, 2012, JH Ranch representatives submitted a revised PDPA, which included a revision to the August 10, 2011 traffic report (Attachment XVI.5, April 4, 2012), in an attempt to address staff identified issues with the proposed application, including traffic-related issues.

As part of the April 2012 PDPA submittal and traffic report update, additional traffic information was submitted to address staff's concerns that the previous traffic information did not fully address the traffic-related issues or to address issues where staff had developed different conclusions. This additional information was an update to the August 10, 2011 traffic study and a traffic memorandum prepared by project proponent's consultant, SHN, dated March 30, 2012 (the "SHN Traffic Memorandum"). The conclusion of the SHN Traffic Memorandum was that the LOS "A" for French Creek Road, using information from the Siskiyou County General Plan Circulation Element, was calculated to be 1,408 ADT (average daily trips) and that increases in traffic volumes (from both JH Ranch and other non-JH Ranch development and uses) would need to generate upwards of 2,500 to 3,300 vehicles per day before the LOS "C" would be surpassed. The traffic memorandum also concluded that increases in occupancy at JH Ranch has no "direct correlation" with traffic since JH Ranch uses a combination of personal vehicles and vans/buses to transport guests to the Ranch and that occupancy levels could easily increase without an impact to the LOS designations for French Creek Road.

As noted earlier, the Siskiyou County Circulation Element states that the LOS of "A" for French Creek Road is 200 ADT's. Because of the conflicting LOS "A" statements for French Creek Road, County staff conducted a detailed analysis of the LOS calculations based on the General Plan Circulation Element equations and factors (Attachment XVI.6, May 7, 2012). This analysis is being included here due to the explanation of how the General Plan Circulation Element calculates LOS levels. Based on this analysis, staff concluded at that time, that the LOS "C" capacity of French Creek Road was approximately 889 ADT using a set of defined assumptions. The purpose of this exercise was to try to determine the upper end of the LOS "C" capacity using said assumptions in order to see how close that calculated capacity was to the 2,500 to 3,300 ADT capacity estimated by the PDPA traffic study. The result was that there was a large disparity between the calculated capacities. As detailed in staff's May 7, 2012 analysis, staff believed that the traffic analysis prepared for the PDPA application did not accurately evaluate the various factors and contained a number of issues which resulted in the large difference in the projected capacity of French Creek Road.

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Because of the differences between Planning staff's and JH Ranch's traffic engineer's calculations, it was determined that a comprehensive meeting between County staff (Planning, Public Works, and County Counsel) and JH Ranch representatives would be beneficial to identify potential solutions to resolve the differences in opinion that were resulting in the widespread differences in the LOS calculations. The meeting was held on June 15, 2012 and resulted in a task list of items (Attachment XVI.7, July 5, 2012) that were to be analyzed and included in an updated traffic report in order to resolve the outstanding issues. SHN completed the updated traffic report (Attachment XVI.8, August 8, 2012) and a written narrative (Attachment XVI.9, August 15, 2012) and resubmitted the documents.

Planning staff conducted a review (Attachment XVI.10, August 16 and 17, 2012) of the submitted information in comparison to the June 15, 2012 task list. As detailed in the conclusion from this review, County staff identified a number of issues and believed that the updated information did not adequately address the work tasks that were identified from the June 15, 2012 meeting. Because of this conclusion, County staff was unable to determine that the additional traffic information adequately addressed the traffic-related issues.

County staff and JH Ranch representatives continued to discuss the best approach to resolve the outstanding traffic-related issues. Subsequently it was agreed to use of a peer review traffic engineer (Omni-Means) to analyze the traffic related information that had been developed (by both the County and project proponents) and to utilize the conclusions of this third party review and analysis to resolve the outstanding issues. In general, the conclusions of the peer review analysis (Attachment XVI.11, October 18, 2012) was that additional information and analysis needed to be completed before the number of additional daily trips that could be added to French Creek Road, while maintaining LOS "C", could be determined. In response to the recommendations, project proponents submitted a response (Attachment XVI.12, November 8, 2012) which concurred with several of the conclusions while disagreeing with others. As mentioned earlier, at the onset of the peer review process the County and project proponents agreed to abide by the results of the peer review analysis. Given that the basic conclusion of the peer review analysis was that the LOS for French Creek Road could not be determined without additional analysis, Planning staff, absent additional analysis, found, based on its detailed May 7, 2012 analysis, that traffic-related impacts from the proposed project had the potential to cause a significant impact.

