

SECTION FIVE

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MITIGATION MONITORING AND  
REPORTING PROGRAM

## **SECTION FIVE MITIGATION MONITORING AND REPORTING PROGRAM**

Section 21081.6 of the California Environmental Quality Act (CEQA) requires a public agency to adopt a reporting or monitoring program in those cases where the public agency finds that changes or alterations have been required in, or incorporated into, a project, and that those changes mitigate or avoid a significant effect on the environment. A public agency may delegate the monitoring or reporting responsibilities to another public agency or private entity that accepts the delegation, but the lead agency remains responsible for ensuring that the mitigation measures have been implemented (CEQA Guidelines § 15097).

Table 5-1 identifies each mitigation measure identified in the Draft EIR (DEIR) and Partially Recirculated DEIR (PRDEIR), and identifies the monitoring or reporting program, and timing for such efforts.

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**Table 5-1  
Mitigation Monitoring and Reporting Program**

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
<b>3.1 Aesthetics</b>			
3.1-1	Project signs shall be constructed to a height of not more than 45 feet along Interstate 5. Additional signs at the Knighton Road entrance and along Churn Creek Road shall be constructed to heights approved in the Planned Development Ordinance. Sign lighting shall conform to the criteria in the Planned Development Ordinance for this project.	Mitigation Measure 3.1-1 shall be integrated into the project plans, which shall be approved by the Shasta County Department of Resources Management Planning Division prior to issuance of building permits for structures.	Shasta County Department of Resource Management Planning Division
3.1-3	Outdoor lighting shall be controlled by timers, which will include shutting off on-site lighting, with the exception of security lighting. Security lighting shall account for no more than 50 percent of total on-site exterior lighting (watts per square foot of outdoor area). All outdoor lighting shall be directed downward to prevent unwanted spill, and away from I-5, other public roadways, and all adjoining properties. Exterior lighting shall be limited to a maximum of 0.5 horizontal foot candles (HFC) at the property lines, and shall use “cutoff” light fixtures.	Mitigation Measure 3.1-3 shall be integrated into the project plans and the lighting plan shall be approved by the Shasta County Department of Resource Management Building Division prior to issuance of building permits for structures. Compliance shall be required prior to issuance of Certificates of Occupancy.	Shasta County Department of Resource Management Building Division
3.1-4	The project design shall maximize to the extent feasible the use of glare-reducing materials, including non-reflective paints and building materials, to reduce the amount of glare created by the project structures.	Mitigation Measure 3.1-4 shall be integrated into the project plans, which shall be approved by the Shasta County Department of Resources Management Planning Division prior to issuance of building permits for structures.	Shasta County Department of Resource Management Planning Division
<b>3.2 Agriculture Resources</b>			
3.2-1	The project proponent shall preserve in perpetuity Prime Farmland of equal quality or better quality at a minimum ratio of 1:1, or 60.5 acres, and shall protect the land for agricultural uses through land use restrictions such as agricultural conservation easements. The land to be preserved shall not be located within the City of Anderson’s General Plan area. Shasta County or a qualified land conservation organization shall facilitate the establishment of the conservation	The Project Applicant shall select suitable sites for preservation of Prime Farmland for consideration by the Shasta County Director of Resource Management, prior to recording any final map or issuance of building permits for structures whichever comes	Shasta County Department of Resource Management Planning and Building Divisions

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
	<p>easements. To accomplish the above, the project proponent shall select suitable sites for consideration by the County Director of Resource Management. The sites shall be as close as possible to the project site, to the satisfaction of the County Director of Resource Management. The proposed conservation easement for the selected property shall be submitted to the County for review and approval.</p>	<p>first. The conservation easement shall be secured prior to issuance of a certificate of occupancy for any structure within the project site.</p>	
3.2-4	<p>All proposed improvements or modification to existing irrigation facilities shall be submitted to the Anderson-Cottonwood Irrigation District (ACID) for review and an encroachment permit shall be obtained. The applicant shall demonstrate that they have received such encroachment permit prior to any construction activities affecting the ACID facilities. No building permits that would be dependent on use of ACID facilities for disposal of stormwater shall be issued by the County; all project related storm water shall be retained on the project site. Prior to any construction activities on the project site, the project proponent shall consult with ACID staff regarding short-term impacts to irrigation facilities resulting from construction of the project. All feasible mitigation measures for such impacts shall be identified and implemented. These measures may include providing a buffer around irrigation facilities during construction, the notification of water recipients that may be affected, or the temporary rerouting of irrigation waters, including piping the water through the facility.</p>	<p>Proposed improvements that would require an encroachment permit from ACID shall be submitted to ACID for review prior to issuance of a grading permit or building permit for structures.</p>	<p>Anderson-Cottonwood Irrigation District (ACID)  Shasta County Department of Public Works</p>
<b>3.3 Air Quality</b>			
3.3-2a	<p>For the control of operational emissions, the project applicant shall implement all appropriate and feasible Shasta County AQMD Level “A” SMMs and Level “B” BAMMs for the control of ozone precursors. The following Shasta County AQMD operational SMMs are deemed feasible for the size, location, and character of the proposed project:</p> <ul style="list-style-type: none"> <li>The project shall provide for the use of energy efficient lighting (includes controls) and process systems, such as water heaters, furnaces, and boiler units.</li> </ul>	<p>An emissions control plan shall be integrated into construction plans for each building in the project. Compliance with this mitigation measure shall be required as applicable prior to issuance of any certificates of occupancy for each respective building in the project by the Shasta County Department of Resource Management Building Division. Shasta County</p>	<p>Shasta County Department of Resource Management Building Division  Shasta County Department of Resource Management Air Quality Management District</p>

