

ORDINANCE NO. 378-2074

**AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SHASTA
AMENDING ORDINANCE NUMBER 378,
THE ZONING ORDINANCE OF THE COUNTY OF SHASTA,
A PORTION OF THE ZONING PLAN
(ZONE AMENDMENT 13-007 - PATRICK JONES)**

The Board of Supervisors of the County of Shasta ordains as follows:

SECTION 1. The following described real property is hereby rezoned from the Limited-Residential combined with Mobile Home and Building Site 40-Acre Minimum Lot Area (R-L-T-BA-40) zone district to the Commercial Recreation (C-R) zone district (no change is proposed to the limits of the Restrictive Flood (F-2) combining district within the eastern portion of the property) as shown on attached Exhibit A1, attached hereto, and incorporated herein.

Millville Plains Area – Located generally at the northeast end of Leopard Drive, approximately 0.5 miles north of the Dersch Road and Leopard Drive intersection, Anderson, CA 96007, being within a portion of Section 36 of T.31N., R.3W and more specifically described as a portion of the subject parcel of Certificate of Compliance No. 17-003, filed in the County Clerk Recorder's Office as Document No. 2017-0017575, and further described as Assessor's Parcel Number (APN) 060-010-016 as that APN is assigned for the purposes of the 2023 Regular Assessment Roll.

SECTION 2. The Board of Supervisors adopts the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration based upon the following findings:

- A. An Initial Study has been conducted by the Shasta County Department of Resource Management, Planning Division, to evaluate the potential for significant adverse environmental effects and there is no substantial evidence in light of the whole record before the agency that the project as revised and mitigated may have a significant adverse impact on the environment; and
- B. A Mitigated Negative Declaration has been prepared and circulated to the State Clearinghouse (SCH#2023030114) pursuant to CEQA. The environmental documentation as considered for this project reflects the independent judgment of the approving authority; and
- C. Mitigation monitoring provisions have been considered by the approving authority pursuant to County Mitigation Monitoring and Reporting Procedures. Feasible mitigation measures have been specifically identified in the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The Mitigation Monitoring and Reporting Program represents the program designed to ensure environmental compliance during project implementation. This program, as required by Public Resources Code Section 21081.6, is based on those documents and materials referred to in the Mitigated Negative Declaration, and incorporated therein by reference, which are maintained at the County Planning Division's office located at 1855 Placer Street, Suite 103, Redding, California.

SECTION 3. This ordinance shall be operative only upon the timely completion of the following condition:

- A. The applicant shall pay the Shasta County Clerk's document handling fee for posting a Notice

of Determination (NOD) for this project pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15075 and shall also pay the appropriate fees pursuant to Fish and Wildlife Code Section 711.4 (AB 3158). All the fees described in this section must be paid in full to the Shasta County Department of Resource Management within thirty calendar days of the passage of this ordinance.

If the above condition is not timely completed, then this ordinance shall have no force or effect.

SECTION 4. The following regulations and standards shall apply to this C-R zone district:

- A. Property. The real property described in Section 1 above is more specifically shown on the Proposed Zone District Map attached hereto and incorporated herein as Exhibit A1 and shall be referred to as the “Project Site” within this ordinance.
- B. Intent. The regulations and standards of this C-R zone district shall apply to the entire Project Site and to all structures and uses identified on the Conceptual Development Plan (CDP) attached hereto and incorporated herein as Exhibits A2, B, C1, C2, D1, and D2, and listed permitted uses in this ordinance. All referenced materials associated with this C-R zone district are intended to guide the development of the Project Site and operation of the commercial recreation facility in a manner that is internally compatible, compatible with the environment, consistent with the CDP, and consistent with the Mitigation Monitoring Program (Exhibit E) adopted as part of the Mitigated Negative Declaration for the Project.
- C. Uses Permitted. The following uses are permitted on the Project Site:
 - 1. An outdoor shooting sports complex and gun club which includes long-rifle firing lines and handgun bays with berms serving as backstops, clay target trap and skeet shooting ranges; and
 - 2. An approximately 4,975-square-foot primary clubhouse with roughly 3,272-square-foot attached covered patio area; and
 - 3. An approximately 1,025-square-foot caretaker’s residence; and
 - 4. An approximately 699-square-foot law enforcement clubhouse with roughly 270-square-foot attached covered patio; and
 - 5. Up to two diesel generators houses in generator shed buildings; and
 - 6. Intermittent sports shooting events ranging in size from 30 to 200 people for smaller events and up to 500 people for infrequent, large shooting events with Recreation Vehicle (RV) overnight stays only associated with events; and
 - 7. Agricultural uses as described in Shasta County Code Section 17.02.055 including cattle grazing for vegetation management.
- D. Other Uses Permitted. Other uses permitted in this C-R zone district are limited to those allowed by, and subject to, the provisions of Shasta County Code Sections 17.88.010 through Section 17.88.110, Section 17.88.282, as well as uses found to be similar in character and impact to those listed in Section 17.50.060, in accordance with Section 17.94.030.

E. Standards, Conditions and Mitigation. All development on the Project Site shall conform with the CDP and comply with the development standards, operational conditions and mitigation measures herein, with the Shasta County Code and the Shasta County Development Standards, and with all regulations, standards, and procedures of agencies with jurisdiction by law, as may be amended from time to time. Except that where there is a conflict between this ordinance and the Shasta County Development Standards, the provisions of this ordinance shall govern.

1. Detailed development plans shall be submitted to the Director of Resource Management and, where applicable, proper building permits must be obtained to ensure that the project is developed in compliance with Shasta County Code and that the project is developed in reasonably close conformity with the CDP.

2. Modification of the CDP or Allowed Uses

Minor modifications to the CDP or any other element of the project subject to the regulations and standards herein may be approved by the Director. A minor modification shall be any modification of any element of the project that is approved in this C-R zone district and found by the Director of Resource Management to be substantially in conformance with the standards and conditions set forth herein. Modifications that are determined by the Director of Resource Management to be substantial are subject to the provisions of Shasta County Code Chapter 17.50.060 which would require a use permit.

3. Development Standards, Operational Conditions and Mitigation Measures

a. Limitations on Certain Uses and Hours of Operation. The following hours of operation and operational days shall apply:

- i. Firing activity and range operation limited to five (5) days a week.
- ii. Firing activity, range operation and clubhouses open from 8:00 a.m. until dark but in no case later than 8:00 p.m.

b. Limitations on Special Events. The following limitations on frequency and numbers of people shall apply to special events:

- i. No more than two (2) Large Special events per year. Large Special Events shall not exceed 500 attendees.
- ii. No more than twelve (12) Small Special Events of any size per year. Small Special Events shall not exceed 200 attendees.

c. Construction of the Project. Construction shall be limited to daylight hours (between 7 a.m. and 7 p.m.) in areas where sensitive receptors are located. No construction shall be permitted on Sundays and Federal holidays.

d. Archaeological Resources. If, in the course of development, any archaeological,

historical, or paleontological resources are uncovered, discovered or otherwise detected or observed, development activities within 100 feet of the affected area shall cease and a qualified archaeologist shall be contacted to review the site and advise the County of the site's significance. If the findings are deemed significant by the Environmental Review Officer, appropriate mitigation shall be required.

- *e. Grading. A grading permit must be issued prior to any grading activity. All grading shall conform to the Shasta County Grading Ordinance and the approved grading plan. In addition to conforming to the Shasta County Grading Ordinance the grading plan shall comply with the requirements of Mitigation Measure VII.b.1 of the Mitigation Monitoring Program (Exhibit E) which states the following:
 - i. In order to avoid significant erosion impacts and substantial loss of topsoil the applicant shall carefully remove 2 to 4 inches of topsoil where buildings and earthen berms are proposed, retain the topsoil, and utilize it in areas that require reseeding for erosion control, including, but not limited to, the backside of all bullet backstop berms. The areas from where topsoil will be carefully removed and then stockpiled shall be shown on approved grading plans prior to issuance of a grading permit and its use for erosion control shall be described, in concept, in the erosion control plan. Prior to final inspection of the grading permit an as-built plan detailing where and how the topsoil was applied for reseeding in accordance with erosion control plan shall be provided to the Shasta County Planning Division for field confirmation prior to final inspection of the grading permit.
 - f. Safety Fencing. A minimum six (6) foot tall, non-climbable fence shall be installed around the southern, western and northern perimeter of the shooting sports complex to restrict access from firing locations and safety fans, shot fall zones and other down range areas. A four (4) foot tall fence shall be installed on the eastern project boundary along the western side of the Bear Creek ravine and riparian corridor. No barbed wire shall be placed along the top of the fence to prevent impacts on wildlife.
 - g. Light and Glare. No use shall create intense light or glare that causes a nuisance or hazard beyond the property line consistent with Shasta County Code Section 17.84.050. Construction Documents shall include a lighting plan and be approved by the Planning Director. The lighting plan shall ensure the following:
 - i. Exterior lighting fixtures shall be limited to illuminate the immediate vicinity of the proposed buildings and shall be shielded downward.
 - ii. No lighting shall directly shine upon sensitive habitat resources identified in the Wetlands Delineation Exhibit provided herein as Exhibit F.
 - iii. Temporary lighting for special shooting events or associated Recreation Vehicle (RV) activity shall minimize light pollution and direct lighting away from roadways, residences, and other sensitive receptors.

