DRAFT INITIAL STUDY

for the

LASSEN COMMUNITY COLLEGE
STUDENT HOUSING PROJECT

Prepared for

Lassen Community College District
478-200 Highway 139
Susanville, CA 96130

Prepared by

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1.0 INTRODUCTION

1.1 SCOPE OF THE INITIAL STUDY

The following initial study has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 1500 *et seq.*). An Initial Study (IS) is a preliminary environmental analysis that is used by the California Environmental Quality Act (CEQA) lead agency as a basis for determining whether an EIR, a Mitigated Negative Declaration, or a Negative Declaration is required for a project under CEQA guidelines. Following the analyses conducted for the study, it was determined that the proposed project will not result in significant impacts on the environment.

The Lassen Community College (LCC) proposes to construct a new residence hall adjacent to the existing residence hall at the District's main campus. Detailed plans have been provided for the new residence facility, and are described herein.

The IS has been prepared pursuant to the California Environmental Quality Act (CEQA) of 1970, Cal. Pub. Res. Code §21000 et seq. The LCC is the CEQA lead agency for this project. This IS evaluates the potential for the proposed student housing project to adversely affect the physical environment, and is an informational document that provides LCC, other public agencies, interested parties and the public with an objective assessment of the potential environmental impacts that could result from project implementation.

1.2 HISTORY, PURPOSE AND NEED

1.2.1 History

The forerunner of Lassen Community College began on May 4th, 1925, when the Junior College Department of the Lassen Union High School District was established and began conducting classes on the Lassen High School campus. A separate facility was created in 1941 and in 1947, because of increasing enrollment, a new building was constructed adjacent to the high school.

The modern era of Lassen Community College began in March 1965 with the establishment of the Lassen Community College District and the separation from the high school district. A separate Board of Trustees was elected and planning began for a new campus. That campus, located just north of Susanville on Highway 139, today consists of 209 acres and 42 buildings. It began operations in September 1971. In addition to classrooms, laboratories, and offices, it has a residence hall with a capacity of 108, a library, student union, computer rooms, a large gymnasium and outdoor recreation facilities.

1.2.2 Purpose and Need

The new residential facility would house students that cannot be accommodated in the existing residence hall (Victor St. Marie), which has capacity for 118 beds. A Student Housing Survey and

Demand Analysis (MGT, November 14, 2022) shows demand for 192 beds based on Fall 2022 registration. Following construction of a new student housing facility, the existing dorm requires renovation with new siding, windows doors, heating and air conditioning systems.

1.3 LOCATION

The LCC main campus is located at 478-200 Highway 139 within the City of Susanville, CA on approximately 209 acres of land with 42 structures (Figure 1). The various buildings amount to 252,955 gross square feet that provide 171,802 square feet of assignable floor space. A majority of programs and services are housed in buildings designed for, or appropriate to their use. In addition to classrooms, laboratories, and offices, the college also contains a 108-bed residence hall (dormitory), library, cafeteria, several computer laboratories, and a large gymnasium. The campus grounds include large grass recreational fields, an all-weather running track, softball facility, stables for 30 horses, a rodeo arena, and an agricultural production facility. LCC is bound by California State Route 139 (SR 139) to the west, Skyline Road to the south, undeveloped range land to the east, and medical and church uses to the north.

Additionally, LCC maintains a lease to operate the Coppervale Ski Hill located fifteen miles to the west of the main campus. Coppervale is used for public recreation. Lassen Community College also maintains a lease with the City of Susanville Parks and Recreation District for the use of a baseball field with Susanville city limits. The college also has approximately 160 acres of forest property between Eagle Lake and Hwy 44, and approximately 307 acres of land in Herlong adjacent to the Sierra Army Depot.

The Project area is located at an elevation range of 4,280 and 4,320 feet above sea level, within an open rangeland area with minimal vegetative growth. Slopes generally run from the north to south and are gentle. There are no natural drainages on campus and the area is characterized by scattered pines and ornamental landscaping around campus buildings.

The City of Susanville lies at the junction of California State Routes 36 and 139. Highway 139 heads north to the Oregon border as a direct route to Klamath Falls. Highway 36 runs west to Red Bluff, then east to where it terminates with U.S. Route 395 just outside Susanville's city limits. U.S. 395 connects Alturas to the north and Reno, NV to the south.