In an effort to address the peer review conclusions, project proponents commissioned a traffic analysis to analyze the pinch-point (Section #4 identified in Attachment XVI.8) of French Creek Road; the second conclusion of the peer review analysis was to reanalyze Section #4 of French Creek Road as a one-way road. The resolution of this conclusion was important in that this section of French Creek Road is reduced to a one-way road section because of rock out-croppings and the creek which creates the most limiting factor to traffic capacity along French Creek Road. Because of the specialized computer modeling necessary to conduct this analysis, project proponents selected another traffic engineering firm (Kittelson & Associates) to conduct the micro-simulation traffic analysis. Upon the initial completion of this analysis (Attachment XVI.13, May 5, 2013), Kittelson found that a total of 969 vehicles an hour, or approximately 5,400 vehicles per day, could pass through this section of French Creek Road while retaining a LOS "C", based on a series of assumptions that were finalized in their April 16, 2013 memorandum (Attachment XVI.14, April 16, 2013). This level of service was based on the time delay at a signalized intersection rather than free flowing traffic conditions. Characterizing the delay against a signalized intersection delay standard resulted in significantly more capacity than would otherwise be allowed under an unsignalized (no controls) lane configuration. Both County staff and SHN traffic analyses had assumed LOS standards against an uncontrolled lane configuration.

During this effort, Omni-Means was still acting as the peer review traffic consultant. Upon review of the May 10, 2013 draft Kittelson report, Omni-Means believed that the micro-simulation model that was developed did a good job of identifying the numerous variables that needed to be considered in predicting how traffic would flow through this constrained section of French Creek Road. However, Omni-Means also believed that the model needed to be tested and evaluated against actual field conditions to ensure that the model represented how traffic actually flowed through this area in the "real-world". Variables that Omni-Means believed needed to be confirmed in the field included distribution of traffic, vehicle speed, gap time between vehicles, adherence to the predicted priority rules, and confirmation of estimated travel times of existing traffic through the pinch-point area.

JH Ranch representatives and County staff subsequently discussed alternatives on how best to resolve the traffic related issues. As a result of this discussion, JH Ranch representatives determined that it would be useful to modify their approach on determining traffic capacity. As described in the PDPA narrative, performance standards were

being used to determine the level of occupancy. The previous traffic analysis was designed to determine the technical capacity of French Creek Road to accommodate traffic volumes under a LOS "C". Once this level was determined, it would then be used to determine whether traffic was a limiting factor. The altered approach was to describe from an operational stand point the various traffic generating uses, their applicable trip generation rates, and at what occupancy level the resultant traffic, when combined with future projected traffic, would trigger a LOS "D". Table 2 below shows the various uses (during the peak husband and wife/parent and child summer sessions) and the described applicable trip generation rates.

TABLE 2
Traffic by Day of the Week at Total Buildout (Peak Summertime Traffic at Buildout)