- h. Outdoor Trash Areas. With the exception of standard waste disposal bins and trash cans (typically 32-gallons or smaller), any outdoor trash collection areas shall be enclosed by a solid masonry wall, view obscuring fence or a combination of these options, not less than six feet in height with the maximum height of the screening shall be at least one foot above the trash receptacle(s) when full.
- i. Landscaping. A landscaping and irrigation plan showing each plant species, size, and spacing consistent with the CDP (Exhibit A2) shall be submitted to and approved by the Planning Director prior to issuance of a building permit of the main clubhouse or law enforcement clubhouse, whichever is proposed to be issued first. Landscaping shall be installed prior to final building inspection. Additional landscaping than is proposed in the CDP is permitted. The landscaping plan shall be implemented to ensure the following:
 - i. All planted areas shall be served with adequate and permanent watering systems in conformance with the requirements of CCR Title 23 Division 2 Chapter 2.7 (Model Water Efficient Landscape Ordinance (MWELO)) and as that section may be amended from time to time, except where native plant species, that do not need a watering system, are used.
 - ii. All plants shall be maintained in a living condition.
 - iii. A Model Water Efficient Landscape Plan that conforms to the requirements of CCR Title 23 Division 2 Chapter 2.7 (Model Water Efficient Landscape Ordinance (MWELO)) and as that section may be amended from time to time, shall be provided if required; or Compliance with the performance requirements of MWELO or the prescriptive measures contained in Appendix D therein.
- j. Parking. Parking shall be provided consistent with a parking plan showing space location, dimensions, and total number of spaces that is consistent with the CDP (Exhibit A1). The parking plan shall be provided and approved prior to issuance of a building permit for the main clubhouse or law enforcement clubhouse, whichever is proposed to be issued first. The parking plan shall include the following:
 - i. A minimum of 250 standard parking spaces shall be provided in accordance with the design standards of Shasta County Code Section 17.86.150 with the option for compact spaces to make up a percentage of the total required parking as outlined in Shasta County Code Section 17.86.060.
 - ii. A paved (asphalt concrete or similar surfacing) parking area shall be included and constructed consistent with the CDP (Exhibit A1). Asphalt concrete paving shall be type "B" with a minimum thickness of 0.14 feet placed over at least six (6) inches of compacted Class 3 aggregate base or cinders. All other parking areas shall be graveled.

- iii. Recreation Vehicle (RV) parking shall be provided for special shooting events in accordance with the CDP (Exhibit A1). Any required permits for a special occupancy park from the California Department of Housing and Community Development shall be obtained prior to any RV overnight stay.
- iv. Parking areas shall be maintained in a manner to control fugitive dust; methods to include, but not be limited to, the use of water, dust palliatives, gravel, paving, etc. If complaints are received about dust, the Planning Director may specify the required dust control measures.
- k. Signage. Proposed signage shall be constructed in accordance with the Shasta County Sign Ordinance as identified in Shasta County Code Section 17.84.060. In addition to any proposed signage advertising the facility the following signage shall be constructed or situated on the project site:
 - i. Range caution signs, such as the sign provided in the CDP (Exhibit B), which identifies the shooting sports complex shall be placed on the required safety fencing at no less than five feet from ground level and in distances apart from one another such that each sign is visible and legible from the next.
 - ii. Signage that reminds patrons that use of lead ammunition is prohibited at the sports shooting complex shall be placed throughout the complex in all areas accessible by patrons. A minimum of one sign shall be placed at every firing location in a prominent, noticeable location.
 - iii. Adjacent to pedestrian and vehicular bridges, where pedestrian or vehicular activity could infringe on sensitive habitat, signage which identifies sensitive habitat or other sensitive features which should be avoided by pedestrians, shall be included in the signage plan and approved by the Planning Director.
- l. Air Quality. The following Mitigation Measure included in the Mitigation Monitoring Program (Exhibit E) as well as Conditions of Approval and Standard and Best Available Mitigation Measures are required:
 - *i. To mitigate emissions of Reactive Organic Gases (ROG) exceeding Shasta County maximum thresholds of significance, the applicant shall select exterior and interior architectural paints for use during construction of the proposed clubhouses and generator buildings that does not exceed a Volatile Organic Compounds (VOC) content of 50 grams per liter. To the extent available, the use of prefinished construction materials is recommended. The applicant shall provide proof of paint selection or pre-finished materials meeting this requirement to the Shasta County Planning Division prior to issuance of the building permit.

- ii. Any person building, erecting, altering, or replacing any article, machine, equipment, or other contrivance which may cause the issuance of air contaminants, shall obtain written authority for such construction from the air pollution control officer of the Shasta County Air Quality Management District prior to issuance of a building permit.
- iii. No person shall discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such person or the public, or which cause, or have the natural tendency to cause, injury, or damage to business or property.
- iv. All activities associated with a building site for residential, commercial, or industrial use shall be conducted in a manner to control fugitive dust emissions through the use of dust palliative agents or the use of water to mitigate off-site impacts.
- v. Energy Conservation
 - 1. The project shall provide for the use of energy-efficient lighting (includes controls) and process systems such as water heaters, furnaces, and boiler units.
 - 2. The project shall utilize a central water heating system featuring use of low-NOx hot water heaters.
 - 3. The project shall utilize energy-efficient and automated controls for air conditioning.
- vi. PM10 Controls
 - 1. All new wood-burning devices shall be EPA Phase II certified.
 - 2. Alternatives to open burning of vegetative material on the project site shall be used by the project applicant unless otherwise deemed infeasible by the Shasta County Air Quality Management District. Among suitable alternatives are chipping, mulching, or conversion to biomass fuel.
 - 3. The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely and effective manner during all phases of project development and construction.
 - 4. All material excavated, stockpiled, or graded should 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 should occur at least twice daily with complete site coverage, preferably in the mid-morning and after work is completed each day.
 - 5. All areas (including unpaved roads) with vehicle traffic should be watered

periodically or have dust palliatives applied for stabilization of dust emissions.

6. All on-site vehicles should be limited to a speed of 15 miles per hour on unpaved roads.
7. All land clearing, grading, earth moving or excavation activities on a project shall be suspended when winds are expected to exceed 20 miles per hour.
8. All inactive portions of the development site should be seeded and watered until a suitable grass cover is established.
9. The applicant shall be responsible for applying non-toxic soil stabilizers (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.
10. All trucks hauling dirt, sand, soil or other loose material should be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the trailer) in accordance with the requirements of CVC Section 23114. This provision shall be enforced by local law enforcement agencies.
11. All material transported off-site shall be either sufficiently watered or securely covered to prevent a public nuisance.
12. 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).
13. Paved streets adjacent to the development site should 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.
14. Adjacent paved streets shall be swept (recommend water sweeper with reclaimed water) at the end of each day if substantial volumes of soil materials have been carried onto adjacent public paved roads from the project site.
15. Wheel washers should be installed where project vehicles and/or equipment enter and/or exit onto paved streets from unpaved roads. Vehicles and/or equipment should be washed prior to each trip.
16. 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.
17. The residential structure shall include exterior electric outlets in the front and rear.

vii. Streets

1. The project shall provide for temporary traffic control as appropriate during all phases of construction to improve traffic flow as deemed appropriate by the Department of Public Works and/or Caltrans.
2. Construction activities shall be scheduled that direct traffic flow to off-peak

hours as much as practicable.