The student housing project would be located north of and adjacent to the existing residence hall located on the north end of campus. Existing LCC facilities near the proposed student housing include the existing residence hall immediately south, the access roadway and parking lot to the north, the Creative Arts hall to the west and the Math/Science hall to the east.

1.4 PERMITS AND APPROVALS

This document must be certified by the LCC (lead agency). The Project must be consistent with the codes, regulations and policies that include, but are not limited to the following list.

Federal

- Endangered Species Act - United States Fish and Wildlife Service;
- Clean Water Act - Environmental Protection Agency; and
- National Historic Preservation Act.

State of California

- Division of the State Architect;
- Water Quality Control Plan for the Lahontan Region (Basin Plan);
- California Endangered Species Act (CESA);
- State Vehicle Emissions Controls; and
- State Historic Preservation Act.

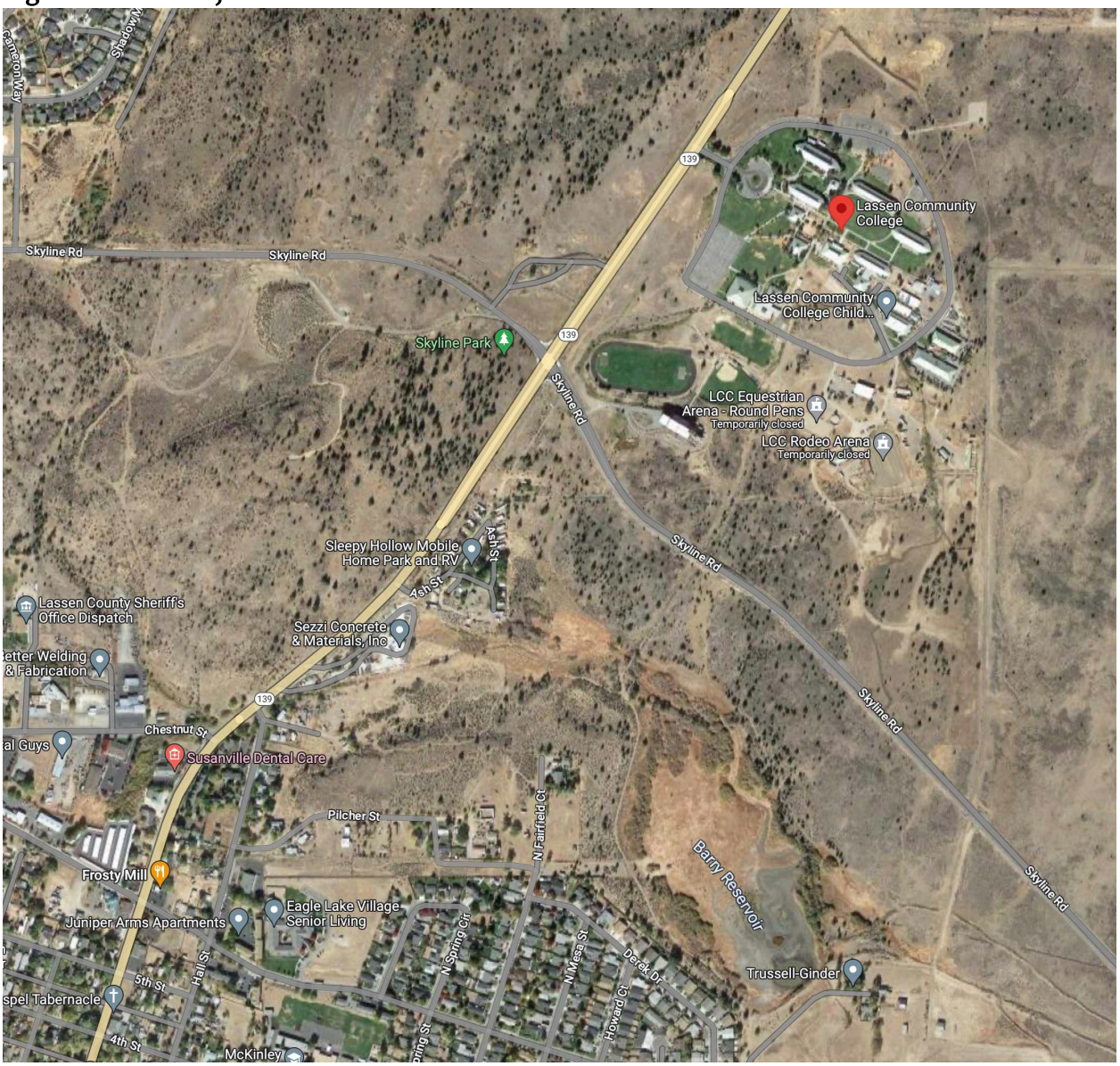
Lassen County

- Health Department Regulations; and
- Air Quality Management District Regulations.

Permits

- Division of the State Architect permit;
- California Regional Water Quality Control Board-Lahontan Region, NPDES permit;
- California Occupational Safety and Health Administration (Cal-OSHA);

Figure 1 Project Location



2.0 PROJECT DESCRIPTION

2.1 STUDENT HOUSING PROJECT

The proposed project is the construction of an approximately 36,400 gross square foot residence hall at the LCC main campus, north of the existing residence hall (Figure 2). The new two-story residence hall would include approximately 20,000 square feet of assignable residential living area, 2,000 square feet of community spaces, and 4,000 square feet of building support, along with