	Occupants	Saturday		Sunday		Each Weekday - Monday-Friday	
Guests	600	trips	assumptions	trips	assumptions	trips	assumptions
Program Generated Trips		300	600 guests leaving. 2 guests/car. 1 trip/car. 300 trips.	300	600 guests arriving. 2 guests/car. 1 trip/car. 300 trips	178	240 guests leave for a program related day excursions. The trips are divided into private cars (2 guests/car for 172 trips), vans (10 guest/van for 4 trips), and a bus (48 guest/bus).
Full Time Staff	75						
Program Generated Trips		45	75 staff members arrive for work & leave at end of day (2 staff/car, 2 trips/day for 45 avg. trips).	45	75 staff members arrive for work & leave at end of day (2 staff/car, 2 trips/day for 45 avg. trips).	45	75 staff members arrive for work & leave at end of day (2 staff/car, 2 trips/day for 45 avg. trips).
Summer Staff	300						
Program Generated Trips		15	1/4 of the cars (avg. 7.5) leave and return same day as staff make incidental trips.	15	1/4 of the cars (avg. 7.5) leave and return same day as staff make incidental trips.	60	All staff cars leave and return same day.
Support Services		4	Assume 2 support services trips per day (4 round trips for mail, UPS, etc.) No overnight occupancy	4	Assume 2 support services trips per day (4 round trips for mail, UPS, etc.) No overnight occupancy	10	Assume 5 support services trips per day (10 round trips for mail, garbage, etc.) No overnight occupancy
Total	975	364		364		293	

Based on the assumptions detailed above, the peak summer time use (assuming 600 guests, 75 full-time staff, 300 and 300 summer-staff) 364 weekend trips and 293 weekday trips would be generated from JH Ranch operations. In order to determine how this traffic would add to the existing traffic on French Creek Road, Table 3 was prepared to add this traffic to existing traffic volumes on French Creek Road.

As shown on Table 3, when this traffic volume is added to the projected 2024 traffic on French Creek Road (assuming an aggressive 1.5% growth rate of 2010 traffic volumes), weekend traffic volumes would total 446 trips a day, weekday traffic volumes would total 591 trips a day, and weekly traffic volumes would total 550 trips a day.

TABLE 3
Peak Summer Time Traffic Estimate

	Occupancy	Maximum No. of Vehicles	Trips Per Day	Person Per Car	Total Trips Per Day
Weekend					
Guest					
Program	600	300	1	2	300
Full Time Staff					
Commuting	75	23	1	2	45
Summer Staff					
Program	300	30	0.25	4	15
Support Services	1	2	1	1	4
Weekday					
Guest					
Program - Guest Cars	600	43	4	2	172
Program - Vans	0	2	2	10	4
Program - Buses	0	1	2	48	2
Incidental - Personnel Cars	0	0	0	0	0
Full Time Staff					
Commuting	75	23	1	2	45
Summer Staff					
Program	300	30	1	4	60
Support Services	0	5	1	2	10
Totals					
	Occupancy				Trips
Weekend	975				364
Weekday	975				293

TRAFFIC SUMMARY					
	Existing Traffic(1) No Ranch Activities	2024 Projected Traffic (1.5%)	Projected Summer ADT		Total Avg. Trips Per Day (ADT)
Weekend	71	82	364		446
Weekday	257	298	293		591
Weekly Average	204	237	313		550

In reviewing this information, staff compared the projected weekly average number of vehicle trips (550 ADT) against how the General Plan Circulation Element calculates Level of Service (LOS) standards. As previously discussed, when staff originally calculated the LOS "C" capacity of French Creek Road, it was estimated to be

approximately 889 ADT using a series of defined assumptions. However, since that time, these assumptions have been refined and staff believes that applying the General Plan LOS equation would yield an LOS "C" level at 619 ADT with the refined assumptions. Accordingly, the 550 weekly peak summer ADT (as well as the 591 weekday ADT) would be consistent with the General Plan LOS "C" requirements in staff's opinion.

When staff was preparing the immediately preceding traffic generation tables and analysis, staff reviewed the findings from the 2010 traffic study in terms of occupancy levels and traffic volumes during the peak summer traffic period – the time when the husband and wife/parent and child sessions are occurring. As shown in Table 5 below, in comparison to the peak summer period, occupancy at buildout would increase by from 400 persons to 975, an increase of 144%.