- m. Buildings, Structures and Associated Improvements. Building permits with engineering for structures, photovoltaic solar energy system, generators and any other structures proposed as part of the project unless exempted per CBC 105.2 must be obtained (i.e. site walls, sign structures, pedestrian bridges, buildings, etc.).
 - i. Site ADA accessibility requirements per the CBC and applicable laws shall be included in the construction documents provided by the licensed design professional.
 - ii. Site specific soils report per California Building Code (CBC) Section 1803.2 is required to be submitted with the building permits.
- n. Fire Protection. The following development standards and conditions apply:
 - i. Wildland fuels and vegetation shall be maintained in accordance with the Wildland Fuels & Vegetation Management Plan (Management Plan) provided for the Environmental Initial Study & Mitigated Negative Declaration for the project, incorporated herein by reference, and project activity shall be managed consistent with said Management Plan including the prohibition of shooting on Red Flag Warning Days.
 - ii. Fire department apparatus shall have access to within 150 feet (walking distance) of any portion of the exterior wall of each new building constructed as a part of this Zone Amendment by means of an all-weather access road of not less than 18 feet of unobstructed width.
 - iii. Non-residential roadways, driveways, and turnarounds shall be in accordance with Section 6.12 of the Fire Safety Standards prior to the final inspection by the Shasta County Building Division for any new structures constructed as part of this Zone Amendment.
 - iv. Vehicular bridges and culverts shall be designed and constructed in accordance with the Fire Safety Standards and shall be capable of supporting a 40,000-pound vehicle load.
 - v. Applicable structures shall be provided with street address markers located with respect to the nearest roadway and to be clearly visible at all times. Numbers shall be a minimum of four inches in height, reflectorized, and shall contrast in color with the background.
 - vi. Untreated wood-shake and shingle roofing is prohibited. Roofing shall have a Class A or Class B classification as per the Shasta County Fire Safety Standards

and the California Building Code.

- vii. All buildings and accessory buildings constructed on parcels one acre or larger in size shall be setback a minimum of 30 feet from all property lines and road easements in accordance with the Shasta County Fire Safety Standards, but a 100-foot setback is recommended in order to comply with the defensible space requirement.
- viii. Fire protection water shall be in compliance with Section 6.43 of the Fire Safety Standards.
- ix. The applicant shall:
 - 1. Develop a private water system that meets the Insurance Services Office Schedule for Needed Fire Flow, June 1980 Edition; or
 - 2. Participate in a public entity that has plans for developing a water system to provide the needed fire flows. The County Fire Warden or his representative shall approve said plans. On projects where minimum fire flow, hydrant size, or spacing cannot be achieved, the Fire Warden may, where reasonable fire protection can otherwise be supplied, approve reduced fire flows, hydrant size or increase spacing if alternate facilities or construction methods can be provided to assure reasonable fire protection.
- x. The applicant shall dispose of any vegetation cleared for construction and/or land development purposes prior to the final inspection by the Shasta County Building Division. Disposal shall be in accordance with Air Quality Management Regulations and State or local Fire Department Burning Permit Regulations.
- xi. Parking lots, and landscaped areas shall be strategically located to provide a fuel break between wildland fuels and structures.
- xii. Storage, use, and dispensing of flammable/combustible liquids shall be in accordance with the adopted edition of the California Fire Code. Plans shall be submitted to CAL FIRE / SCFD for review and approval prior to construction, storage, or use.
- xiii. Storage, use, and dispensing of hazardous materials shall be in accordance with the adopted edition of the California Fire Code. Plans shall be submitted to CAL FIRE / SCFD for review and approval prior to construction, storage, or use.
- xiv. Portable fire extinguisher(s) shall be provided in accordance with the adopted edition of the California Fire Code.
- xv. An approved hood and fire suppression system shall be provided for food heat-

processing equipment in accordance with the adopted edition of the California Fire Code.

Note: This condition is waived only if no grease-laden vapors are produced.

- xvi. Accumulations of waste, paper, weeds, combustible waste material, waste petroleum products, tires, or rubbish of any type shall be prohibited.
- xvii. In accordance with Public Resources Code 4291 (a) the applicant shall provide "Defensible Space" by removing and properly disposing of all flammable vegetation from around all buildings for a minimum of 100 feet or to the property line, whichever is closer.
- xviii. All mobile and stationary equipment with non-turbocharged internal combustion engines shall be equipped with a properly functioning, approved spark arrestor.
- xix. Each vehicle shall be equipped with a portable fire extinguisher.
- xx. The CAL FIRE / SCFD shall sign the improvement plans for this project prior to submitting the plans to the Department of Public Works. Improvement plans will be reviewed for compliance with the Fire Safety Standards and other project specific conditions.
- xxi. If applicant installs an automatic fire extinguishing system in the facility, plans shall be submitted for CAL FIRE / SCFD review as part of the building permit.

Advisory note: The project is located in an area designated as a "VERY HIGH/HIGH" Fire Hazard Severity Zone under Section 4203 of the Public Resources Code of the State of California.

- o. Sewage Disposal. Onsite wastewater treatment system (OWTS) permit(s) will be required for this project. Soils testing will be required in each location where wastewater is to be discharged into the ground. Non-standard OWTS is anticipated at the project site and will be required to be designed by a qualified professional possessing experience in OWTS design and construction. If a supplemental treatment is installed as part of the OWTS, the facility is required to complete regular maintenance, monitoring and submit reports to Shasta County Environmental Health Division (SCEHD) as specified in the OWTS permit issued to the applicant.
- p. Potable Water. A public water system with a public water system operating permit administered by the SCEHD shall be required and will require the following:
 - i. Submittal of a preliminary technical report to the State Water Resources Control

Board – Drinking Water Division (SWRCB-DDW). The preliminary technical report shall evaluate consolidating with existing water systems before initiating construction of any water-related development as required in Senate Bill 1263.

- ii. Concurrence from SWRCB-DDW shall be provided to SCEHD prior to issuing any new public water supply permit for proposed public water systems. The SWRCB-DDW definition of a public water system is a system for the provisions of water for human consumption (drinking, bathing, hand washing, oral hygiene) through pipes or other constructed conveyance that regularly serves at least 25 individuals daily for at least 60 days out of the year. SCEHD oversees all water systems in Shasta County serving less than 200 connections that use a pristine ground water wells not under the influence of surface water.
- iii. Once SWRCB-DDW has approved the preliminary technical report, the operator/owner is required to obtain a permit to operate a public water system with SCEHD. Along with the application the following must be submitted for approval prior to construction of the public water well and water system: proof of CEQA clearance, a schematic of the water system; well construction specifications; details of the pump and related appurtenances; water quality data; a drinking water source assessment; and proof of adequate financial, managerial, and technical capacity to assure to the delivery of pure, wholesome, and potable drinking water.
- iv. SCEHD will also need to review additional information about the water supply before operation of the Shooting Sports Center and issuance of a Certificate of Occupancy for SCEHD purposes. The proposed domestic drinking water well shall be shown on an approved map and shall be located at least 150 feet from all proposed septic systems. The applicant shall provide data/information that an onsite water source (drilled well) can provide an adequate water supply for the proposed project and meet the requirements for public water systems as mentioned in the California Water Works Standards. It may be appropriate to drill a test well and conduct an onsite well pump test per the California Water Works Standards to determine water capacity availability within the project site. Submit proposed water usage data for the project (maximum day and maximum hour water demands, fire flows, irrigation, etc.).
- q. Food Preparation or Facilities. The operator of any retail food/drink sales business on the project site will be required to submit plans for the construction of food storage, food preparation and food display areas to SCEHD prior to construction and apply for a permit from SCEHD to operate a food facility.
- *r. Noise. The following requirements apply to noise sources from the project site:
 - i. Noise that occurs from sources other than shooting activity, such as amplified sound from special events or cumulative noise from RV overnight stays shall

be subject to the noise thresholds of the General Plan (55 Leq dB in the daytime and 50 Leq dB in the nighttime).

- ii. Noise from the outdoor shooting activities shall not exceed 50 Leq dBA at 100 feet from the nearest existing residences to the south and southeast as well as the nearest existing residences to the northwest. To achieve this, the applicant shall mitigate noise levels by 6 dBA from specified firing locations in accordance with the Noise Technical Report provided for the Environmental Initial Study & Mitigated Negative Declaration and Mitigation Measure XIII.a.1. of the Mitigation Monitoring Program (Exhibit E). Prior to operation of the outdoor sports shooting complex, the applicant shall:

- 1. Install a sound attenuation noise barrier as close as possible to the northern two firing locations for the clay sports shooting area to obstruct line of sight from those firing locations to the residences to the north and northwest; and
- 2. Install a sound attenuation noise barrier as close as possible to all rifle firing locations along the southern property boundary to obstruct line of sight from those firing locations to the residences to the south and southeast.
- 3. Each sound attenuation barrier shall be constructed at a height slightly higher than the minimum height to block the direct line of sight to the nearest residence(s). Final construction drawings shall indicate the location and construction method of the required sound attenuation barriers prior to issuance of building permits. Prior to final inspection of a building permit, an acoustical analysis ensuring the effectiveness of the proposed mitigation measure will be required pursuant to Table N-V of the Shasta County General Plan Noise Element.

s. Road Improvements, Access and Traffic.