outdoor walkway areas covered by the roof. Figures 3 through 6 include the student housing project site plan, conceptual massing study, and conceptual building elevations. The project also includes the demolition/relocation or reconfiguration of existing parking, pedestrian walkways and a basketball court to accommodate the new building. A new 40,000 gallon water storage tank would be located adjacent to the relocated parking to expand existing storage for fire flows and residence hall needs.

2.1.1 Residence Hall

The residence hall building includes two wings of single and double rooms and bathroom pods with entry lobby, administration spaces and other common areas located in the middle. There are 65 total residential rooms, 13 are single occupancy and the remaining 52 are double occupancy, with a total of 117 residents. Four of the single occupancy rooms would be used by residential assistants (RA), one on each floor and wing of the building. Each floor and wing would also have one laundry area, two gender neutral single bathrooms and two community bathroom pods that provide four sinks, four toilets (one accessible) and three shower rooms. Three kitchenettes would be located near the center of the building for use by the residents.

The new facility is a two-story slab on-grade building with conventional wood framed construction and pitched wood framed roof over the building and outdoor walkway areas. Proposed finishes are consistent with current campus colors/materials, including earth-toned exposed vertical and horizontal box rib metal panels, stone veneer along the base of the walls, lightly tinted non-reflective glazing, and standing seam metal roofs. The building exterior would consist of a variety of materials to add architectural variation consistent with other campus structures.