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	<ul style="list-style-type: none"> <li>Individual users within the proposed project site shall utilize a central water heating system featuring the use of low-NOx hot water heaters.</li> <li>The project shall utilize energy-efficient and automated controls for air conditioning.</li> </ul> <p>Table 3.3-8 contains BAMMs deemed feasible for a facility of the size, location and character of the proposed project:</p> <p><b>Table 3.3-8 Mitigation Measures for Controlling Indirect Source Emissions</b></p> <table border="1" data-bbox="289 609 1108 1412"> <thead> <tr> <th data-bbox="289 609 716 695" rowspan="2">Best Available Mitigation Measures (BAMM)</th> <th colspan="3" data-bbox="716 609 1108 662">Emission Reduction Efficiency</th> </tr> <tr> <th data-bbox="716 662 848 695">ROG</th> <th data-bbox="848 662 980 695">NO<sub>x</sub></th> <th data-bbox="980 662 1108 695">PM<sub>10</sub></th> </tr> </thead> <tbody> <tr> <td data-bbox="289 695 716 862">The project shall improve the thermal efficiency of commercial and industrial structures as appropriate by: (1) reducing thermal load with automated and timed temperature controls, or (2) occupancy load limits.</td> <td data-bbox="716 695 848 862">1.0 - 2.0% <b>1.5%</b></td> <td data-bbox="848 695 980 862">1.0 - 3.0% <b>2.0%</b></td> <td data-bbox="980 695 1108 862">1.0 - 5.5% <b>3.25%</b></td> </tr> <tr> <td data-bbox="289 862 716 997">The project shall incorporate shade trees, adequate in number and proportional to the project size, throughout the project site to reduce building heating and cooling requirements.</td> <td data-bbox="716 862 848 997">1.0 - 2.0% <b>1.5%</b></td> <td data-bbox="848 862 980 997">1.0 - 3.0% <b>2.0%</b></td> <td data-bbox="980 862 1108 997">1.0 - 5.5% <b>3.25%</b></td> </tr> <tr> <td data-bbox="289 997 716 1110">The project shall provide for and/or include on-site services such as cafeterias, food vending machines, automatic tellers, etc., as appropriate.</td> <td data-bbox="716 997 848 1110">0.2 - 3.4% <b>1.8%</b></td> <td data-bbox="848 997 980 1110">0.3 - 4.5% <b>2.4%</b></td> <td data-bbox="980 997 1108 1110">0.3 - 4.5% <b>2.4%</b></td> </tr> <tr> <td data-bbox="289 1110 716 1245">The project shall provide onsite pedestrian facility improvements such as walking paths and building access which are physically separated from street and parking lot traffic.</td> <td data-bbox="716 1110 848 1245">0.2 - 1.2% <b>0.7%</b></td> <td data-bbox="848 1110 980 1245">0.2 - 1.6% <b>0.95%</b></td> <td data-bbox="980 1110 1108 1245">0.2 - 1.6% <b>0.95%</b></td> </tr> <tr> <td data-bbox="289 1245 716 1380">The project shall provide for synchronized traffic signals, as deemed necessary by local transportation planning agencies, along streets impacted by project development.</td> <td data-bbox="716 1245 848 1380">4.0 - 8.0% <b>4.0%</b></td> <td data-bbox="848 1245 980 1380">4.0 - 8.0% <b>4.0%</b></td> <td data-bbox="980 1245 1108 1380">4.0 - 8.0% <b>4.0%</b></td> </tr> <tr> <td data-bbox="289 1380 716 1412">The project shall contribute to traffic-</td> <td data-bbox="716 1380 848 1412">4.0 - 8.0%</td> <td data-bbox="848 1380 980 1412">4.0 - 8.0%</td> <td data-bbox="980 1380 1108 1412">4.0 - 8.0%</td> </tr> </tbody> </table>	Best Available Mitigation Measures (BAMM)	Emission Reduction Efficiency			ROG	NO <sub>x</sub>	PM <sub>10</sub>	The project shall improve the thermal efficiency of commercial and industrial structures as appropriate by: (1) reducing thermal load with automated and timed temperature controls, or (2) occupancy load limits.	1.0 - 2.0% <b>1.5%</b>	1.0 - 3.0% <b>2.0%</b>	1.0 - 5.5% <b>3.25%</b>	The project shall incorporate shade trees, adequate in number and proportional to the project size, throughout the project site to reduce building heating and cooling requirements.	1.0 - 2.0% <b>1.5%</b>	1.0 - 3.0% <b>2.0%</b>	1.0 - 5.5% <b>3.25%</b>	The project shall provide for and/or include on-site services such as cafeterias, food vending machines, automatic tellers, etc., as appropriate.	0.2 - 3.4% <b>1.8%</b>	0.3 - 4.5% <b>2.4%</b>	0.3 - 4.5% <b>2.4%</b>	The project shall provide onsite pedestrian facility improvements such as walking paths and building access which are physically separated from street and parking lot traffic.	0.2 - 1.2% <b>0.7%</b>	0.2 - 1.6% <b>0.95%</b>	0.2 - 1.6% <b>0.95%</b>	The project shall provide for synchronized traffic signals, as deemed necessary by local transportation planning agencies, along streets impacted by project development.	4.0 - 8.0% <b>4.0%</b>	4.0 - 8.0% <b>4.0%</b>	4.0 - 8.0% <b>4.0%</b>	The project shall contribute to traffic-	4.0 - 8.0%	4.0 - 8.0%	4.0 - 8.0%	<p>Department of Resource Management Air Quality Management District shall make unannounced inspections during construction.</p>	
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	flow improvements that are deemed not to be substantially growth inducing.	6.0%	6.0%	6.0%		
	The project shall design interior major streets to serve the main entrances to buildings.	0.1 - 3.0% 1.55%	0.1 - 3.0% 1.55%	0.1 - 3.0% 1.55%		
	<b>TOTAL EMISSIONS REDUCTION FROM BAMB</b>	10.5 - 27.6% 17.05%	10.6- 31.1% 18.90%	10.6- 36.1% 21.40%		
	Source: Shasta County Air Quality Management District					
3.3-2b	<p>Implementation of the following mitigation measures will substantially reduce air quality impacts related to human activity within the proposed project area:</p> <ul style="list-style-type: none"> <li>Trees shall be selected to shade paved areas that will shade 30% of the area within 15 years. Structural soil should be used under paved areas to improve tree growth.</li> <li>If transit service is available to the project site, improvements shall be made to encourage its use. If transit service is not currently available, but is planned for the area in the future, easements shall be reserved to provide for future improvements such as bus turnouts, loading areas, route signs and shade structures. In the event transit services are not planned for the area in the future, efforts to extend or expand service to the project are shall be coordinated with local transit operators.</li> <li>Projects shall include as many clean alternative energy features as appropriate and feasible to promote energy self-sufficiency. Examples include (but are not limited to): photovoltaic cells, solar thermal electricity systems, small wind turbines, etc. Rebate and incentive programs are offered for alternative energy equipment.</li> <li>Two 110/208 volt power outlets shall be installed for every two loading docks in commercial areas.</li> <li>Passive solar building design and landscaping conducive to</li> </ul>				Mitigation Measure 3.3-2b shall be integrated into the project plans for individual buildings and respective Development Area site design, which shall be approved by the Shasta County Department of Resources Management Planning and Building Divisions prior to issuance of each such building permit.	<p>Shasta County Department of Resource Management Planning Division</p> <p>Shasta County Department of Resource Management Building Division</p>

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
	<p>passive solar energy use shall be promoted;</p> <ul style="list-style-type: none"> <li>• Energy efficient windows (double pane and/or Low-E) shall be installed as feasible;</li> <li>• High-albedo (reflecting) roofing materials shall be used as feasible;</li> <li>• Awnings or other shading mechanism for windows shall be installed when practicable;</li> <li>• Porch, patio and walkway overhangs shall be constructed where practicable;</li> <li>• Daylighting (natural lighting) systems such as skylights, light shelves, interior transom windows etc. shall be installed when practicable;</li> <li>• Electrical outlets around the exterior of the buildings shall be installed to encourage use of electric landscape maintenance equipment to promote the use of Low or non-polluting landscape maintenance equipment (e.g. electric lawn mowers, reel mowers, leaf vacuums, electric trimmers and edgers, etc.); and</li> <li>• Conduit to accommodate high speed modem connections/DSL and extra phone lines shall be installed in structures at the time of initial construction.</li> </ul>		
3.3-2c	<p>The applicant shall comply with the State of California Title 24, Building Energy Efficiency Standards, to help reduce California's energy consumptions. The applicant shall use the most recent update at the time of submission of application for building permits for each individual building.</p>	<p>Mitigation Measure 3.3-2c shall be integrated into the project plans for individual buildings and respective Development Area site design and approved by the Shasta County Department of Resource Management Building Division prior to issuance of building permits. Compliance shall be</p>	<p>Shasta County Department of Resource Management Building Division</p>

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
		required prior to issuance of each Certificate of Occupancy.	
3.3-3a	<p>To reduce emissions and thus reduce cumulative impacts, the following measures shall be implemented:</p> <ul style="list-style-type: none"> <li>• The idling time of all construction equipment used at the site shall not exceed five minutes.</li> <li>• The hours of operation of heavy-duty equipment shall be minimized.</li> <li>• All equipment shall be properly tuned and maintained in accord with manufacturer's specification.</li> <li>• When feasible, electric carts or other smaller equipment shall be used at the project site.</li> <li>• The following URBEMIS Mitigation Measures will reduce calculated emissions below SCAQMD thresholds:</li> <li>• The applicant shall be responsible for applying nontoxic soil stabilizers/dust palliatives (according to manufacturer's specifications) to all inactive construction areas (previously graded areas which remain inactive for 96 hours), in accordance with the Shasta County Grading Ordinance.</li> <li>• All areas (including unpaved roads) with vehicle traffic shall be watered two times per day or have dust palliatives applied for stabilization of dust emissions.</li> <li>• Aqueous diesel fuel for all diesel equipment (designed to operate with aqueous fuels) shall be used when available.</li> <li>• Low-volatile organic compound paints capable of reducing ROG emissions by 15% compared to existing architectural coating rules shall be used.</li> </ul>	See Mitigation Measures 3.3-2a through 3.3-2c.	See Mitigation Measures 3.3-2a through 3.3-2c