- i. Prior to commencing construction and approval of improvement plans and grading plans for any roads or driveways, proof of the access/easement with a full legal description covering the area of work shall be provided to both the Department of Public Works and the Planning Division.
- ii. Prior to receiving a Certificate of Occupancy for the first building for which it is requested, offer for dedication to the public the following rights-of-way width for public use and construct the following roads to the current Shasta County standards, as described below:

- 1. Road Name: LEOPARD DR
Construction Limits: DERSCH RD TO PARCEL AS SHOWN ON SITEPLAN RECEIVED MAY 2, 2017
Required Standard: MINOR LOCAL RURAL

Right-of-way Width: 60' Paving Width: 20'

- iii. Prior to commencing construction. Submit improvement plans for roads, grading, drainage and other public improvements to the Department of Public Works. The plans shall be prepared by a Registered Civil Engineer and must be approved by the Department of Public Works, Environmental Health Division, and other concerned agencies prior to any construction. A plan checking fee will be required at the time the improvement plans are first submitted.
- iv. Prior to approval of the improvements plans, required for receiving a Certificate of Occupancy for the first building for which it is requested, for any improvements required off-site, the subdivider shall acquire sufficient title or interest in the off-site land to allow the improvements to be made as required by the conditions of approval.
- v. Prior to any construction or grading, obtain an encroachment permit from the Shasta County Department of Public Works, Development Services Division and construct the Type 'C' road connection as described by the encroachment permit at the following locations:

LEOPARD DR @ DERSCH RD

- *vi. To mitigate a safety hazard impact due to inadequate intersection sight distances and approach warning signage at the Leopard Drive and Dersch Road intersection, prior to approval of a grading permit application and encroachment permit and throughout the life of the project, the applicant shall:
 - 1. Modify the earthen banks by grading/excavation and control vegetation along the Leopard Drive and Dersch Road returns consistent with recommended AASHTO distances and ACCESS ROAD & SITE FEATURES – Exhibit B; and
 - 2. Install asphalt pavement and shoulder backing improvements to Leopard Drive at its connection to Dersch Road; and
 - 3. Grade additional area and clear sight distances; and
 - 4. Install advance signing for Leopard Drive via the following signs:
 - a. W2-2: T-Intersection Symbol
 - b. W16-8P: Supplemental Street Name Plaque
- vii. Install main distribution lines as required by Utilities to service all lots. Where underground utilities are located within the required right-of-way, such utilities shall be installed, or conduits shall be installed to allow for future installation, prior to placing pavement or concrete. These installations shall be approved by the utility company prior to placing pavement or concrete.
- viii. Prior to receiving a Certificate of Occupancy, install all street signs, traffic

delineation devices, warning and regulatory signs, guardrail, barricades, and other similar devices where required by the Department of Public Works. Signing shall be in conformance with the Department of Public Works standards and the current State of California Uniform Sign Chart. Installation of traffic devices shall be subject to review and modification after construction.

- ix. Prior to receiving a Certificate of Occupancy for the first building for which it is requested, obtain street name approval and forms for required signs from the Planning Division, then install, 1 double plate, street sign at the following locations:

A. LEOPARD DR @ DERSCH RD

Signs must meet the Board of Supervisors approved standard.

- x. Prior to receiving a Certificate of Occupancy for the first building for which it is requested, offer for dedication to the public any interest the property owner may have in the following off-site rights-of-way and/or easements:

Street Name: LEOPARD DR

- t. Hydrology and Water Quality. Development of the project site shall be conducted in a manner consistent with the CDP (Exhibit A2) and in such a way that protects the integrity of potential jurisdictional waters of the United States and other aquatic features and/or sensitive habitat as shown on the Wetlands Delineation Exhibit provided herein as Exhibit F. Throughout the life of the project, the following shall apply:
 - i. Both during and after construction, as well as for ongoing operations, areas shown as non-disturbance areas or wetland features on the CDP and in the Wetlands Delineation (Exhibit F) shall be avoided and their hydrologic function shall not be disrupted.
 - ii. Arched culverts and vehicular or pedestrian bridges proposed to cross ephemeral swales, vernal swales, intermittent streams or other aquatic features shall span said feature and not disrupt hydrologic flow in accordance with the CDP (Exhibit A2).
 - iii. Only non-toxic, bio-degradable clay targets shall be used throughout all applicable areas of the project.
 - iv. Regular maintenance of all shotfall areas, bullet backstops and firing locations shall occur and include collection and proper disposal of spent ammunition, bullet fragments, shells and other contaminants and debris.
 - v. All proper permits required by agencies with regulatory authority on water

quality, such as the United States Army Corps of Engineers (USACE) and the Regional Water Quality Control Board (RWQCB), shall be obtained. Proof of application submittal to these agencies shall be provided to the Planning Director prior to the commencement of grading and construction activity and permit approval.

- vi. No lead shot shall be permitted to be fired on the project site.
- vii. Bullet backstop berms shall be constructed utilizing best practice methods to ensure that drainage at the base of the bullet backstop is contained and not directly connected to wetland features.
- *viii. A Water Quality Control Plan shall be submitted by a qualified professional in accordance with Mitigation Measure X.a.1 of the Mitigation Monitoring Program (Exhibit E) and shall, at minimum, include the following:
 - 1. Identification of points of discharge from project to Bear Creek or other surface waters.
 - 2. Proposed sampling locations.
 - 3. Proposed water sampling protocols, including identification of proposed sampling methods, sampling technicians or firms, chain of custody for sampling, pollutant to be tested for and testing lab.
 - 4. Test soil pH on an annual basis at the base of earthen backstops and filter beds where surface water runoff is designed to be captured; and
 - 5. Test water for rises in acidic concentration on an annual basis at points of discharge as may be identified in the plan, including nearest where the intermittent stream identified as IS-1 in the Wetlands Delineation Map (Exhibit F), enters into Bear Creek from the project site.
 - 6. Records of samples shall be submitted to the Department of Resource Management on an annual basis and may be provided to the State of California Regional Water Quality Control Board for review and determination of whether test results indicate that discharge from the project may be subject to regulation under the Clean Water Act or California regulations governing water quality. If it is determined that discharge from the project is subject to such regulation, the applicant shall meet the applicable requirements. Original measurements will be used as a baseline to track and monitor water quality and soil pH and would inform the need for management actions over the life of the project. If, as determined by the Director of Resource Management, annual assessments indicate pH conditions are present or persist at levels which could result in adverse conditions, additional testing, as frequently as quarterly, shall be required to determine potential sources of water quality degradation and to show that onsite corrective actions or mitigation efforts outlined in the Environmental Management Plan or other necessary methods are effective at reducing pH levels at and from the project.

- u. Biological Resources. To limit or mitigate impacts on wildlife the following requirements apply:
 - i. Prior construction activities, ground disturbance or removal of vegetation, Mitigation Measures IV.a.1 and IV.a.2 of the Mitigation Monitoring Program (Exhibit E) shall be implemented. Removal of oak trees identified to be removed in the CDP (Exhibit A2) and any other vegetation shall be subject to the timeline specified in the Mitigation Monitoring Program (Exhibit E).
 - ii. Prior to stopping work each day any open trench and/or excavation areas shall be covered securely, or a wildlife exit ramp shall be provided in the trench to prevent entrapment, and any pipes left out onsite shall be inspected for wildlife prior to burying, capping, moving or filling.
 - iii. Native vegetation shall be utilized for the revegetation of bullet backstops and elsewhere on the project site's proposed landscaping, wherever possible.
- v. Environmental Management, Maintenance and Operation of Shooting Sports Complex. The construction of bullet backstops, maintenance of firing locations as well as the management of firing activity on the range shall all be done in a manner consistent with best practices established operating outdoor firearms ranges and as identified in the Environmental Management Plan referenced in the Environmental Initial Study and Mitigated Negative Declaration for the project and incorporated herein by reference.
- w. Hazardous Materials. The applicant shall prepare a Hazardous Materials Business Plan to the Shasta County Environmental Health Division (SCEHD) if reportable quantities of hazardous materials are stored in the proposed project areas onsite. A hazardous substance is reportable if stored at or above 55 gallons for liquids; 200 cubic feet for compressed gas; or 500 pounds for solids. Additionally, the applicant shall comply with all hazardous waste generator regulations, including reporting their status as a hazardous waste generator to SCEHD.
- x. Shot Fall Safety. Shot fall occurring off-site is prohibited. Shot fall occurring on-site shall be managed for safety by the property owner and range officer. If shot fall, including bullet fragments and ricochets, both on-site or off-site is found by the Director of Resource Management to be a safety concern, the use would be subject to enforcement pursuant to Shasta County Code sections 17.92.100 and 17.94.060.
- y. Consumption of Alcohol. The consumption of alcohol on the premises shall be prohibited.