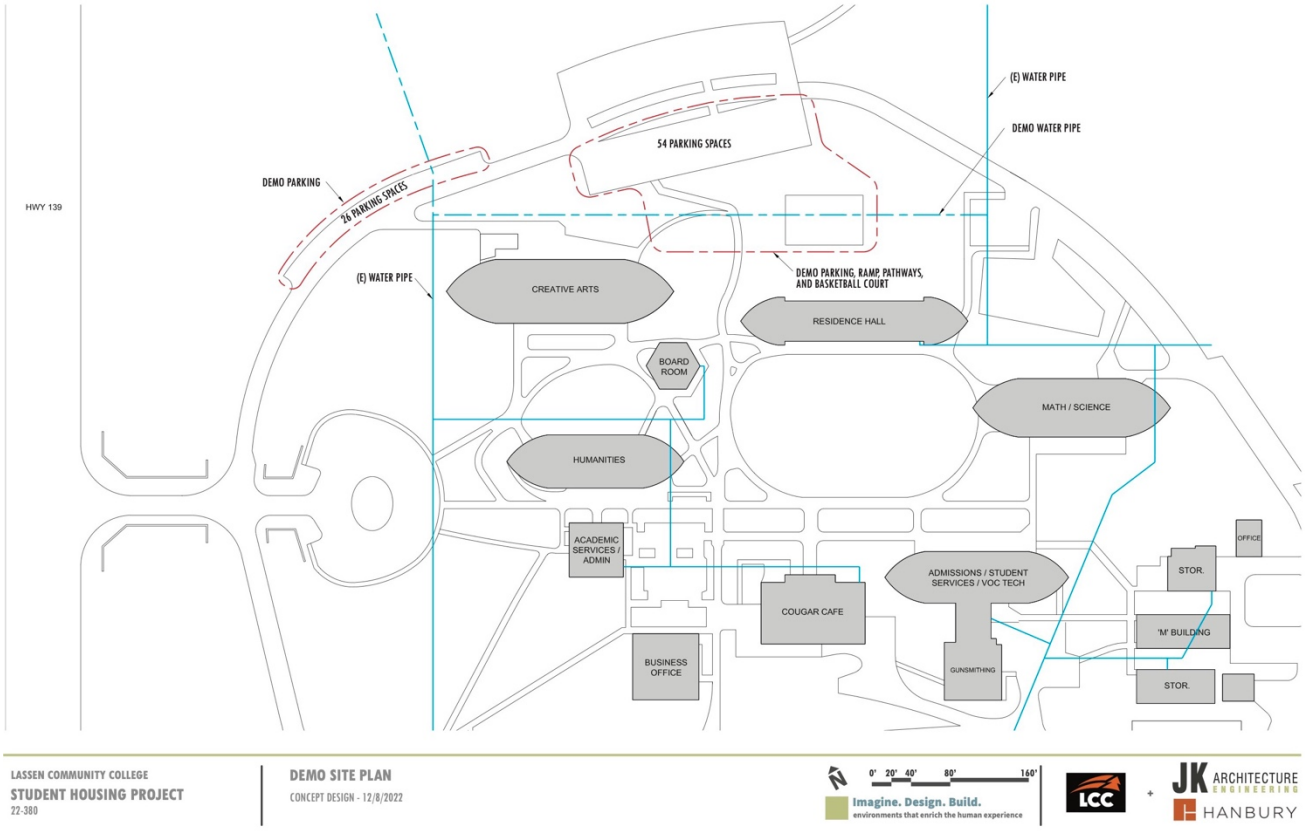
The proposed residential building height would be approximately 32 feet, 6 inches, and the predominate roof pitch of the building would be approximately 4:12 to accommodate necessary mechanical equipment and drainage. The roof would be constructed of standing seam metal roof to match the vernacular of the existing campus. The building site slopes from north to south towards the existing residence hall, so terraces are proposed around the periphery of the building to facilitate circulation and stormwater collection.

Exterior safety lighting would be installed on the new building to increase safety and security of the facilities. New lighting would consist of mounted lighting on the building where necessary (i.e., lighting would be mounted on the sides of the residence hall to illuminate the entrances and doorways between the indoor and outdoor spaces and walkways).

Landscaping includes new trees, shrubs and groundcover adjacent to the new building to compliment the new site improvements and to restore areas of land disturbance during construction.

Existing fire hydrants located in the vicinity of the residence hall would remain in place and additional fire protection systems would be installed on the interior and exterior of the residence hall, as required by state and local codes.

Figure 2 Existing LCC Main Campus Site Plan



2.1.2 Walkways, Parking and Basketball Court

Associated site improvements include demolition and relocation of existing parking areas, addition of a residence hall loading/unloading access driveway, re-routing walkways from the existing north parking area into campus, and replacement of an existing basketball court that will be removed for residence hall construction.

The new student housing project would include a number of sidewalks with steps and accessible walkways leading from the existing and relocated parking lots to the north and from the residence hall to the larger campus area to the south. One set of sidewalk/steps and accessible walkway would connect the existing parking area located to the north of the residence hall to the north building entrance. Accessible and covered walkways would encircle the residence hall and the south building entrance would connect to the existing sidewalk/accessible walkway that connects the building to the overall

campus pedestrian network. A new access driveway would connect the east end of the residence hall (where mechanical rooms are located) to the main campus access roadway.

Fifty-four (54) existing spaces would be removed south of the access roadway to provide space for the residence hall construction. Twenty-six (26) additional spaces located along the access roadway (north of the Creative Arts hall) would be removed to provide room for a new eighty (80) space parking lot accessed from the main roadway. Since LCC student enrollment data indicates that the number of students enrolled in on-campus programs or classes has been declining as online courses increase, it is anticipated that the parking demand would not outpace the existing parking supply. As more and more online classes become available, the student housing project will not result in any net new daily vehicle trips over the existing conditions.

