# **Staff Report**

Meeting Date: May 17, 2022

To: Siskiyou County Board of Supervisors

From: Hailey Lang, Deputy Director of Planning

Subject: Proposed Zone Change (Z-21-10) Amending the Mount Shasta Ski Park Planned Development Zoning and CEQA Determination (associated with Use Permit UP-21-30)

## Background

*Prior Approvals*

The Mount Shasta Ski Park (MSSP) is a ski park with both winter and summer operations located east of the City of Mount Shasta. MSSP was first approved in 1983 (Z-83-16). In 1990, Use Permit 90-07 was issued to allow for special events to be held at the lodge. In 1997, MSSP a Zone Change from Timber Preserve to Planned Development for section 3 was issued in order to allow for recreational and ski park uses and activities. The PD amendment formally allowed for recreation uses, including a mountain bike trail system and expand the overall design capacity from 3,000 to 4,500 skiers per day. Two new ski lifts were also included in the PD amendment, one on the west side of Marmot Ridge and a beginner’s lift, paralleling and traversing Panther Creek.

*Proposed Project Summary*

The project is proposing to amend the Mount Shasta Ski Park Planned Development (Z-96-10) and Use Permit approval to allow the construction of an additional chair lift with associated power and communications capabilities. While the project proposes to construct an additional chair lift in Section 3, this area was previously approved and currently is used for skiing, mountain biking, hiking, and orienteering. The proposed project would not increase the visitors per day and skiers per day, nor require increases to septic capacity, water supply, or parking from the previous PD approval. The project includes construction of a new chair lift with two ski lift terminals (bottom and top) and 13 towers averaging 38.3’ in height with the tallest tower being 48’ in height. The project would require approximately 20,000 square feet of site disturbance total.

Section 10-6.1186 requires that any changes to a PD must be treated as changes to the zoning. This Zone Change proposal is to update the MSSP Master Plan to reflect current activities and uses and to remove the section 10 purchase as development plans have changed. An amended master plan can be found in Attachment A. The PD amendment includes the following updates:

* Inclusion of the Backcountry Program
* Removal of development plans for section 10
* Removal of inconsistent language
* Removal of facilities and uses no longer planned or proposed within MSSP
* Formatting updates as needed

Section 10-61183 outlines that a Use Permit (UP) is required for any and all uses within a multi-phase or multi-use PD district. MSSP applied for a UP to construct the Grey Butte ski lift. The proposed ski lift extends approximately 4,300 feet in a roughly south to north trajectory, lifting skiers from 6,392 ft to 7,536 feet, for a total elevation gain of 1,144 feet. The ski lift and associated ski trails will be constructed within the timber conversion area of the recently approved Timber Conversion Harvest Plan (THP # 2-21-00103-SIS).

The proposed project has an associated Subsequent Mitigated Negative Declaration (MND), pursuant to the California Environmental Quality Act. The MND can be found in Attachment E.

At the time this staff report was written, over 890 public comments have been submitted in support of the project.

## Environmental Review

## An Initial Study (IS) and Subsequent Mitigated Negative Declaration (MND) was prepared for the proposed project. The MND evaluated the required impacts that are identified in the Appendix G CEQA Guidelines. The analysis concluded that there are no significant environmental impacts, and any Potentially Significant impacts have associated mitigated measures, which have lessened the degree of the impacts to Less than Significant. Below is a summary of the Mitigated Measures that have been or will be incorporated as part of the project.