*Denotes a Mitigation Measure included in the Mitigation Monitoring Program adopted for the project (incorporated herein as Exhibit E).

SECTION 5. The “Proposed Zone District Map” and “Conceptual Development Site Plan” designated as are hereby designated as a Special Zoning Map pursuant to Shasta County Code Section 17.02.030(B).

SECTION 6. If any section, subsection, sentence, clause, phrase, or provision of this ordinance or its application to any person or circumstance is held invalid for any reason, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause, phrase, or provision thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or provisions be declared unconstitutional or invalid.

SECTION 7. All former ordinances and resolutions, or parts thereof, conflicting or inconsistent with the provisions of this ordinance are hereby superseded by this ordinance. The adoption of this ordinance shall not in any manner affect any action or prosecution for violation of ordinances, which violations were committed prior to the effective date hereof, be construed as a waiver of any license, fee, or penalty required by or resulting from any such ordinance, or affect the validity of any bond (or cash deposit in lieu thereof) required to be posted, filed, or deposited pursuant to such ordinance.

SECTION 8. This ordinance shall be in full force and effect from and after thirty (30) days after its passage. The Clerk of the Board shall cause this ordinance to be published as required by law.

DULY PASSED AND ADOPTED this 24th day of October, 2023, by the Board of Supervisors of the County of Shasta by the following vote:

AYES: Supervisors Kelstrom, Crye, and Garman
NOES: Supervisor Rickert
ABSENT: None
ABSTAIN: None
RECUSE: Supervisor Jones

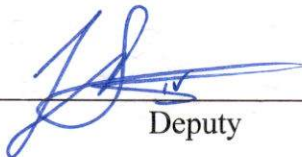


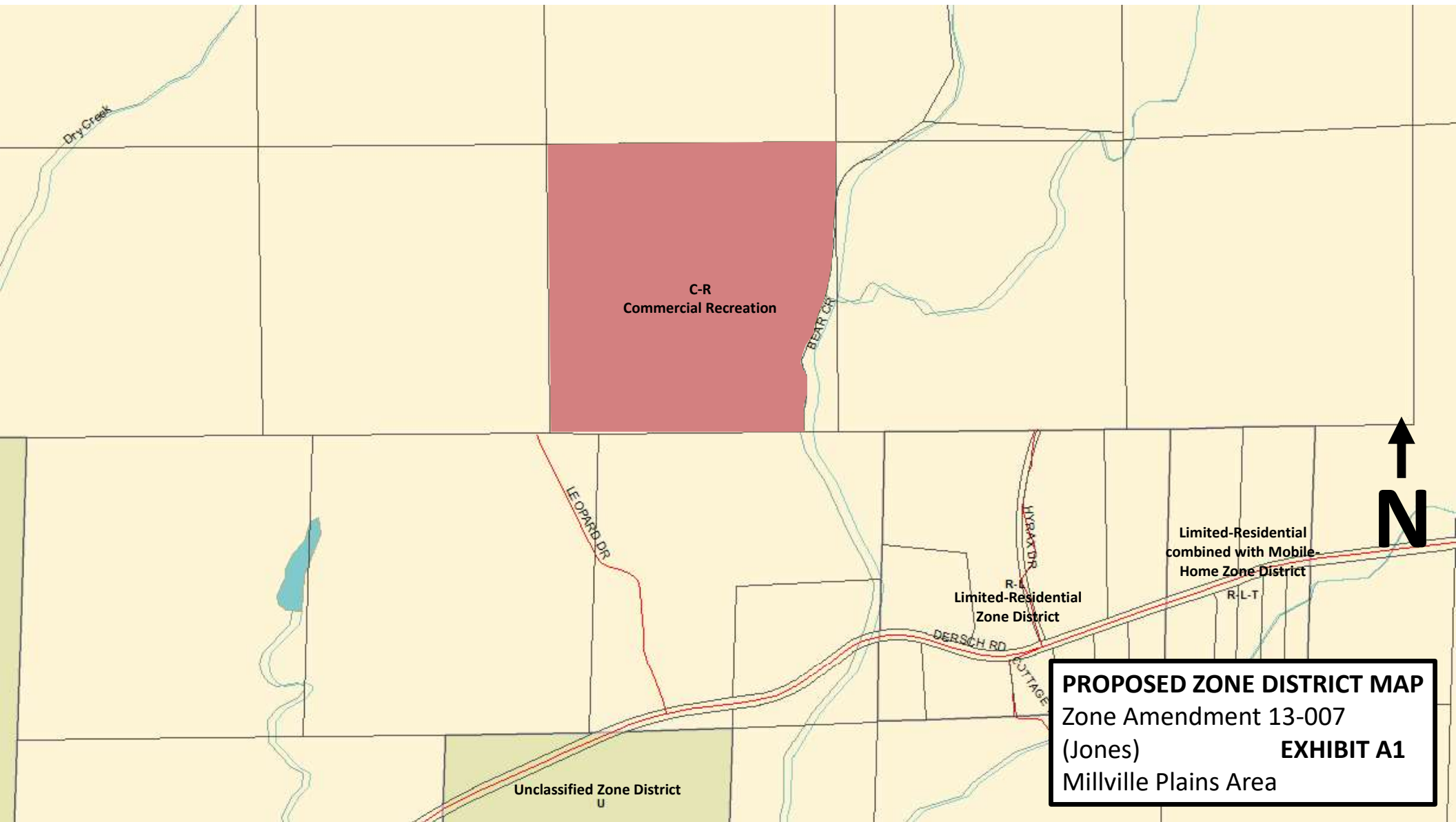
TIM GARMAN, VICE-CHAIR
Board of Supervisors
County of Shasta
State of California