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
3.3-3b	<p>During construction the following measures shall be implemented to control fugitive dust and emissions of particulates in compliance with SCAQMD SMMs:</p> <ul style="list-style-type: none"> <li>• Alternatives to open burning of vegetative material on the project site shall be used by the project applicant unless otherwise deemed infeasible by the SCAQMD. Among suitable alternatives are chipping, mulching, or conversion to biomass fuel.</li> <li>• All material excavated, stockpiled, or graded shall be sufficiently watered to prevent fugitive dust from leaving property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering shall occur at least twice daily with complete site coverage, preferably in the mid-morning and after work is completed each day.</li> <li>• All on-site vehicles shall be limited to a speed of 15 miles per hour on unpaved roads.</li> <li>• All land clearing, grading, earth moving or excavation activities on the project shall be suspended when sustained winds exceed 20 miles per hour measured at the project site. As used here, sustained winds refers to wind speed measured at 33 feet above the ground and sustained for a period averaged over ten (10) minutes as defined by the World Meteorological Organization.</li> <li>• All inactive portions of the development site shall be seeded and watered until a suitable grass cover is established.</li> <li>• All trucks hauling dirt, sand, soil or other loose material shall be covered or shall maintain at least two feet of freeboard (i.e., minimum vertical distance between top of load and trailer) in accordance with the requirements of CVC Section 23114. This provision shall be enforced by local law enforcement agencies.</li> </ul>	See Mitigation Measures 3.3-2a through 3.3-2c.	See Mitigation Measures 3.3-2a through 3.3-2c.

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
	<ul style="list-style-type: none"> <li>• All material transported offsite shall be either sufficiently watered or securely covered to prevent a public nuisance.</li> <li>• During initial grading, earth moving, or site preparation, the project shall be required to construct a paved (or dust palliative treated) apron, at least 100 feet in length, onto the project site from the adjacent paved road(s).</li> <li>• Paved streets adjacent to the development site shall be swept or washed at the end of each day to remove excessive accumulations of silt and/or mud which may have accumulated as a result of activities on the development site.</li> <li>• Prior to final occupancy, the applicant shall reestablish ground cover on the construction site through seeding and watering in accordance with the Shasta County Grading Ordinance.</li> </ul>		
<b>3.4 Biological Resources</b>			
3.4-1a	<p><b>Plants</b></p> <p>Prior to any grading activities, demolition, or construction work, a qualified botanist shall conduct focused surveys for Henderson’s bent grass. To ensure that the target plant species is in bloom or are otherwise clearly identifiable, the survey should be performed in early May. If no special-status plant species are identified during focused surveys, then no further action shall be required.</p> <p>If special-status plant species are observed during focused surveys and avoidance is not feasible, then prior to any ground disturbance, the project applicant shall, in consultation with CDFG, prepare and implement a mitigation plan (e.g. use of off-site mitigation bank or plant transplantation) that ensures that no adverse effects on the plant species or population viability occurs.</p>	<p>The Project Applicant shall submit contact information of the consultant conducting the focused surveys for Henderson’s bent grass and other special-status plant species and the results of the work to the Shasta County Department of Resource Management Planning Division. Evidence of compliance with all adopted laws relating to protection of Henderson’s bent grass and other special-status plant species shall be presented to CDFG and the Shasta County Department of Resource Management Planning Division prior to issuance of any grading permits.</p>	<p>Shasta County Department of Resource Management Planning Division</p> <p>Shasta County Environmental Health Division</p> <p>California Department of Fish and Game</p>

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
3.4-1b	<p><b>Raptors and Other Nesting Birds</b></p> <p>Trees scheduled to be removed because of project implementation shall be removed during the non-breeding season (late September to the end of February).</p> <p>Prior to construction, but not more than 14 days before grading, demolition, or site preparation activities, a qualified biologist shall conduct a preconstruction nesting survey to determine the presence of nesting raptors. Activities taking place outside the breeding season (typically February 15 through August 31) do not require a survey. If active raptor nests are present in the construction zone or within 250-feet of the construction zone, temporary exclusion fencing shall be erected at a distance of 250-feet around the nest site. Clearing and construction operations within this area shall be postponed until juveniles have fledged and there is no evidence of a second nesting attempt determined by the biologist.</p> <p>If nesting Swainson's hawks are observed during field surveys, then consultation with the CDFG regarding Swainson's hawk mitigation guidelines shall be required. The guidelines include, but are not limited to, buffers of up to one quarter mile, monitoring of the nest by a qualified biologist, and mitigation for the loss of foraging habitat.</p> <p>To avoid impacts to common and special-status migratory birds pursuant to the Migratory Bird Treaty Act and CDFG codes, a nesting survey shall be conducted prior to construction activities if the work is scheduled between March 15 and August 31. If migratory birds are identified nesting within the construction zone, a 100-foot buffer around the nest site must be designated. No construction activity may occur within this buffer until a qualified biologist has determined that the young have fledged. A qualified biologist may modify the size of the buffer based on site conditions and the bird's apparent acclimation to human activities. If the buffer is modified, the biologist would be required to monitor stress levels of the nesting birds for at least one week after construction commences to ensure</p>	<p>The Project Applicant shall submit contact information of the consultant conducting the protocol survey for raptors and other nesting bird species and the results of the work to the Shasta County Department of Resource Management Planning Division.</p> <p>Evidence of compliance with all adopted laws relating to protection of the raptors and other nesting bird species shall be presented to CDFG and the Shasta County Department of Resource Management Planning Division prior to issuance of any grading permits.</p>	<p>Shasta County Department of Resource Management Planning Division</p> <p>California Department of Fish and Game</p>

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	that project activities would not cause nest site abandonment or loss of eggs or young. At any time the biologist shall have the right to implement the full 100-foot buffer if stress levels are elevated to the extent that could cause nest abandonment and/or loss of eggs or young.		
3.4-1c	<p><b>Bats</b></p> <p>If tree removal, grading activities, or structure demolition commences during the breeding season (April 1 through August 31), a field survey shall be conducted by a qualified biologist to determine whether active bat roosts are present on or adjacent to the site. If no roosting bats are discovered, then no further mitigation is required.</p> <p>If roosting bats are determined to be present on site, then prior to disturbance a qualified mammalogist shall be retained to remove and relocate the roosting bat(s) in accordance with CDFG requirements.</p>	<p>The Project Applicant shall submit contact information of the consultant conducting the field survey for active bat roosts and the results of the work to the Shasta County Department of Resource Management Planning Division.</p> <p>Evidence of compliance with all adopted laws relating to protection of bats shall be presented to CDFG and the Shasta County Department of Resource Management Planning Division prior to issuance of any grading permits.</p>	<p>Shasta County Department of Resource Management Planning Division</p> <p>California Department of Fish and Game</p>
<b>3.5 Cultural Resources</b>			
3.5-1	<ul style="list-style-type: none"> <li>A representative of the Wintu and Wintu Tribe of Northern California shall be invited to (a) participate in any site reconnaissance, artifact evaluations or evacuation determined to be necessary at the project site; and (b) to be present during ground preparation and project construction in areas determined based on evidence to be likely locations of significant cultural resources.</li> <li>To ensure that buried cultural resources or human remains, if encountered, are recognized by construction crews, a worker education plan shall be initiated prior to project implementation. Information describing potentially significant resource characteristics and the procedures to be followed in the event of</li> </ul>	<p>Mitigation Measure 3.5-1 shall be integrated into construction plans for the project. Proof of compliance with this mitigation measure shall be required prior to issuance of any grading or building permits by the Shasta County Department of Resource Management Planning and Building Divisions. Ongoing compliance shall be the responsibility of the applicant and the applicant's contractors.</p>	<p>Representative of the Wintu and Wintu Tribe of Northern California</p> <p>Shasta County Department of Resources Management Planning Division</p> <p>Shasta County Department of Resources Management Building Division</p>