| **Environmental Issue Area** | **Significance Before Mitigation** | **Mitigation Measure** | **Significance After Mitigation** |
| --- | --- | --- | --- |
| Temporary visual impacts caused by construction activities? | Potentially Significant | Mitigation Measure AES-1: Project construction equipment and activities shall not be staged at or reach an elevation higher than the ridge of Grey Butte, ensuring that the cultural sites of Panther Meadows and Mount Shasta will be protected from temporary visual impacts. | Less than Significant |
| Have a substantial adverse effect on a scenic vista? | Potentially Significant | Mitigation Measure AES-2: The ski lift facility shall be constructed so as not to reach an elevation higher than the ridge of Grey Butte, ensuring that the cultural sites of Panther Meadows and Mount Shasta will be protected from visual impacts. | Less than Significant |
| Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | Potentially Significant | Mitigation Measure BIO-1: Implement Preconstruction Nesting Bird Survey; Mitigation Measure Bio-2: Implement Timber Harvest Plan Surveys and Protection Buffers for sensitive wildlife species. | Less than Significant |
| Interfere substantially with the movement of any native resident or migratory fish and wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | Potentially Significant | Mitigation Measures BIO-1 and BIO-2 (see item A.; Mitigation Measure BIO-3: Designate the Wildlife Protection Area and Botany Rare Plant Area as barred from mechanical entry. | Less than Significant |
| Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | Potentially Significant | Mitigation Measure BIO-3: Designate the Wildlife Protection Area and Botany Rare Plant Area as barred from mechanical entry. | Less than Significant |
| Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | Potentially Significant | Mitigation Measure CUL-1: Implement Mitigation Measure AES-1 and AES-2 | Less than Significant |
| Result in substantial soil erosion or the loss of topsoil? | Potentially Significant | Mitigation Measure GEO1: The Ski Park shall adopt an updated erosion and sedimentation control plan that addresses erosion risk of the new and existing ski trail, roads, and trails during operational and nonoperational seasons | Less than Significant |
| Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would:  i. Result in substantial on- or offsite erosion or siltation;  ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; | Potentially Significant | Mitigation Measure HYD-1: Implement Mitigation Measure GEO-1. | Less than Significant |
| Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | Potentially Significant | Mitigation Measure LAN-1: Implement Mitigation Measure GEO-1. | Less than Significant |
| Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards? | Potentially Significant | Mitigation Measure NOS-1: Schedule helicopter construction activities so as not to overlap with tribal cultural ceremonies at Panther Meadows. | Less than Significant |
| Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | Potentially Significant | MM REC-1: Implement the Mitigation Measures in this Initial Study. | Less than Significant |
| Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | Potentially Significant | Mitigation Measure TRANS-1: An overflow turn around will be constructed just north of the SR 89 and SPH intersection to prevent vehicles from backing up onto SR 89. The use of this overflow turn around is triggered when the number of vehicles exceeds 1,955 vehicles in a given day. This is the threshold number of vehicles is based on traffic count data from 2019 to 2022. Once the Intersection Operational Analysis is complete adjustments to the vehicle cap may be made if justified. | Less than Significant |
| Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? | Potentially Significant | Mitigation Measure TRI-1: Implement Mitigation Measures AES-1 and AES-2. | Less than Significant |

## Recommended Action

As detailed in Resolution PC 2022-009, it is the recommendation of the Planning Commission that the Board of Supervisors approve the proposed Zone Change and Subsequent Mitigated Negative Declaration (MND). Should the Board of Supervisors concur with the recommendation of the Planning Commission, the Board of Supervisors must adopt the Mt. Shasta Ski Park Planned Development Master Plan. A draft motion to this effect is provided below.

## Recommended Motions

I move to take the following actions:

1. Approve the Subsequent Mitigated Negative Declaration in accordance with Title 14, Section 15074 of the California Code of Regulations.
2. Introduce, waive and approve the second reading of the ordnance amending the Planned Development Document for the Mount Shasta Ski Park on APNs 028-010-010 and 028-020-060.
3. Adopt the Resolution Approving the Mount Shasta Ski Park User Permit (UP-21-30) and Approving the Subsequent Mitigated Negative Declaration.

## Attachments

1. Final Mount Shasta Ski Park Planned Development Master Plan
2. Draft Ordinance
3. Draft Resolution (for BOS)
4. Planning Commission Staff Report – April 20, 2022
5. Signed Resolution PC 2022-009
6. Final Subsequent Mitigated Negative Declaration (MND)