An existing basketball court located within the footprint of the proposed residence hall would be relocated to the southeast of the proposed residence hall building, adjacent to a small parking lot and northeast of the existing residence hall. An accessible walkway would connect the residence hall to the basketball (sport) court.

2.1.3 Land Disturbance

Construction of the student housing project would occur within an area of the existing campus that has been previously disturbed. The extent of the Project work boundary depicted on Figure 2 contains approximately 183,000 square feet (4.2 acres).

2.1.4 Erosion Control and Best Management Practices

The new facilities result in different types of impervious surfaces and associated runoff or drainage patterns. The improvements have been categorized into two runoff areas. Runoff area A consists of the residence hall structure and covered walkways around the building, the proposed basketball (sport) court, and the parking lot demolition/walkway relocation within (south of) the main campus access roadway. Runoff area A has impervious surface coverage consisting of the residence hall, walkways and the sports court and will be tied into the existing campus drainage system with no pre-treatment required.

Runoff area B consists of the new parking lot proposed on the outside (north of) of the main campus access roadway, which includes impervious coverage area for 80 parking spaces and the potential for urban runoff that requires some pre-treatment. Runoff from this area would be collected and combined with existing runoff from the access roadway and existing parking lot.

The preliminary erosion control plan for the project includes: inlet protection for drop inlets; coir logs along the southern edge of the construction area; vegetation protection fencing (staked, 4-foot orange construction safety fencing) around groups of trees to remain within the site; a stabilized construction entrance at the northeast end of the existing parking lot to be removed; and a material storage and staging area north of the proposed residence hall footprint, within the existing parking lot. Fiber rolls would either be staked in off pavement areas, or secured with gravel bags within paved areas. Graded areas that are not proposed to be covered or landscaped would be treated with an upland revegetation

mix consisting of plant varieties native to the area. Dust control measures are also proposed as part of the project and would be in place during construction.

2.1.5 Tree Removal

A handful of existing pine trees are proposed for removal. The trees are primarily located within the residence hall footprint, but also located within areas of proposed walkway and parking relocation. Trees located outside of the direct construction area would be protected with fencing around the drip line of the tree. Temporary disturbance areas would be restored to natural conditions following construction.