**Table 5
 Change in Occupancy Levels - 2010 vs. Buildout
 Peak Summer Session**

	Occupancy		
	Guest	Staff	Total
2010	250	150	400
Buildout	600	375	975
Occupancy Increase	350	225	575
Percent Increase	140%	150%	144%

In comparison, Table 6 compares the JH Ranch 2010 traffic volumes against the traffic volumes that would be generated as detailed in Tables 2 and 3 above. As is shown, the projected volume of traffic would increase an average of 26%; although as noted in Table 5 the occupancy level would increase by an average of 144%.

**Table 6
 Change in Traffic Volume - 2010 vs. Buildout
 Peak Summer Session**

	JHR Average ADT's		
	Weekend	Weekday	Weekly
2010	338	257	284
Buildout	364	355	358
Volume Increase	26	98	74
Percent Increase	8%	38%	26%

While staff did not expect a direct correlation between overall increase in occupancy and projected volumes, staff had expected the percentage change to be more similar. The reason that the percent change between overall traffic and occupancy was not expected to be identical is that future occupancy mix is changing and the traffic generation from each use is different. For example, under the buildout occupancy mix, full time staff is increasing by 275%, guests would increase by 243% and program staff would increase by 140%.

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This mix of use is based on Table 4.0 of the PDPA and describes the potential future traffic volume generated by the husband and wife/parent and child program sessions. As noted, this session generates the highest traffic impact for the proposed project.

In exploring the reasoning for the percentage difference, a number of operational changes have been implemented since the 2010 summer program in order to reduce the traffic generation from this program. These changes include:

1. As noted in the Revised JH Ranch Traffic Volume Study dated April 30, 2012, the arrival and departure days during the 2010 summer season for the husband and wife/parent and child program sessions occurred on the same day. Beginning in 2011, the arrival and departure days were split to separate days.
2. As noted in the Revised JH Ranch Traffic Volume Study dated April 30, 2012, guests would depart and return to JH Ranch during the 2010 summer season for an off-site excursion the day before departure. Beginning in 2011, this off-site excursion was substituted for an on-site activity in order to further reduce traffic.
3. As noted in Table 4.0 of the PDPA and shown above in Table 3, bus and van transportation has supplemented private vehicle transportation for weekday offsite day and overnight trips in order to further reduce traffic trips.

As previously discussed, there have been considerable efforts spent over the last several years in analyzing the traffic capacity of French Creek Road and its ability to accommodate additional trips. Staff's initial calculation of French Creek Road traffic capacity, based on our analysis of the General Plan's LOS calculations, generated a capacity of French Creek Road at approximately 889 ADT. However, over time, staff's initial assumptions were refined, based on a better understanding of French Creek Road, and at this juncture staff believes that the LOS "C" capacity is approximately 619 ADT. Also previously discussed was that the applicant commissioned a number of traffic studies and their traffic engineers estimated that the French Creek Road traffic capacity was much higher than the level calculated by staff. Ultimately, staff and the applicant were unable to resolve the differences of opinion with respect to the traffic capacity of French Creek Road.

Because of this unsettled difference, project proponents altered their performance-based-approach originally used in their application with respect to traffic volumes and instead developed specific traffic generation rates based on the varying uses that are described to occur during the summer season for the husband and wife/parent and child program sessions. Based on these described uses with the defined trip generation rates, it is projected that the average daily traffic volumes during the peak summer sessions would be approximately 550 ADT in the year 2024, assuming a year-over-year 1.5% growth rate of non-JH related traffic. Accordingly, based on the uses operating within the defined parameters, the peak summer ADT would be consistent with the General Plan LOS "C" requirements in staff's opinion.

It is important to note that the use of ADT (average daily trips) is just that - the number of vehicles per day averaged over a full year that can be accommodated without significantly reducing the existing safety and convenience of the roadway. The stated capacities do not affect the total volume that may pass over a given roadway at a particular time and maximum volumes may easily double the stated capacities. Because of this, there will be days where the maximum volume of the road will be higher than the ADT. For example, during the 2010 peak summer session the maximum volume recorded on French Creek Road was 735 trips. However, there will be also days where traffic volumes are less. For example, in 2010 the minimum volume recorded on French Creek Road during the peak summer session was 338 trips.