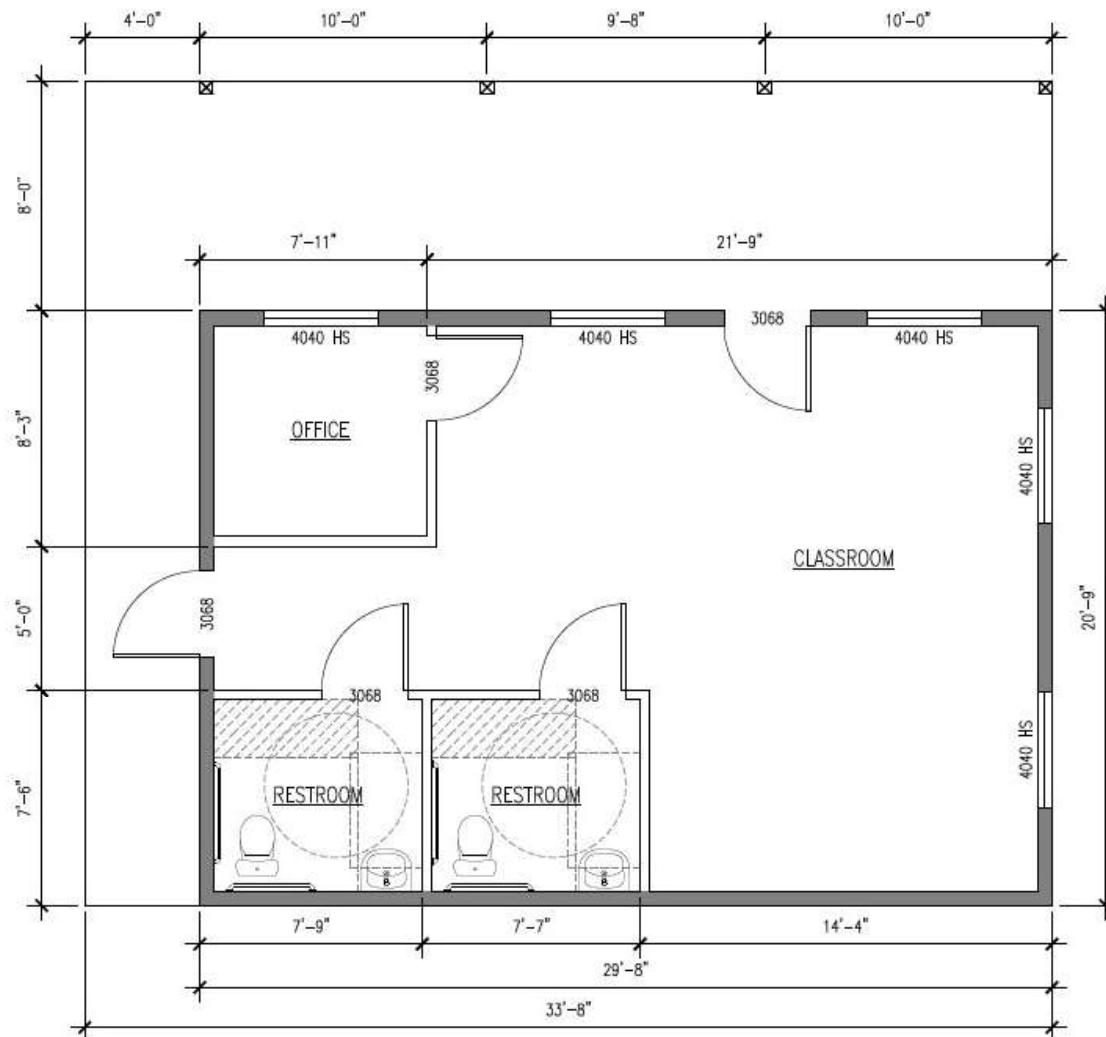
ATTEST:

DAVID J. RICKERT
Clerk of the Board of Supervisors

By: _____


Deputy





LAW ENFORCEMENT CLUBHOUSE FLOOR PLAN

SCALE: 1/4" = 1'-0"