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
	<p>such a discovery shall be provided.</p> <ul style="list-style-type: none"> <li>Should any artifacts, exotic rock types or unusual amounts of bone, or shell be uncovered during construction activities, work shall cease within a minimum of 100 feet of the discovery and a qualified archaeologist shall be consulted for an on-the-spot-evaluation. Also, a representative of the Wintu and Wintu Tribe of Northern California shall be notified of such discovery.</li> <li>In the event that human burials or remains are encountered during site activities all work shall cease within 100 feet of the find, and the County Coroner shall be contacted immediately along with a representative of the Wintu and Wintu Tribe of Northern California. In the event remains are encountered and are determined to be of Native American descent the project proponent, County Coroner, and representative of the Wintu and Wintu Tribe of Northern California shall adhere to Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98 and Section 15064.5(d) of the CEQA Guidelines.</li> </ul>		
<b>3.6 Geology, Soils and Mineral Resources</b>			
3.6-1	Structures and any other site improvements shall be designed to withstand a low-to-moderate level of ground shaking in compliance with the International Building Code/California Building Code (IBC/CBC) for earthquake design, and all structural features of the project shall be designed based upon the most recent geotechnical investigation performed by a California registered engineer on that portion of the project site.	Mitigation Measure 3.6-1 shall be integrated into construction plans for individual buildings and related site work in the project. Compliance with this mitigation measure shall be required prior to issuance of each grading and building permit by the Shasta County Department of Resource Management Building Division.	Shasta County Department of Resource Management Building Division
<b>3.8 Hydrology and Water Quality</b>			
3.8-2	The applicant shall design and construct the project drainage system in accordance with the drainage system volume requirements specified by Hydmet, Inc (Stormwater Retention Storage Churn Creek Flood Plain April 2011 by John H. Humphry). The drainage	Prior to issuance of grading and building permits the Project Applicant shall submit appropriate and feasible storm water runoff BMPs to the Shasta	Shasta County Department of Public Works

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
	<p>system shall be subject to review and approval by the Shasta County Public Works Department and the Shasta County Environmental Health Division prior to issuance of grading permits for the project. At the time of application for the individual grading permits, the project proponent shall identify all appropriate and feasible storm water runoff Best Management Practices (BMPs) for that portion of the project to be implemented within the project site. These BMPs shall be selected from the California Stormwater Quality Association's <i>Stormwater Best Management Practice Handbook—New Development and Redevelopment</i> and shall conform to the standards set forth by the Central Valley Regional Water Quality Control Board. Typical BMPs that could be used shall include but would not be limited to catchbasin inserts, compost stormwater filters, sandfilters, vegetated filter strips, biofiltration swales, oil/water separators, bioretention basins, or other equally effective measures. Other BMPs shall include but would not be limited to administrative controls such as signage at inlets to prevent illicit discharges into storm drains, parking lot and other pavement area sweeping, public education, and hazardous waste management and disposal programs. BMPs shall identify and implement mechanisms for the routine maintenance, inspection, and repair of pollution control mechanisms. In addition, the BMPs shall be reviewed for adequacy by the Shasta County Planning and Public Works Departments.</p>	<p>County Department of Public Works and the Shasta County Department of Resource Management Environmental Health Division and Planning Division for approval.</p>	<p>Shasta County Department of Resource Management Planning Division</p> <p>Shasta County Department of Resource Management Environmental Health Division</p>
<b>3.10 Noise</b>			
3.10-1	<p>Open gap pavement shall be used by Shasta County for improvements along Knighton Road between the northbound ramps and Churn Creek Road</p>	<p>Mitigation Measure 3.10-1 shall be completed by the Project Applicant at the time of Knighton Road widening between I-5 and Churn Creek Road.</p>	<p>Shasta County Department of Public Works</p>
3.10-2a	<p>A barrier 8-feet in height shall be constructed along the east property line, adjacent to the loading dock areas as shown on Figure 3.10-3.</p>	<p>Mitigation Measure 3.10-2a shall be completed by the Project Applicant prior to issuance of the appropriate Certificates of Occupancy for those buildings adjacent to the loading dock areas as shown as Fig. 3.10-3.</p>	<p>Shasta County Department of Resource Management Building Division</p>

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
3.10-2b	Loading dock operations along the east side of the project site shall be restricted to the daytime hours of 7:00 a.m. to 10:00 p.m.	Mitigation Measure 3.10-2b shall be included in the Planned Development Ordinance.	Shasta County Department of Resources Management Planning Division
3.10-3	Commercial buildings located along the perimeter of the project site will require parapets 4-feet in height along the facades facing residential uses. As an alternative to parapets, roof-top HVAC equipment can be fitted with exhaust silencers or individual barriers. Since roof-top plans are not available at this time, a supplemental noise study shall be provided when the roof-top mechanical plan is available. As an alternative, HVAC equipment could be located on the ground and shielded from residences by building facades or wing walls.	Mitigation Measure 3.10-3 shall be complied with prior to issuance of Certificates of Occupancy appropriate for the respective buildings.	Shasta County Department of Resources Management Building and Planning Divisions
3.10-4	On-site construction activities shall be restricted to daytime hours. Construction equipment shall be equipped with proper mufflers and in good working order.  Fixed construction equipment such as compressors and generators shall be located as far as possible from sensitive receptors. All impact tools shall be shrouded or shielded and all intakes and exhaust ports on power construction equipment muffled or shielded.	Mitigation Measure 3.10-4 shall be integrated into construction plans for the project. Shasta County Department of Resources Management Building Division shall make unannounced inspections during construction.	Shasta County Department of Resources Management Building Division
3.10-6	The applicant shall construct a wastewater treatment plant, which will result in compliance with the noise criteria contained within Shasta County General Plan Policy N-b, Table NIV.	Mitigation Measure 3.10-6 shall be integrated into the project plans and approved by the Shasta County Department of Resource Management Building Division prior to issuance of building permits. Compliance shall be required prior to issuance of Certificates of Occupancy.	Shasta County Department of Resource Management Building and Planning Divisions  Shasta County Department of Resource Management Environmental Health Division  Central Valley Regional Water Quality Control Board

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
<b>3.11 Public Services and Recreation</b>			
3.11-1	The applicant shall be required to pay a fair share of additional capital cost by paying the amount required by and in accordance with Shasta County Ordinance 665.	Prior to issuance of a building permit for structures, the Project Applicant shall pay the amount required by Shasta County Ordinance 665 applicable to such building permit.	Shasta County Department of Resource Management Planning Division
3.11-2a	Prior to issuance of any building permits for structures, the Planning Division and County Building Division shall verify that Shasta County Fire Department has reviewed and approved any proposed development plans for compliance with relevant fire protection standards in the Uniform Building Code, Uniform Fire Code, and Shasta County Fire Safety Standards.	Prior to issuance of building permits for structures, the Project Applicant shall comply with all fire safety standards and regulations to be verified by the Shasta County Department of Resources Management Building and Planning Divisions and the Shasta County Fire Department.	Shasta County Department of Resources Management Planning and Building Divisions  Shasta County Fire Department
3.11-2b	The applicant shall be required to pay a fair share of additional capital cost by paying the amount required by and in accordance with Shasta County Ordinance 665.	Prior to issuance of a building permit for structures, the Project Applicant shall pay the amount required by Shasta County Ordinance 665 applicable to such building permit.	Shasta County Department of Resource Management Planning Division
<b>3.12 Traffic and Circulation</b>			
<b>(Existing Conditions Plus Project)</b>			
3.12-1	<b>Knighton Road / I-5 Northbound Ramps to Churn Creek Road:</b>  Widen Knighton Road to a six-lane arterial between the I-5 northbound ramps and Churn Creek Road. This improvement will result in a LOS C or better operations during both the weekday PM peak hour and Saturday mid-day peak hour.	Project Applicant shall construct the mitigation measure in accordance with a plan and schedule approved by Shasta County Department of Resource Management and Shasta County Department of Public Works.	Shasta County Department of Public Works  Shasta County Department of Resource Management Planning Division
3.12-2a	<b>Knighton Road / I-5 Northbound Ramps:</b>  Install a traffic signal and add the following travel lanes to the intersection:  Northbound Approach – A right-turn lane	Prior to issuance of each structural building permit, this mitigation measure shall be satisfied by payment of impact fees designated by and in accordance with Shasta County	Shasta County Department of Public Works