In developing the projected ADT rates described above, staff took a conservative approach. In developing the projected 550 ADT number, staff applied the trip generation defined by the applicant for the peak summer session and projected it on an annual basis. In reality, based on a yearly examination of the actual number of total annual trips, the actual average daily trips would be less. However, staff believes that a conservative approach is warranted given the existing condition of French Creek Road. Based on the aforementioned analysis, staff believes that the proposed project, operated under the assumption contained herein, would not create a significant environmental impact and would be consistent with the LOS requirements of the General Plan.

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As previously noted, the PDPA also includes a provision that would allow up to a maximum of 1600 occupants (guests and staff) for single events during the non-summer period that utilize temporary housing facilities, such as tents, in addition to existing and future permanent housing facilities provided that transportation is provided by mass transportation, such as buses. This would allow for temporary occupancy of 1,175 guests and 425 staff members to be present at anyone time. Table 7 below details the projected trip rates from these individual events. As projected, given that guests would use mass transportation (buses) total projected traffic volume would be less than that which is projected during the peak summer period; a maximum of 90 weekend trips vs a maximum of 364 trips during the peak summer season projected in Table 4 above.

Mitigation Measure #XVI.1: Prior to the issuance of any building permit authorized under this approval, the PDPA shall be amended to require that program uses and accompanying traffic generation rates conform to a 975 maximum occupancy level and trip generation rates detailed in Table 3 for the summer season sessions with guests arriving by personnel cars, multi-passenger vans, and potentially buses and Table 7 for the non-summer season with a 1,600 maximum occupancy level with guests arriving exclusively by buses. A copy of the amended PDPA shall be submitted to the Planning Director for confirmation that the PDPA has been amended as required under this mitigation measure prior to building permit issuance for any new structure authorized under this approval.

Timing/Implementation: Prior to issuance of any building permit for any new building or structure.
Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division and Building Division.

TABLE 7
Non-Summer Season Single Event Peak Traffic Estimate

	Occupancy	Maximum No. of Vehicles	Trips Per Day	Person Per Car	Total Trips Per Day
Weekend					
Guest					
Program - Buses	1175	23.5	1	50	23.5
Full Time Staff					
Commuting	75	23	1	2	45
Summer Staff					
Program	350	35	0.25	4	17.5
Support Services	1	2	1	1	4
Weekday					
Guest					
Program - Buses	0	0	0	0	0
Incidental - Personnel Cars		0	0	0	0
Full Time Staff					
Commuting	75	23	1	2	45
Summer Staff					
Program	0	0	0	0	0
Support Services	0	5	1	2	10
Totals					
	Occupancy				Trips
Weekend	1600				90
Weekday	1600				55

TRAFFIC SUMMARY					
	Existing Traffic(1) No Ranch Activities	2024 Projected Traffic (1.5%)	Projected Summer ADT		Total Avg. Trips Per Day (ADT)
Weekend	71	82	90		172
Weekday	257	298	55		353
Weekly Average	204	237	65		302

XVII. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water 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, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Substantiation for Section XVII a), b), c), d), e), f), and g):

Wastewater Capacity

As detailed in Section 2.4.1.1 of the PDPA, JH Ranch has developed an on-site bioreactor sewage treatment facility that is capable of treating waste for 500 persons, or 38,100 gallons a day and is sufficient for existing uses. Effluent is disposed of through on-site leach fields. JH Ranch estimates that present on-site sewage demand is the equivalent of 437 persons. In addition, the PDPA identifies six housing facilities which use individual septic tanks. Two of these housing facilities provide sleeping accommodations for a total of 40 summer staff members (Ritz and Convent) and an additional two housing facilities provide sleeping accommodations for a total of 40 guests (Hemlock and Birches). The remaining two housing units that use individual septic tanks service single family residences. While the use of the individual systems were originally approved as single-family residences, it is anticipated that this usage is not an issue given the part time occupancy of these homes and that cooking and laundry does not occur at these housing facilities. Under the current system, an additional 63 persons could be added to the overall occupancy level without any improvements to the sewage treatment system. Due to the modular design of the bioreactor system, proposed modifications to the treatment system through adding air flow and surge tank capacity could increase the capacity of the system to serve additional persons without having to modify the existing sub-surface effluent disposal systems (leach fields).