Figure 3 Proposed LCC Student Housing Project Site Plan

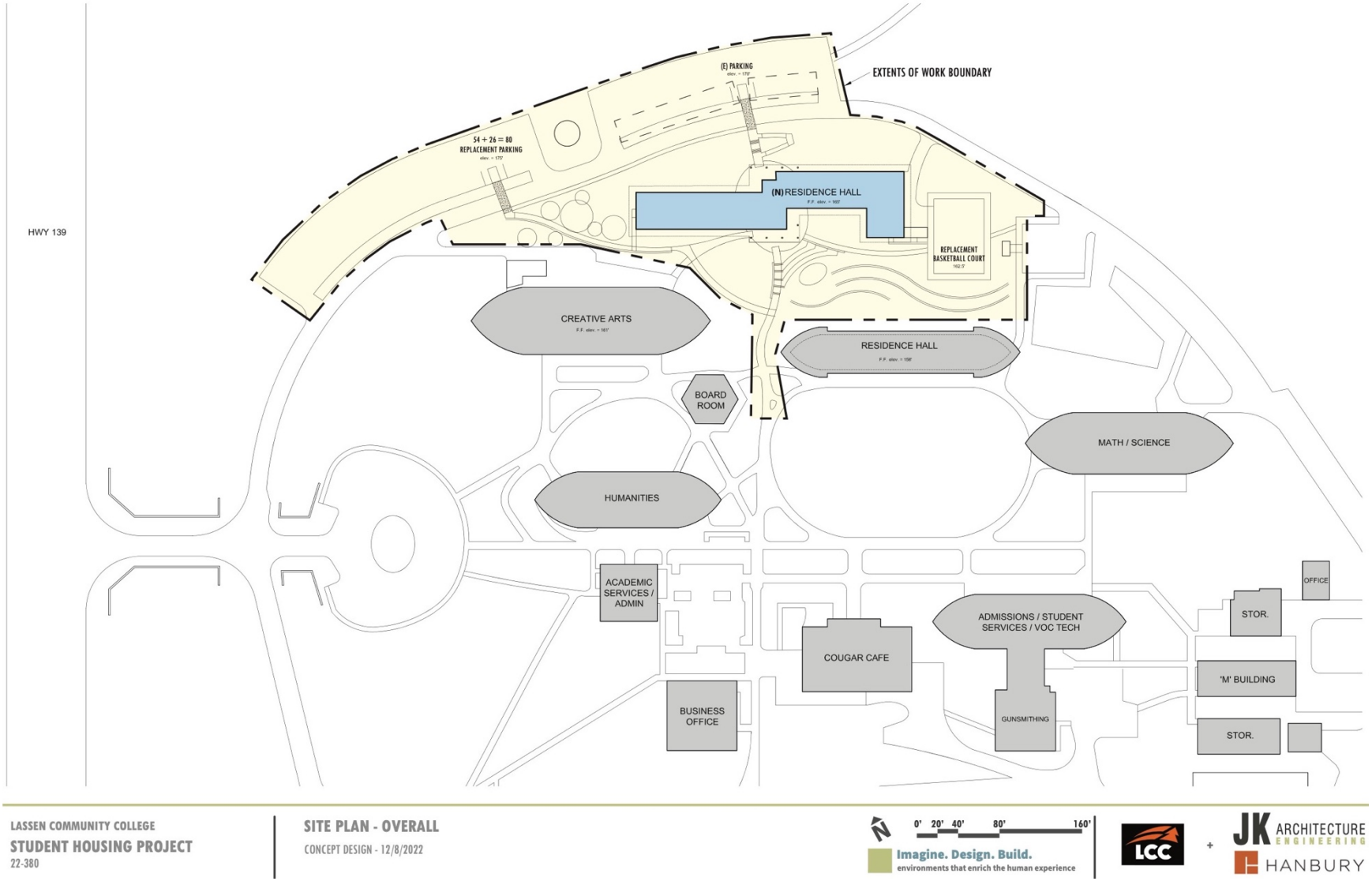


Figure 4 Conceptual Massing Study – Residence Hall

Figure 5 Conceptual Exterior Elevations – Residence Hall

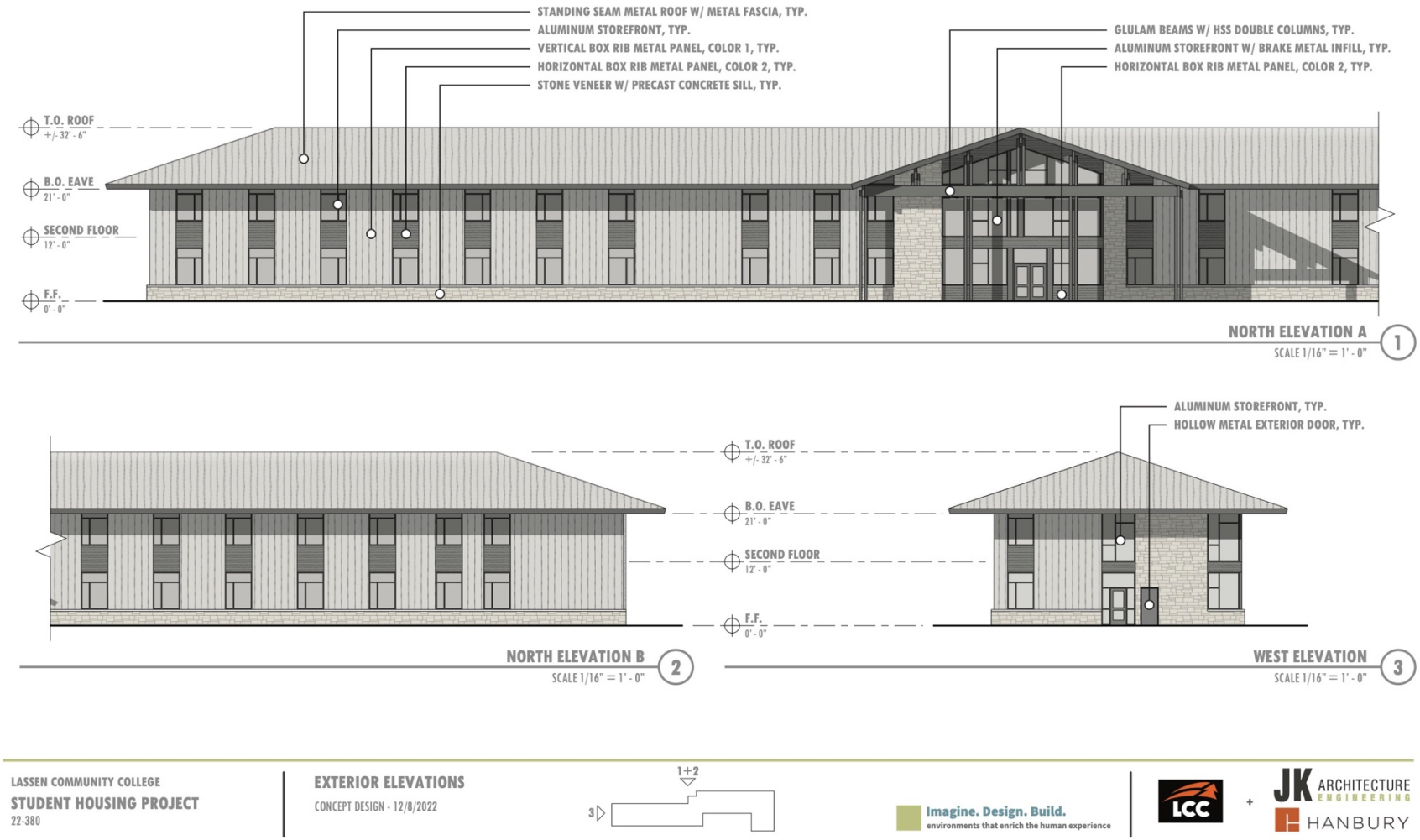


Figure 6 Conceptual Exterior Elevations – Residence Hall

3.0 ENVIRONMENTAL CHECKLIST AND IMPACT ANALYSIS

3.1 PROJECT INFORMATION

1. Project title: Lassen Community College Student Housing Project

2. Lead agency name and address:

   The Lassen Community College District is the California Environmental Quality Act (CEQA) lead agency responsible for preparing an Initial Study/Negative Declaration (IS/ND).

   Lassen Community College District
   478-200 Highway 139
   Susanville, CA 96130

3. Contact person(s) and phone number(s):

   Dan Williams
   Phone: (530) 257-6181
   Email: dwilliams7534@lassencollege.edu

4. Project location:

   The LCC is located within the City of Susanville, along California State Route 139 just north of its intersection with Skyline Road as shown on Figure 1.

5. Project sponsor's name and address:

   Lassen Community College District
   478-200 Highway 139
   Susanville, CA 96130

6. General Plan designation: Public and Government- Critical Facilities

7. Zoning: Public Facilities

8. Description of project: Refer to Chapter 2 of this document.

9. Surrounding land uses and setting: Refer to Chapter 1 of this document.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

    The project requires the LCC Board of Trustees approval. Lahontan Regional Water Quality Control Board (Lahontan) permitting is also required.

3.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

If environmental factors are checked below in Table 1, there would be at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. As discussed in the IS/IEC checklist, there are no potentially significant impacts associated with the amendment.

Table 1: Environmental Factors Potentially Affected

☐ Aesthetics	☐ Agriculture/Forest Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology Resources	☐ Greenhouse Gas Emissions	☐ Hazards/Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation/Traffic	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance
	☒ None	☐ None with Mitigation Incorporated

3.3 CEQA ENVIRONMENTAL DETERMINATION

On the basis of this Initial Study:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

Name, Title
Lassen Community College

Date

3.4 EVALUATION OF ENVIRONMENTAL IMPACTS

3.4.1 Introduction

The following environmental analysis has been prepared using the CEQA Guidelines Appendix G: Environmental Checklist Form to complete an Initial Study (IS).