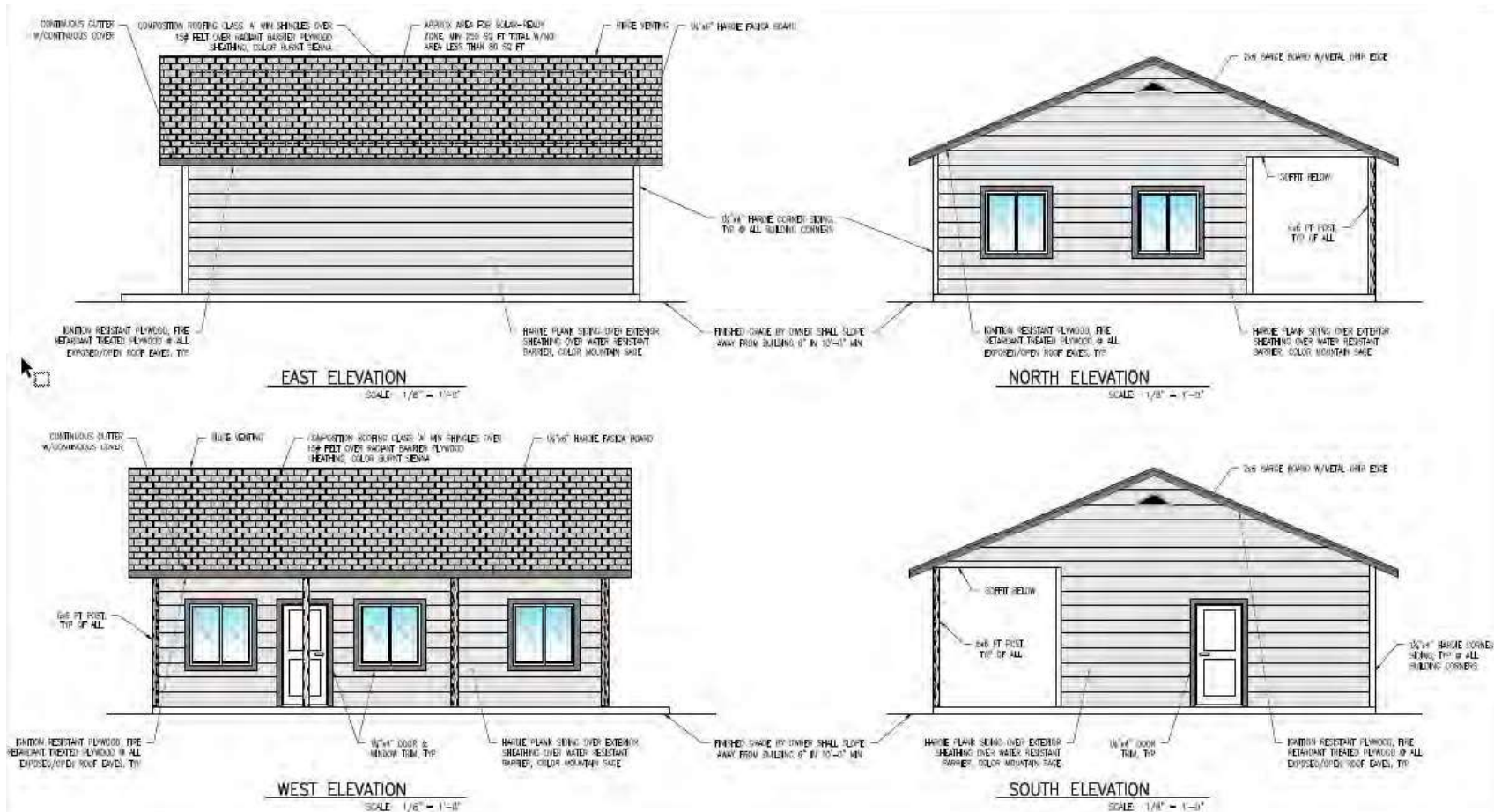


LAW ENFORCEMENT CLUBHOUSE FLOORPLAN— Exhibit C1

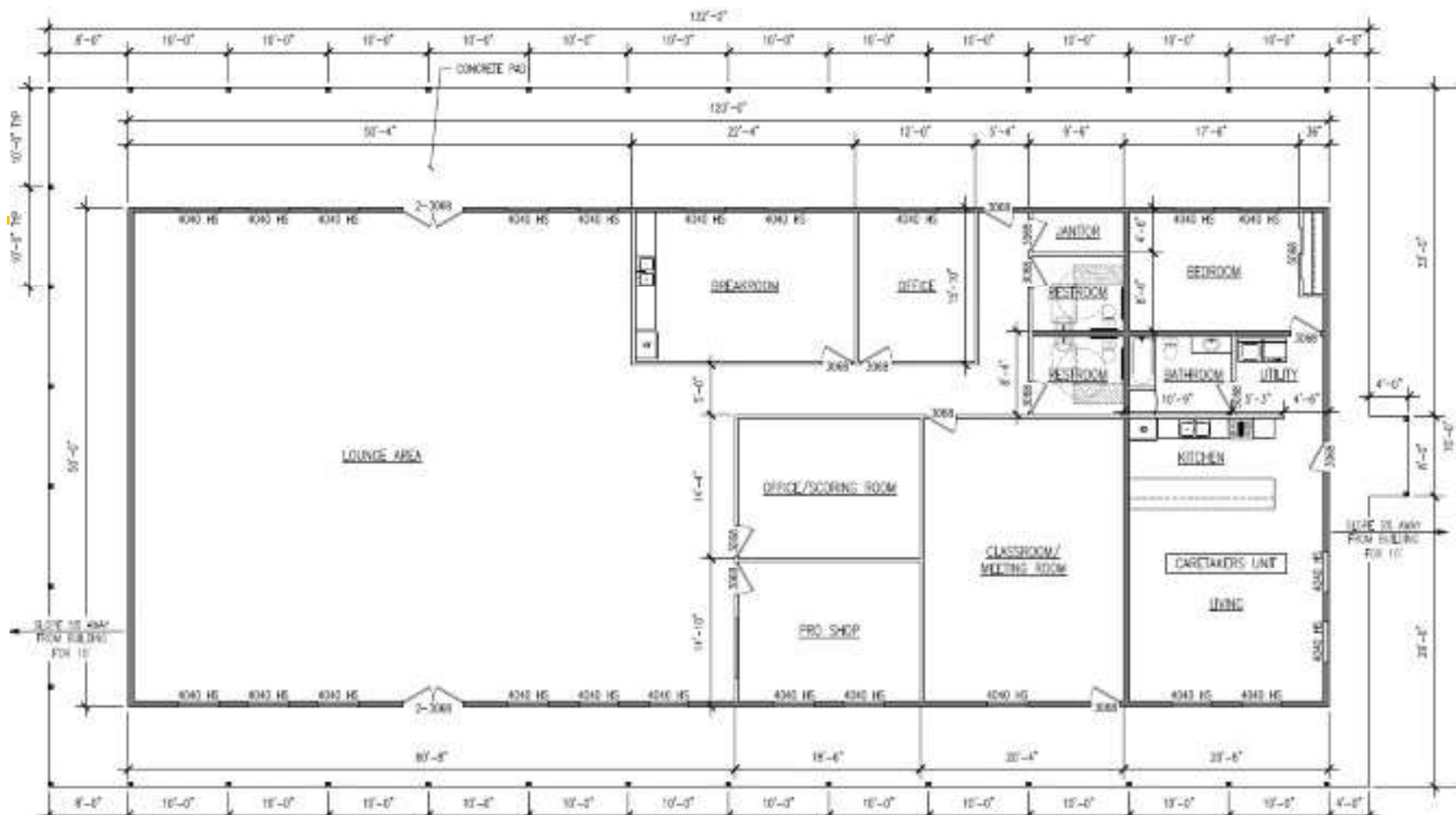
Zone Amendment 13-007

(Jones)

Millville Plains Area



LAW ENFORCEMENT CLUBHOUSE ELEVATIONS- Exhibit C2
 Zone Amendment 13-007
 (Jones)
 Millville Plains Area



CLUBHOUSE & CARETAKERS UNIT FLOORPLAN – Exhibit D1

Zone Amendment 13-007

(Jones)

Millville Plains Area

**MITIGATION MONITORING PROGRAM (MMP)
FOR ZONE AMENDMENT 13-007 (JONES)**

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
Section III. Air Quality III.b.1: To mitigate emissions of Reactive Organic Gases (ROG) exceeding Shasta County maximum thresholds of significance, the applicant shall select exterior and interior architectural paints for use during construction of the proposed clubhouses and generator buildings that does not exceed a Volatile Organic Compounds (VOC) content of 50 grams per liter. To the extent available, the use of prefinished construction materials is recommended. The applicant shall provide proof of paint selection or pre-finished materials meeting this requirement to the Shasta County Planning Division prior to issuance of the building permit.	Prior to Issuance of a Building Permit/During Project Construction	Resource Management, Planning Division / Building Division	
Section IV. Biological <u>Nesting Birds and/or Raptors</u> IV.a.1: In order to avoid impacts to nesting migratory birds and/or raptors protected under federal Migratory Bird Treaty Act and California Fish and Game Code Section 3503 and Section 3503.5, including their nests and eggs, one of the following shall be implemented: <ul style="list-style-type: none"> a. Vegetation removal and other ground-disturbance activities associated with construction shall occur between September 1 and January 31 when birds are not nesting; or b. If vegetation removal or ground disturbance activities occur during the nesting season (February 1 through August 31), a pre-construction nesting survey shall be conducted by a qualified biologist within 14 days of vegetation removal or construction activities. If an active nest is located during the preconstruction surveys, a 	Prior to Issuance of a Building Permit/During Project Construction	Resource Management, Planning Division / Building Division	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department of Fish and Wildlife (CDFW). No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to CDFW at R1CEQARedding@wildlife.ca.gov.</p> <p><u>Bats</u></p> <p>IV.a.2: In order to avoid impacts to bats, the following shall be implemented:</p> <ol style="list-style-type: none"> Conduct removal and disturbance of trees outside of the bat maternity season and bat hibernacula (September 1 to October 31). If removal or disturbance of trees will occur during the bat maternity season, when young are non-volant (March 1 - August 31), or during the bat hibernacula (November 1 - March 1), large trees (those greater than 6 inches in diameter) shall be thoroughly surveyed for cavities, crevices, and/or exfoliated bark that may have high potential to be used by bats within 14 days of tree removal or disturbance. The survey shall be conducted by a qualified biologist or arborist familiar with these features to determine if tree features and habitat elements are present. Trees with features potentially suitable for bat roosting should be clearly marked prior to removal and humane evictions must be conducted by or under the supervision of a biologist with specific experience conducting exclusions. Humane exclusions could consist of a two-day tree removal process whereby the non-habitat trees and brush are removed along 			

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
with certain tree limbs on the first day and the remainder of the tree on the second day.			
<p>Section VII. Geology and Soils</p> <p>VII.b.1: In order to avoid significant erosion impacts and substantial loss of topsoil the applicant shall carefully remove 2 to 4 inches of topsoil where buildings and earthen berms are proposed, retain the topsoil, and utilize it in areas that require reseeding for erosion control, including, but not limited to, the backside of all bullet backstop berms. The areas from where topsoil will be carefully removed and then stockpiled shall be shown on approved grading plans prior to issuance of a grading permit and its use for erosion control shall be described, in concept, in the erosion control plan. Prior to final inspection of the grading permit an as-built plan detailing where and how the topsoil was applied for reseeding in accordance with erosion control plan shall be provided to the Shasta County Planning Division for field confirmation prior to final inspection of the grading permit.</p>	Prior to Issuance of a Grading Permit and Prior to Final Inspection of a Grading Permit	Resource Management, Planning Division / Building Division	
<p>Section X. Hydrology and Water Quality</p> <p>X.a.1: In order to ensure that water quality is not significantly impacted by concentrations of metals and materials from bullets and other debris, the applicant shall prepare and submit a Water Quality Control Plan as described in the Environmental Manager Plan prepared for the project. The Water Quality Control Plan shall provide for and minimize impacts on water quality and shall include the following, in addition to what may be provided by the qualified professional preparer of the plan.</p> <p>a. Identification of points of discharge from project to Bear Creek or other surface waters.</p>	Prior to Issuance of a Grading Permit and Annually Thereafter	Resource Management, Planning Division / Building Division	