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
	<p>Eastbound Approach – Two through lanes and one left-turn lane Westbound Approach – Two through lanes and a right-turn lane</p> <p>This improvement will result in LOS C or better operations during both the weekday PM peak hour and Saturday mid-day peak hour at the intersection. Payment of fees designated by and in accordance with Shasta County Ordinance 665 and Shasta County Resolution 91-115 would cover the project’s fair share of these improvements.</p>	<p>Ordinance 665 and Shasta County Resolution 91-115, or by the Project Applicant constructing the required improvements in accordance with a plan and schedule approved by Shasta County Resource Management and Shasta County Department of Public Works, or a combination of the above as approved by Resource Management and Public Works.</p>	<p>Shasta County Department of Resource Management</p> <p>Caltrans (design and construction)</p>
3.12-2b	<p><b>Knighton Road/I-5 Southbound Ramps:</b></p> <p>Install a traffic signal and add the following travel lanes to the intersection:</p> <p>Southbound Approach – A left-turn lane and right-turn lane for a total of two left and one right-turn lanes Westbound Approach – A left-turn lane and a through lane</p> <p>This improvement will result in LOS C operations during both the weekday PM peak hour and Saturday mid-day peak hour at the intersection. Payment of fees in accordance with Shasta County Ordinance 665 and Shasta County Resolution 91-115 would cover the project’s fair share of these improvements.</p>	<p>Prior to issuance of each structural building permit, this mitigation measure shall be satisfied by payment of impact fees designated by and in accordance with Shasta County Ordinance 665 and Shasta County Resolution 91-115, or by the Project Applicant constructing the required improvements in accordance with a plan and schedule approved by Shasta County Resource Management and Shasta County Department of Public Works, or a combination of the above as approved by Resource Management and Public Works.</p>	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management</p> <p>Caltrans (design and construction)</p>
3.12-3	<p><b>Cypress Avenue / I-5 Northbound On-Ramp Weave:</b></p> <p>Add a third northbound travel lane or the effective equivalent for the on ramp merge/diverge/weave lane to I-5. This improvement will result in LOS C operations during the weekday PM peak hour and LOS D operations during the Saturday mid-day peak hour at the weave to I-5 from the northbound Cypress Avenue on-ramp.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County, as lead agency, to implement.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County to monitor.</p>

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
3.12-4	<p><b>Northbound I-5 mainline between Cypress Avenue and SR 44:</b></p> <p>Add a third northbound mixed flow travel lane or the effective equivalent to I-5. This improvement will result in LOS C operations during the Saturday mid-day peak hour.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County, as lead agency, to implement.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County to monitor.</p>
3.12-4.5	<p><b>Knighton Road / I-5 Southbound Ramps to I-5 Northbound Ramps:</b></p> <p>Widen Knighton Road to a six-lane arterial plus turn lanes (7 total lanes) between the I-5 southbound ramps and I-5 northbound ramps. This improvement will result in the segment operating at an acceptable level of service and would reduce the impact to a less-than-significant level. This project shall pay its fair share fees toward these improvements in accordance with Shasta County Ordinance 665 and Shasta County Resolution 91-115.</p>	<p>Prior to issuance of any building permit for structures, this mitigation measure shall be satisfied by the payment of impact fees designated by and in accordance with Shasta County Ordinance 665 and Shasta County Resolution 91-115 applicable to such building permit.</p>	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management Planning Division</p>
<b>(Cumulative Conditions Plus Project)</b>			
3.12-5a	<p><b>Knighton Road / I-5 Southbound Ramps to I-5 Northbound Ramps:</b></p> <p>Widen Knighton Road to a six-lane arterial plus turn lanes (7 total lanes) per Figure 2-3 between the I-5 southbound ramps and I-5 northbound ramps. This improvement will result in the segment operating at an acceptable level of service and would reduce the impact to a less-than-significant level. This project shall pay its fair share fees toward these improvements in accordance with Shasta County Ordinance 665 and Shasta County Resolution 91-115.</p>	<p>Prior to issuance of any building permit for structures, this mitigation measure shall be satisfied by payment of impact fees designated by and in accordance with Shasta County Ordinance 665 and Shasta County Resolution 91-115 applicable to such building permit.</p>	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management Planning Division</p>
3.12-5b	<p><b>Knighton Road – I-5 Northbound Ramps to Churn Creek Road:</b></p> <p>Widen Knighton Road to a six-lane arterial between the I-5 northbound ramps and Churn Creek Road. This improvement will result in LOS C or better operations during both the weekday PM peak hour and Saturday mid-day peak hour.</p>	<p>Project Applicant shall construct the mitigation measure in accordance with a plan and schedule approved by Shasta County Department Resource Management and Shasta County Department of Public Works.</p>	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management Planning Division</p>

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
			Caltrans (design and construction)
3.12-6a	<p><b>Cypress Avenue/I-5 Southbound Ramps:</b></p> <p>Add a left-turn lane to the southbound intersection approach to make two left-turn and two right-turn lanes. This improvement will result in LOS E operations during the weekday PM peak hour and LOS C or better operations during the Saturday mid-day peak hour at the intersection. Payment of fees in accordance with Shasta County Resolution 91-115 establishing fees for the South Central Regional Area would cover the project's fair share of this impact.</p>	<p>Prior to issuance of any building permit for structures, this mitigation measure shall be satisfied by payment of impact fees designated by and in accordance with Shasta County Resolution 91-115 applicable to such building permit.</p>	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management Planning Division</p>
3.12-6b	<p><b>Cypress Avenue/I-5 Northbound Ramps:</b></p> <p>Add a left-turn lane to the northbound intersection approach for a total of two left-turn and two right-turn lanes. This improvement will result in LOS E operations during the weekday PM peak hour and LOS F operations during the Saturday mid-day peak hour at the intersection. Payment of fees in accordance with Shasta County Resolution 91-115 establishing fees for the South Central Regional Area would cover the project's fair share of this impact.</p>	<p>Prior to issuance of any building permit for structures, this mitigation measure shall be satisfied by payment of impact fees designated by and in accordance with Shasta County Resolution 91-115 applicable to such building permit.</p>	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management Planning Division</p>
3.12-6c	<p><b>Bonnyview Road/I-5 Northbound Ramps:</b></p> <p>Add an additional northbound left turn lane for a total of two left-turn and one right-turn lane. This improvement will result in LOS E operations during the weekday PM peak hour and LOS D operations during the Saturday mid-day peak hour at the intersection. Payment of fees in accordance with Shasta County Resolution 91-115 establishing fees for the South Central Regional Area would cover the project's fair share of this impact.</p>	<p>Prior to issuance of any building permit for structures, this mitigation measure shall be satisfied by payment of impact fees designated by and in accordance Shasta County Resolution 91-115 applicable to such building permit.</p>	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management Planning Division</p>
3.12-6d	<p><b>Churn Creek Road and Rancho Road:</b></p> <p>Install a traffic signal to the intersection. This improvement will result in LOS C operations during the weekday PM peak hour and LOS B operations during the Saturday mid-day peak hour at the</p>	<p>Prior to issuance of any building permit for structures, this mitigation measure shall be satisfied by payment of impact fees designated by and in accordance with Shasta County</p>	<p>Shasta County Department of Public Works</p>