Ultimately, based on SCPHD densities standards, the maximum amount of effluent that could be accommodated on the proposed 220 acre PD area would be just over 48,000 gallons, or slightly over 96,000 gallons with nitrate reduction measures. Based on the design parameters of the system at the maximum sewage density parameters

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with nitrate reduction, a total of approximately 1,260 persons could be accommodated. This would accommodate the proposed number of occupants proposed.

The installation of additional sewage infrastructure has been identified as a permitted use in the various development areas and the PDPA assigns the review and approval authority of these improvements to the Siskiyou County Public Health Department (SCPHD) to ensure the future effluent disposal is consistent with all local and state requirements

Potable Water Capacity

As detailed in Section 2.4.1.2 of the PDPA, JH Ranch provides water to its facilities through a series of existing groundwater wells with storage tanks. JH Ranch's potable water system is regulated by the California Department of Public Health (CDPH) as a Type N1, Transient Non-Community System; System No. 4700807. Testing is performed on a quarterly basis by Basic Labs in Redding, CA and is submitted directly to the CDPH. As shown in Table 3.0 of the PDPA, current water storage capacity is 44,300 gallons of potable water. JH Ranch's water system is designed to provide daily and peak flow demands to meet the needs of up to 552 persons and is sufficient for existing uses. This is based on resident occupancy and excludes the periodic one-night camp-out overlap that occurs with the group retreats.

Given that current occupancy is estimated at 475 persons during the student leadership program, occupancy during the student leadership program could increase by an additional 77 persons without any changes to the water supply system. In addition, since occupancy during the Parent/Child and Husband/Wife programs is currently estimated to be 400 persons, occupancy during these periods could increase by approximately 152 without requiring any water systems improvements. The existing well supply system is expected to be sufficient to provide for future demands. However, to serve additional persons above those identified herein, additional storage tanks would be required. The installation of these tanks has been identified as a permitted use in the various development areas and would necessitate the issuance of a building permit from the County's Building Department.

Impacts Analysis

- a) Total on-site bioreactor wastewater treatment capacity, once modified to add air flow and a surge tank, is estimated to serve the equivalent of 2,000 persons. Additionally six individual septic systems serve existing housing facilities onsite. All anticipated wastewater will be disposed of by onsite leach fields. However, until improvements to the bioreactor system are finalized, the existing wastewater facilities have a capacity of serving approximately 500 persons. As identified in **Table 1**, the current occupancy is at times, in excess of the identified 500 person capacity, and improvements to the existing wastewater treatment infrastructure are necessary to serve those instantaneous exceedances. Additionally the leach field infrastructure may need to be increased, while maintaining an adequate 'replacement leach field area' on-site. With implementation of Mitigation Measure XVII.1, impacts related to wastewater treatment and disposal are considered to be *less than significant with mitigation incorporated*.

Mitigation Measure #XVII.1: Exceedance of 500 persons on-site in permanent accommodations overnight and issuance of building permits in the PDPA to allow more than 500 persons in permanent accommodations, shall be prohibited until the on-site wastewater system has been reviewed for capacity to serve additional persons. If it is determined that modifications to the wastewater treatment and disposal systems are necessary, all improvements must be completed and permitted, as required by the County and/or Regional Water Quality Control Board, prior to issuance of a building permit or overnight occupancy above 500 persons.

Timing/Implementation: Prior to any increase in permanent occupancy above 500 persons, and prior to issuance of a building permit.
Enforcement/Monitoring: Siskiyou County Community Development Department – Environmental Health Division, North Coast Regional Water Quality Control Board.