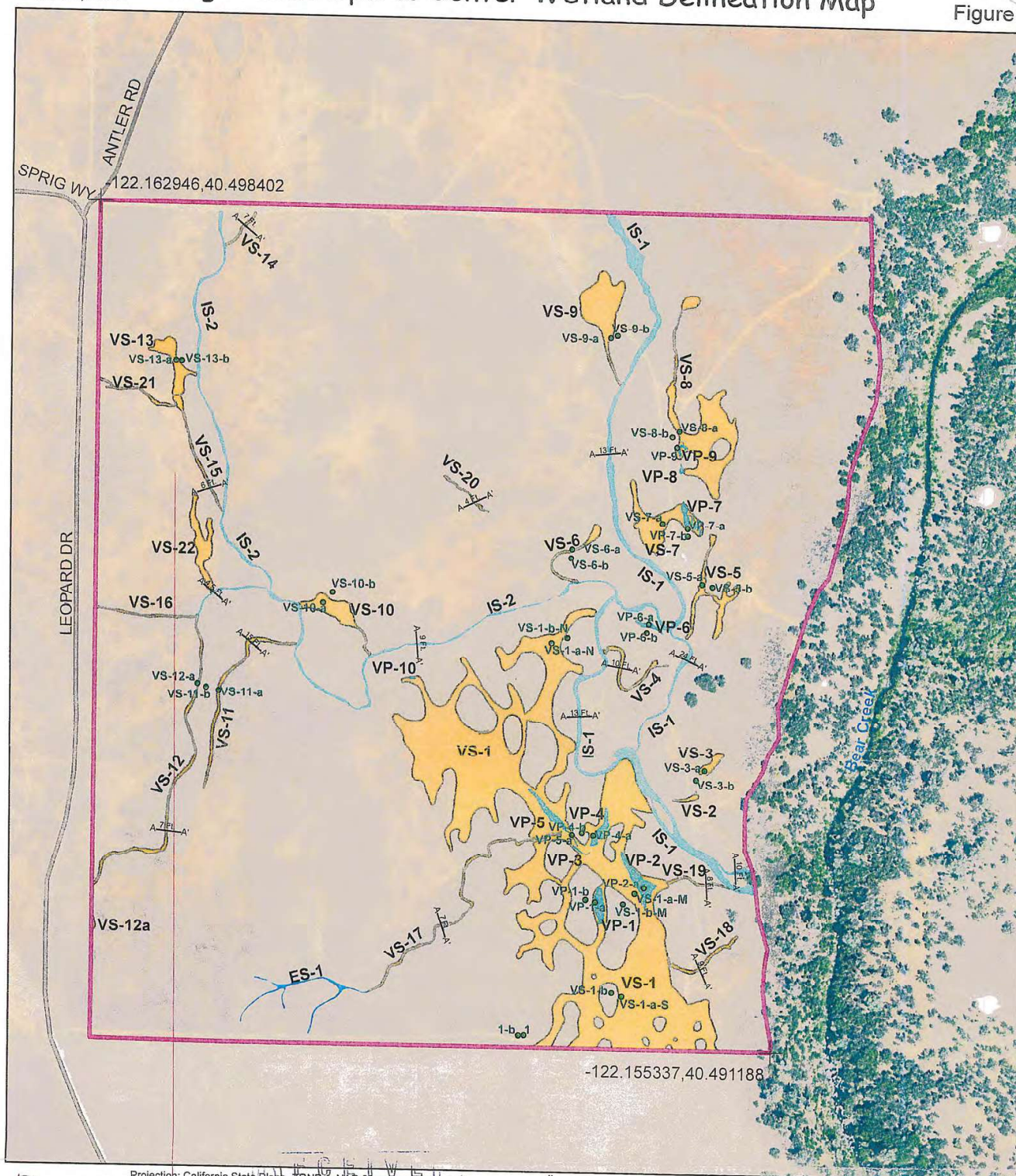
Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>b. Proposed sampling locations.</p> <p>c. Proposed water sampling protocols, including identification of proposed sampling methods, sampling technicians or firms, chain of custody for sampling, pollutant to be tested for and testing lab.</p> <p>d. Test soil pH on a semi- <u>an</u> annual basis at the base of earthen backstops and filter beds where surface water runoff is designed to be captured; and</p> <p>e. Test water for rises in acidic concentration on an annual basis at points of discharge as may be identified in the plan, including nearest where the intermittent stream identified as IS-1 in the Wetlands Delineation Map provided by Wildland Resource Managers, enters into Bear Creek from the project site.</p> <p>Records of samples shall be submitted to the Department of Resource Management on an annual basis and may be provided to the State of California Regional Water Quality Control Board for review and determination of whether test results indicate that discharge from the project may be subject to regulation under the Clean Water Act or California regulations governing water quality. If it is determined that discharge from the project is subject to such regulation, the applicant shall meet the applicable requirements. Original measurements will be used as a baseline to track and monitor water quality and soil pH and would inform the need for management actions over the life of the project. <u>If, as determined by the Director of Resource Management, annual assessments indicate pH conditions are present or persist at levels which could result in adverse conditions, additional testing, as frequently as quarterly, shall be required to determine potential sources of water quality degradation and to show that onsite corrective actions or mitigation efforts outlined in the Environmental Management Plan or other necessary methods are effective at reducing pH levels at and from the project. If it is determined by the Director of Resource</u></p>			

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
Management that additional testing should take place to, additional testing and submittal of annual testing results shall be required.			
<p>Section XIII. Noise</p> <p>XIII.a.1: To mitigate noise levels by 6 dBA at the nearest sensitive receptors to specified firing locations, the applicant shall:</p> <ol style="list-style-type: none"> Install a sound attenuation noise barrier as close as possible to the northern two firing locations for the clay sports shooting area to obstruct line of sight from those firing locations to the residences to the north and northwest; and Install a sound attenuation noise barrier as close as possible to all rifle firing locations along the southern property boundary to obstruct line of sight from those firing locations to the residences to the south and southeast. <p>Each sound attenuation barrier shall be constructed at a height slightly higher than the minimum height to block the direct line of sight to the nearest residence(s). Final construction drawings shall indicate the location and construction method of the required sound attenuation barriers prior to issuance of building permits. Sound attenuation barriers shall not impede the hydrologic Prior to final inspection of a building permit, an acoustical analysis ensuring the effectiveness of the proposed mitigation measure will be required pursuant to Table N-V of the Shasta County General Plan Noise Element.</p>	<p>Prior to Issuance of a Building Permit/ During Project Construction/ Prior to Final Inspection of a Building Permit</p>	<p>Resource Management, Planning Division / Building Division</p>	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>Section XVII. Transportation/Traffic</p> <p>XVII.c.1: To mitigate a safety hazard impact due to inadequate intersection sight distances and approach warning signage at the Leopard Drive and Dersch Road intersection, the applicant shall:</p> <ol style="list-style-type: none"> Modify the earthen banks by grading/excavation and control vegetation along the Leopard Drive and Dersch Road returns consistent with recommended AASHTO distances and ACCESS ROAD & SITE FEATURES – Exhibit B; and Install asphalt pavement and shoulder backing improvements to Leopard Drive at its connection to Dersch Road; and Grade additional area and clear sight distances; and Install advance signing for Leopard Drive via the following signs: <ol style="list-style-type: none"> W2-2: T-Intersection Symbol W16-8P: Supplemental Street Name Plaque 	<p>Prior to Issuance of a Grading Permit/Encroachment Permit Approval/Ongoing Project Maintenance</p>	<p>Resource Management, Planning Division / Building Division / Department of Public Works</p>	

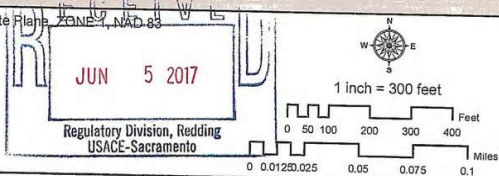
June 2, 2017 High Plains Sports Center Wetland Delineation Map

Figure 4



Field Work and Project Management
by Wildland Resource Managers
Steven J. Kerns
Principal and Certified Wildlife Biologist

Projection: California State Plane Zone 1, NAD 83



Legend	
XYCoordinate	Ephemeral Stream (0.504 Acres)
Data Point	Intermittent Stream (2.0604 Acres)
Project Boundary (134.7 Acres)	Vernal Pool (0.425 Acres)
County Road	Vernal Swale (11.070 Acres)
A-A' Stream Width	

Image Date: Summer 2016

Data Type: California NAIP Orthophotography,
NAIP_2016_4Band
Spatial Resolution: 0.600 Meters
WGS_1984_Web_Mercator_Auxiliary_Sphere
Service Name: arcgis on map.dfg.ca.gov(user)

Exhibit F

Sources:
Wildland Resource Managers

GIS and Cartography Prepared By:
rkBARON GEOvisuals
Copyright 2005-2016

Type	ID	Acres	Type	ID	Acres
Ephemeral	ES-1	0.0869	Vernal Swale	VS-1	8.3995
TOTAL:		0.0869	Vernal Swale	VS-2	0.0185
Intermittent	IS-1	1.5048	Vernal Swale	VS-3	0.0488
Intermittent	IS-2	0.6292	Vernal Swale	VS-4	0.0730
TOTAL:		2.1340	Vernal Swale	VS-5	0.1921
Vernal Pool	VP-1	0.0641	Vernal Swale	VS-6	0.0650
Vernal Pool	VP-2	0.1189	Vernal Swale	VS-7	0.3718
Vernal Pool	VP-3	0.0067	Vernal Swale	VS-8	0.8
Vernal Pool	VP-4	0.0585	Vernal Swale	VS-9	0.1985
Vernal Pool	VP-5	0.0721	Vernal Swale	VS-10	0.1245
Vernal Pool	VP-6	0.0277	Vernal Swale	VS-11	0.1711
Vernal Pool	VP-7	0.0535	Vernal Swale	VS-12	0.1010
Vernal Pool	VP-8	0.0076	Vernal Swale	VS-12a	0.0100
Vernal Pool	VP-9	0.0155	Vernal Swale	VS-13	0.1731
Vernal Pool	VP-10	0.0038	Vernal Swale	VS-14	0.0190
TOTAL:		0.4284	Vernal Swale	VS-15	0.0672
			Vernal Swale	VS-16	0.0377
			Vernal Swale	VS-17	0.1324
			Vernal Swale	VS-18	0.0574
			Vernal Swale	VS-19	0.0367
			Vernal Swale	VS-20	0.0175
			Vernal Swale	VS-21	0.0410
			Vernal Swale	VS-22	0.2008
			TOTAL:		11.7245

Figure 4