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
	<p>intersection. Payment of fees in accordance with Shasta County Resolution 91-115 establishing fees for the South Central Regional Area would cover the project's fair share of this cumulative impact.</p>	<p>Resolution 91-115 adopted by Shasta County applicable to such building permit.</p>	<p>Shasta County Department of Resource Management Planning Division</p>
<p>3.12-6e</p>	<p><b>Knighton Road/I-5 Southbound Ramps:</b></p> <p>Install a traffic signal and add the following travel lanes to the intersection.</p> <p style="padding-left: 40px;">Southbound Approach – Two left-turn lanes and a right-turn lane Westbound Approach – Two left-turn lanes and a through lane</p> <p>This improvement will result in LOS C operations during both the weekday PM peak hour and Saturday mid-day peak hour at the intersection. Payment of fees in accordance with Shasta County Ordinance 665 and Resolution 91-115 would cover the project's fair share of this impact.</p>	<p>Prior to issuance of any building permit for structures, this mitigation measure shall be satisfied by payment of impact fees designated by and in accordance with the Shasta County Ordinance 665 Fees and Shasta County Resolution 91-115 applicable to such building permit.</p>	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management Planning Division</p>
<p>3.12-6f</p>	<p><b>Knighton Road/I-5 Northbound Ramps:</b></p> <p>Install a traffic signal and add the following travel lanes to the intersection.</p> <p style="padding-left: 40px;">Northbound Approach – A left-turn lane for a left and right-turn lane configuration Eastbound Approach – Two through lanes and one left-turn lane Westbound Approach – Two through lanes and a free right-turn lane</p> <p>This improvement will result in LOS E operations during the weekday PM peak hour and LOS C operations during the Saturday mid-day peak hour at the intersection. Payment of fees in accordance with Shasta County Ordinance 665 and Shasta County Resolution 91-115 would cover the project's fair share of this impact.</p>	<p>Prior to issuance of any building permit for structures, this mitigation measure shall be satisfied by payment of impact fees designated by and in accordance with Shasta County Ordinance 665 and Shasta County Resolution 91-115 applicable to such building permit, or by the applicant constructing the required improvements in accordance with a plan and schedule approved by Shasta County Resource Management and Shasta County Department of Public Works, or a combination of the above as approved by Shasta County.</p>	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management Planning Division</p> <p>Caltrans (design and construction)</p>

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
3.12-6g	<p><b>Riverside Avenue/I-5 Southbound Ramps:</b></p> <p>Install a traffic signal to the intersection. This improvement will result in LOS D operations during the weekday PM peak hour and LOS C operations during the Saturday mid-day peak hour at the intersection. The project's fair share of the improvement is 8%.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County, as lead agency, to implement.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County to monitor.</p>
3.12-6h	<p><b>Riverside Avenue/I-5 Northbound Ramps:</b></p> <p>Install a traffic signal to the intersection. This improvement will result in LOS D operations during the weekday PM peak hour and LOS C operations during the Saturday mid-day peak hour at the intersection. The project's fair share of the improvement is 5%.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County, as lead agency, to implement.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County to monitor.</p>
3.12-7a	<p><b>Northbound I-5 between Cypress Avenue and SR 44:</b></p> <p>Add a third northbound mixed flow travel lane or the effective equivalent to I-5 between Cypress Avenue and SR 44. This improvement will result in LOS D operations during the PM peak hour and LOS E during the Saturday mid-day peak hour. The project's fair share of the improvement is 3%.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County, as lead agency, to implement.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County to monitor.</p>
3.12-7b	<p><b>Northbound I-5 between Bonnyview Road and Cypress Avenue:</b></p> <p>Add a third northbound mixed flow travel lane or the effective equivalent to I-5 between Bonnyview Road and Cypress Avenue. This improvement will result in LOS C operations during the PM peak hour and LOS D during the Saturday mid-day peak hour. The project's fair share of the improvement is 6%.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County, as lead agency, to implement.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County to monitor.</p>
3.12-7c	<p><b>Northbound I-5 between Knighton Road and Bonnyview Road:</b></p> <p>Add a third northbound mixed flow travel lane or the effective equivalent to I-5 between Knighton Road and Bonnyview Road. This improvement will result in LOS C operations during the PM peak hour and LOS D during the Saturday mid-day peak hour. The project's fair share of the improvement is 10%.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County, as lead agency, to implement.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County to monitor.</p>

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
3.12-7d	<p><b>Northbound I-5 between Riverside Ave. and Knighton Road:</b></p> <p>Add a third northbound mixed flow travel lane or the effective equivalent to I-5 between Riverside Avenue and Knighton Road. This improvement will result in LOS C operations during both the PM peak hour and Saturday mid-day peak hour. The project's fair share of the improvement is 9%.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County, as lead agency, to implement.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County to monitor.</p>
3.12-7e	<p><b>Southbound I-5 SR 44 to Cypress Avenue:</b></p> <p>Add a third southbound mixed flow travel lane or the effective equivalent to I-5 between SR 44 and Cypress Avenue. This improvement will result in LOS D operations during the PM peak hour. The project's fair share of the improvement is 5%.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County, as lead agency, to implement.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County to monitor.</p>
3.12-7f	<p><b>Southbound I-5 Cypress Avenue to Bonnyview Road:</b></p> <p>Add a third southbound mixed flow travel lane or the effective equivalent to I-5 between Cypress Avenue and Bonnyview Road. This improvement will result in LOS D operations during the PM peak hour. The project's fair share of the improvement is 8%.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County, as lead agency, to implement.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County to monitor.</p>
3.12-7g	<p><b>Southbound I-5 Bonnyview Road to Knighton Road:</b></p> <p>Add a third southbound mixed flow travel lane or the effective equivalent to I-5 between Bonnyview Road and Knighton Road. This improvement will result in LOS D operations during the PM peak hour. The project's fair share of the improvement is 14%.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County, as lead agency, to implement.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County to monitor.</p>
3.12-7h	<p><b>Southbound I-5 Knighton Road to Riverside Avenue:</b></p> <p>Add a third southbound mixed flow travel lane or the effective equivalent to I-5 between Knighton Road and Riverside Avenue. This improvement will result in LOS D operations during the PM peak hour. The project's fair share of the improvement is 13%.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County, as lead agency, to implement.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County to monitor.</p>

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
3.12-7i	<p><b>Southbound I-5 Riverside Avenue to North Street-Balls Ferry Road:</b></p> <p>Add a third southbound mixed flow travel lane or the effective equivalent to I-5 between Riverside Avenue and North Street-Balls Ferry Road. This improvement will result in LOS D operations during the PM peak hour. The project's fair share of the improvement is 10%.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County, as lead agency, to implement.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County to monitor.</p>
3.12-7j	<p><b>Cypress Avenue/I-5 NB on-ramp:</b></p> <p>Add a third northbound travel lane or the effective equivalent to I-5. This improvement will result in LOS D operations during the weekday PM peak hour and LOS E operations during the Saturday mid-day peak hour at the weave to I-5 from the northbound Cypress Avenue on-ramp. Payment of fees in accordance with Shasta County Resolution 91-115 would cover the project's fair share of this impact.</p>	<p>Prior to issuance of any building permit, this mitigation measure shall be satisfied by payment of impact fees designated by and in accordance with Shasta County Resolution 91-115 applicable to such building permit.</p>	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management Planning Division</p> <p>Caltrans (design and construction)</p>
3.12-7k	<p><b>Cypress Avenue/I-5 NB off-ramp:</b></p> <p>Add a third northbound travel lane or the effective equivalent to I-5. This improvement will result in LOS D operations during both the weekday PM peak hour and the Saturday mid-day peak hour at the diverge from I-5 to the northbound off-ramp to Cypress Avenue. Payment of fees in accordance with Shasta County Resolution 91-115 would cover the project's fair share of this impact.</p>	<p>Prior to issuance of any building permit, this mitigation measure shall be satisfied by payment of impact fees designated by and in accordance with Shasta County Resolution 91-115 applicable to such building permit.</p>	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management Planning Division</p> <p>Caltrans (design and construction)</p>
3.12-7l	<p><b>Cypress Avenue/I-5 Southbound Off-Ramp:</b></p> <p>Add a third southbound travel lane or the effective equivalent to I-5. This improvement will result in LOS D operations during the weekday PM peak hour and LOS C operations during the Saturday mid-day peak hour at the weave from I-5 to the southbound off-ramp</p>	<p>Prior to issuance of any building permit, this mitigation measure shall be satisfied by payment of impact fees designated by and in accordance with Shasta County Resolution 91-115 applicable to such building permit.</p>	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management Planning Division</p>