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- b) The project will require construction of new, or expansion of existing, water and wastewater infrastructure on the project site to serve the proposed buildout occupancy of 975 persons. Utilities are identified as being allowed in approximately 85% of the PDPA, and construction of such infrastructure has been considered herein. Although the exact location of necessary utility improvements is not known at this time, the environmental effects of construction associated with these utilities has been considered herein and mitigation has been provided as necessary. This impact is considered to be *less than significant with mitigation incorporated* in this IS.
- c) The proposed project will generate additional stormwater runoff due to the creation of additional impervious surfaces associated with rooftops of new buildings, roadways, parking areas, and infrastructure (such as water tanks). Stormwater is currently allowed to flow overland and percolate into the project area soils. The increase in impervious surfaces is considered to be minimal related to the overall project area, and availability of permeable surfaces. This impact is considered to be *less than significant*.
- d) The existing potable water system has a storage capacity to serve approximately 550 persons. As detailed in **Table 3**, JH Ranch currently has 6 wells (one of which is considered a back up well) with a daily pumping capacity of 180,000 for the 5 in use wells. This pumpage can serve 2,243 persons per day at the current usage of 80.25 gallons per day. Accordingly, no additional pumps would be needed to serve the proposed 975 occupancy limit. In order to serve additional persons above 550, additional storage tanks will be required. There is adequate building area on-site to accommodate these new water storage tanks, and water distribution lines. The installation of these tanks has been identified as a permitted use in the various development areas and would necessitate the issuance of a building permit from the County's Building Department. Additionally any modifications to the existing water system will require review and permit by the California Department of Public Health. This impact is considered to be *less than significant*.
- e) See discussion [Section XVII (a)]. Impacts are *less than significant with mitigation incorporated*.
- f) Solid waste from the project site will be transported to the Yreka-Oberlin Road Transfer and Recycling Station and subsequently disposed of at the Anderson Solid Waste Landfill in Shasta County. Under existing state permits, the Anderson Solid Waste Landfill may accept 1,018 tons of solid waste per day until the year 2036. According to the Countywide Source Reduction and Recycling Element (1997) for Siskiyou County the average individual in Siskiyou County generated 3.4 pounds of garbage per day in 1990. Given the maximum occupancy of 975 persons per day between June 1 and August 15, a conservative estimate of solid waste generation which assumes maximum occupancy every day during this period amounts to project generation of solid waste in the amount of 3,315 pounds per day, and 251,940 pounds per summer (126 tons/summer). This amounts to 0.16% of the daily capacity of the Anderson Solid Waste Landfill, and will only occur for approximately two and a half months of the year, which is considered *less than significant*.
- g) The subject landfill is compliant with all applicable Federal, State and Local laws pertaining to solid waste. No impacts are anticipated.

XVIII. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 a rare or endangered plant or animal 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation for Sections XVIII (a-c):

A review of this project in compliance with the *California Environmental Quality Act (CEQA)* indicates that there may be significant adverse impacts to the environment; however those impacts can be mitigated to an insignificant level by implementing the mitigation measures identified in this Initial Study/Mitigated Negative Declaration. A Mitigation Monitoring and Reporting Program for the project shall be adopted by reference as a condition of project approval, pursuant to Siskiyou County Code, Section 10-6.2907(a). The Mitigated Negative Declaration reflects Siskiyou County's independent judgment and analysis.

PROJECT SPONSOR'S INCORPORATION OF MITIGATION INTO PROPOSED PROJECT:

I/We have reviewed the Initial Study for the **JH Ranch Planned Development Plan Amendment (Application #Z-11-01)** application and particularly the mitigation measures identified herein. I/We hereby modify the application on file with the Siskiyou County Planning Department to include and incorporate all mitigations set forth in this Initial Study. I/We understand that mitigations identified herein may be subject to change as a result of public review and hearing process.



Project Sponsor/Project Agent

2/25/2014

Date

Project Sponsor/Project Agent

Date

PREPARED BY: Siskiyou County Planning Division February 20, 2014.
Copies are available for review at the Siskiyou County Planning Division, Yreka, California.

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