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
	to Cypress Avenue. Payment of fees in accordance with Shasta County Resolution 91-115 would cover the project's fair share of this impact.		Caltrans (design and construction)
3.12-7m	<p><b>Cypress Avenue/I-5 Southbound On-Ramp:</b></p> <p>Add a third southbound travel lane or the effective equivalent to I-5. This improvement will result in LOS D operations during the weekday PM peak hour and LOS C operations during the Saturday mid-day peak hour at the merge to I-5 to from the southbound Cypress Avenue on-ramp. Payment of fees in accordance with Shasta County Resolution 91-115 would cover the project's fair share of this impact.</p>	Prior to issuance of any building permit, this mitigation measure shall be satisfied by payment of impact fees designated by and in accordance with Shasta County Resolution 91-115 applicable to such building permit.	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management Planning Division</p> <p>Caltrans (design and construction)</p>
3.12-7n	<p><b>Bonnyview Road/I-5 NB on-ramp:</b></p> <p>Add a third northbound travel lane or the effective equivalent to I-5 between Bonnyview Road and Cypress Avenue. This improvement will result in LOS D operations during both the PM peak hour and the Saturday mid-day peak hour. Payment of fees in accordance with Shasta County Resolution 91-115 would cover the project's fair share of this impact.</p>	Prior to issuance of any building permit, this mitigation measure shall be satisfied by payment of impact fees designated by and in accordance with Shasta County Resolution 91-115 applicable to such building permit.	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management Planning Division</p> <p>Caltrans (design and construction)</p>
3.12-7o	<p><b>Bonnyview Road/I-5 NB off-ramp:</b></p> <p>Add a third northbound travel lane or the effective equivalent to I-5 between Knighton Road and Bonnyview Road. This improvement will result in LOS D operations during both the PM peak hour and the Saturday mid-day peak hour. Payment of fees in accordance with Shasta County Resolution 91-115 would cover the project's fair share of this impact.</p>	Prior to issuance of any building permit, this mitigation measure shall be satisfied by payment of impact fees designated by and in accordance with Shasta County Resolution 91-115 applicable to such building permit.	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management Planning Division</p> <p>Caltrans (design and construction)</p>

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
3.12-7p	<p><b>Bonnyview Road/I-5 SB off-ramp:</b></p> <p>Add a third southbound travel lane or the effective equivalent to I-5. This improvement will result in LOS D operations during the weekday PM peak hour and LOS C operations during the Saturday mid-day peak hour at the diverge from I-5 to the southbound off-ramp to Bonnyview Road. Payment of fees in accordance with Shasta County Resolution 91-115 would cover the project's fair share of this impact.</p>	<p>Prior to issuance of any building permit, this mitigation measure shall be satisfied by payment of impact fees designated by and in accordance with Shasta County Resolution 91-115 applicable to such building permit.</p>	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management Planning Division</p> <p>Caltrans (design and construction)</p>
3.12-7q	<p><b>Bonnyview Road/I-5 SB on-ramp:</b></p> <p>Add a third southbound travel lane or the effective equivalent to I-5. This improvement will result in LOS D operations during the weekday PM peak hour and LOS C operations during the Saturday mid-day peak hour at the merge to I-5 from the southbound Bonnyview Road on-ramp. Payment of fees in accordance with Shasta County Resolution 91-115 would cover the project's fair share of this impact.</p>	<p>Prior to issuance of any building permit, this mitigation measure shall be satisfied by payment of impact fees designated by and in accordance with Shasta County Resolution 91-115 applicable to such building permit.</p>	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management Planning Division</p> <p>Caltrans (design and construction)</p>
3.12-7r	<p><b>Knighton Road/I-5 NB on-ramp:</b></p> <p>Add a third northbound travel lane or the effective equivalent to I-5 between Knighton Road and Bonnyview Road. This improvement will result in LOS C operations during the PM peak hour and LOS D operations during the Saturday mid-day peak hour. Payment of fees in accordance with Shasta County Ordinance 665 and Resolution 91-115 would cover the project's fair share of this impact.</p>	<p>Prior to issuance of any building permit, this mitigation measure shall be satisfied by and in accordance with the payment of impact fees designated by the Shasta County Ordinance 665 and Shasta County Resolution 91-115 applicable to such building permit.</p>	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management Planning Division</p> <p>Caltrans (design and construction)</p>

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
3.12-7s	<p><b>Knighton Road/I-5 NB off-ramp:</b></p> <p>Add a third northbound travel lane or the effective equivalent to I-5. This improvement will result in LOS C operations during the weekday PM peak hour and LOS D operations during the Saturday mid-day peak hour at the diverge from I-5 to the northbound off-ramp to Bonnyview Road. Payment of fees in accordance with Shasta County Ordinance 665 and Resolution 91-115 would cover the project's fair share of this impact.</p>	<p>Prior to issuance of any building permit, this mitigation measure shall be satisfied by and in accordance with the payment of impact fees designated by the Shasta County Ordinance 665 and Shasta County Resolution 91-115 applicable to such building permit.</p>	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management Planning Division</p> <p>Caltrans (design and construction)</p>
3.12-7t	<p><b>Knighton Road/I-5 SB off-ramp:</b></p> <p>Add a third southbound travel lane or the effective equivalent to I-5. This improvement will result in LOS D operations during the weekday PM peak hour and LOS C operations during the Saturday mid-day peak hour at the diverge from I-5 to the southbound off-ramp to Knighton Road. Payment of fees in accordance with Shasta County Ordinance 665 and Resolution 91-115 would cover the project's fair share of this impact.</p>	<p>Prior to issuance of any building permit, this mitigation measure shall be satisfied by and in accordance with the payment of impact fees designated by the Shasta County Ordinance 665 and Shasta County Resolution 91-115 applicable to such building permit.</p>	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management Planning Division</p> <p>Caltrans (design and construction)</p>
3.12-7u	<p><b>Knighton Road/I-5 SB on-ramp:</b></p> <p>Add a third southbound travel lane or the effective equivalent to I-5. This improvement will result in LOS D operations during the weekday PM peak hour and LOS C operations during the Saturday mid-day peak hour at the merge to I-5 from the southbound Knighton Road on-ramp. Payment of fees in accordance with Shasta County Ordinance 665 and Resolution 91-115 would cover the project's fair share of this impact.</p>	<p>Prior to issuance of any building permit, this mitigation measure shall be satisfied by and in accordance with the payment of impact fees designated by the Shasta County Ordinance 665 and Shasta County Resolution 91-115 applicable to such building permit.</p>	<p>Shasta County Department of Public Works</p> <p>Shasta County Department of Resource Management Planning Division</p> <p>Caltrans (design and construction)</p>

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
3.12-7v	<p><b>Riverside Avenue/I-5 NB on-ramp:</b></p> <p>Add a third northbound travel lane or the effective equivalent to I-5. This improvement will result in LOS C operations during both the weekday PM peak hour and the Saturday mid-day peak hour at the merge to I-5 from the northbound Riverside Avenue on-ramp. The project's fair share of the improvement is 9%.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County, as lead agency, to implement.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County to monitor.</p>
3.12-7w	<p><b>Riverside Avenue/I-5 NB off-ramp:</b></p> <p>Add a third northbound travel lane or the effective equivalent to I-5. This improvement will result in LOS C operations during both the weekday PM peak hour and the Saturday mid-day peak hour at the diverge from the northbound Riverside Avenue off-ramp. The project's fair share of the improvement is 8%.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County, as lead agency, to implement.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County to monitor.</p>
3.12-7x	<p><b>Riverside Avenue/I-5 SB off-ramp:</b></p> <p>Add a third southbound travel lane or the effective equivalent to I-5. This improvement will result in LOS D operations during the weekday PM peak hour and LOS C operations during the Saturday mid-day peak hour at the mainline diverge from I-5 to the southbound off-ramp to Riverside Avenue. The project's fair share of the improvement is 13%.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County, as lead agency, to implement.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County to monitor.</p>
3.12-7y	<p><b>Riverside Avenue/I-5 SB on-ramp:</b></p> <p>Add a third southbound travel lane or the effective equivalent to I-5. This improvement will result in LOS D operations during the weekday PM peak hour and LOS B operations during the Saturday mid-day peak hour at the mainline merge to I-5 from the southbound Riverside Avenue on-ramp. The project's fair share of the improvement is 10%.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County, as lead agency, to implement.</p>	<p>This mitigation measure is beyond the jurisdiction of Shasta County to monitor.</p>
3.12-8a	<p>Construct the proposed circulation plan shown in Figure 3.12-20 or the effective equivalent as approved by the Shasta County Department of Public Works, serving the Travel Centers of America site and proposed project. The proposed circulation plan provides a</p>	<p>Project Applicant shall construct the single signalized access point for autos and westbound trucks as well as the right-in only truck accesses</p>	<p>Shasta County Department of Public Works</p>

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	single, signalized access point for autos and westbound trucks. In addition, the existing two truck-only driveways would be constructed as right-in only truck accesses. Finally, a new outbound access point for trucks would be provided on Churn Creek Road-Pacheco Road.	simultaneously with Mitigation Measure 3.12-1. The new outbound access point for trucks on Pacheco Road shall be constructed by others in accordance with Shasta County Use Permit No. 96-90.	Shasta County Department of Resource Management Planning Division
3.12-8b	All roadways and access points shall be designed according to current Shasta County roadway and intersection improvement standards, to the satisfaction of the County's Public Works Department.	Project Applicant shall construct the mitigation measure in accordance with a plan approved by Shasta County Department Resource Management and Shasta County Department of Public Works.	Shasta County Department of Public Works  Shasta County Department of Resource Management Planning Division
3.12-9	The final site plan shall be reviewed by the local fire and police departments to ensure adequate emergency access, to the satisfaction of the County's Public Works Department.	Project Applicant shall construct the mitigation measure in accordance with a plan approved by Shasta County Department Resource Management and Shasta County Department of Public Works.	Shasta County Department of Resource Management Planning Division  Shasta County Fire Department  Shasta County Sheriff's Office
3.12-10	The final site plan shall be reviewed by the County's Planning Division to ensure parking supply remains consistent with County zoning requirements and with the standards adopted in the Planned Development Ordinance for commercial retail centers.	Project Applicant shall construct the mitigation measure in accordance with a plan approved by Shasta County Department Resource Management and Shasta County Department of Public Works.	Shasta County Department of Resource Management Planning Division
<b>3.13 Utilities and Service Systems</b>			
3.13-1	The project proponent shall establish an appropriate mechanism to maintain and operate the on-site wastewater treatment facility in compliance with Regional Water Quality Control Board requirements as delineated in Waste Discharge Requirements that shall be issued	Prior to issuance of any building permits for the wastewater treatment system, the project proponent shall submit design and construction plans	Regional Water Quality Control Board (RWQCB)

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	for the facility.	to the RWQCB for certification.	<p>Shasta County Department of Resource Management Planning Division</p> <p>Shasta County Department of Resource Management Environmental Health Division</p>
<b>3.14 Global Climate Change</b>			
3.14-1a	<p>The proposed project shall reduce its cumulative contribution to greenhouse gases pursuant to The Global Warming Solutions Act of 2006, by implementing appropriate and feasible measures or such replacement measures that Shasta County determines to be effectively equivalent from the California Climate Action Team Strategies and the Department of Justice Attorney General.</p> <ul style="list-style-type: none"> <li>• Truck idling shall be restricted during construction.</li> <li>• The following design features shall be implemented into the proposed project:               <ol style="list-style-type: none"> <li>1. Recycling:                   <ul style="list-style-type: none"> <li>• Design locations for separate waste and recycling receptacles;</li> <li>• Reuse and recycle construction and demolition waste;</li> <li>• Provide education and publicity about reducing waste and available recycling services.</li> </ul> </li> <li>2. Large canopy trees shall be carefully selected and located to protect the building(s) from energy consuming environmental conditions, and to shade 30% of paved areas within 15 years. Trees near structures act as insulators from weather thereby</li> </ol> </li> </ul>	<p>An emissions control plan shall be integrated into construction plans for each building in the project. Compliance with this mitigation measure shall be required, as applicable, prior to issuance of any Certificates of Occupancy for individual buildings in the project by the Shasta County Department of Resource Management Building Division and the Shasta County Public Works Department. Shasta County Department of Resource Management Air Quality Management District shall make unannounced inspections during construction.</p>	<p>Shasta County Department of Resource Management Building Division</p> <p>Shasta County Department of Resource Management Air Quality Management District</p> <p>Shasta County Department of Public Works</p>

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	<p>decreasing energy requirements. Trees also store carbon.</p> <p>3. Impose measures to address the "urban heat island" effect by, e.g. requiring light-colored and reflective roofing materials and paint; shade trees in parking lots' and shade trees on the south and west sides of new or renovated buildings.</p> <p>4. Transportation and motor vehicle emissions reduction:</p> <ul style="list-style-type: none"> <li>• During construction, post signs that restrict truck idling;</li> <li>• Set specific limits on idling time for commercial vehicles, including delivery and construction vehicles;</li> <li>• Coordinate controlled intersections so that traffic passes more efficiently through congested areas. Where signals are installed, require the use of Light Emitting Diode (LED) traffic lights; and</li> </ul> <p>5. Water Use Efficiency:</p> <ul style="list-style-type: none"> <li>• Use of both potable and non-potable water to the maximum extent practicable; low flow appliances (i.e., toilets, dishwashers, shower heads, washing machines, etc.); automatic shut off valves for sinks in restrooms; drought resistant landscaping; "Save Water" signs near water faucets;</li> <li>• Create/use water efficient landscapes;</li> <li>• Provide education about water conservation and available programs and incentives.</li> </ul> <p>6. Energy Efficiency:</p> <ul style="list-style-type: none"> <li>• Automated control system for heating/air conditioning and energy efficient appliances;</li> </ul>		

Mitigation #	Mitigation Measure	Implementation Plan & Timing	Monitoring Agencies
	<ul style="list-style-type: none"> <li>• Utilize lighting controls and energy-efficient lighting in buildings;</li> <li>• Use light colored roof materials to reflect heat;</li> <li>• Take advantage of shade (save healthy existing trees when feasible), prevailing winds, landscaping and sun screens to reduce energy use; and</li> <li>• Increase building energy efficiency percent beyond Title 24 requirements. In addition implement other green building design (i.e., natural daylighting and on-site renewable).</li> </ul>		
3.14-1b	Give prioritized parking within commercial and retail areas to electric vehicles, hybrid vehicles, and alternative fuel vehicles.	Mitigation Measure 3.14-1b shall be integrated into construction plans for the project. Compliance with this mitigation measure shall be required prior to issuance of any grading or building permits by the Shasta County Department of Resource Management Building Division.	Shasta County Department of Resource Management Building Division