3.4.2 CEQA

CEQA requires a brief explanation for answers to the Appendix G: Environmental Checklist except "No Impact" responses that are adequately supported by noted information sources (see Table 2). Answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

Table 2: CEQA Defined Levels of Impact Significance

Impact Severity	Definition
No Impact	A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
Less than Significant Impact	"Less than Significant Impact" applies where the Project's impact creates no significant impacts based on the criterion or criteria that sets the level of impact to a resource and require no mitigation to avoid or reduce impacts.
Less than Significant Impact after Mitigation	"Less than Significant Impact after Mitigation" applies where the incorporation of mitigation measures has reduced an effect from potentially "Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
Significant Impact	"Significant Impact" is appropriate if there is substantial evidence that an effect is potentially significant, as based on the criterion or criteria that sets the level of impact to a resource. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

Source: CEQA Appendix G Environmental Checklist Form 2018

3.4.3 Aesthetics

This section presents the analyses for potential impacts to aesthetics, scenic resources/community design and light and glare. Table 3 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

Susanville is surrounded by mountains and hills on the north, west, and south that come down from Susanville Peak on the north and Diamond Mountain on the south. These mountains and hills provide views and open space, and they define the limits of reasonable development within the City.

LCC is characterized by a mix of natural landscapes, educational facilities and support facilities such as sports fields, and other urban developments. The surrounding area includes a medical center, the County seat, the rural community of Susanville which includes both commercial and residential uses, and a local airport intermixed with the natural landscape.

Table 3: Aesthetics

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.4.3-1. Have a substantial adverse effect on a scenic vista? (CEQA Ia)			X	
3.4.3-2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (CEQA Ib)			X	
3.4.3-3. Substantially degrade the existing visual character or quality of the site and its surroundings? (CEQA Ic)			X	
3.4.3-4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (CEQA Id)			X	

Impact Discussion: The proposed project site is located in the City of Susanville on an existing community college campus. The location of the new building and water tank will add additional structural coverage to the already developed area. From nearby roadways and other public viewpoints, the new structures will not be visually evident. As such, the proposed structures will not impact any scenic vista, nor degrade the existing visual character or quality of public views of the site and its surroundings.

No significant impacts to scenic resources are anticipated as a result of this project. The project does not propose removal of any scenic resources, including heritage trees, rock outcroppings, or historic buildings. The project site is not located within the boundaries of any designated scenic area.

The construction of the new facilities will include the addition of new light sources (i.e., interior and exterior building lighting) that would introduce additional nighttime lighting to the project site and vicinity. The introduction of light from the new buildings could be noticeable to viewers in the surrounding area, but because exterior lighting will be directed downward and shielded as required by government codes, this impact is considered less-than-significant.

Therefore, the project would result in **less than significant impacts to Aesthetic Resources.**

3.4.4 Agriculture and Forestry Resources

This section presents the analyses for potential impacts to agriculture and forestry resources. Some TRPA checklist items concern impacts to vegetation, which are addressed in Section 3.4.6, Biological Resources. Table 4 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

LCC is located within the city limits of the City of Susanville. The city does not have large scale agricultural operations within city limits. Most of Lassen County has scant rainfall, a short growing season, and severe winters. Other limiting factors which challenge agricultural production include soil quality and the availability of water.

The site is not categorized as Prime or Unique Farmland or Farmland of Statewide Importance. There are no campus lands under a Williamson Act contract.

Table 4: Agriculture and Forestry Resources

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.4.4-1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA Resources Agency, to a non-agricultural use? (CEQA IIa)				X
3.4.4-2. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (CEQA IIb)				X
3.4.4-3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g), timberland (as defined by Public Resource Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (CEQA IIc)				X
3.4.4-4. Result in the loss of forest land or conversion of forest land to non-forest use? (CEQA IId)				X

3.4.4-5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (CEQA IIe)				**X**

Impact Discussion: Lassen County has no area mapped as Prime Farmland on the California Important Farmland Finder map. There are important farmlands mapped in the southern part of the county identified as Other Land and Farmland of Local importance. The project would not conflict with existing zoning for agricultural use, or a Williamson Act Contract. It would not involve changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use.

The project would not conflict with existing zoning for, or cause rezoning of, forest land as defined by Public Resources Code 12220(g). The property is zoned Public Facilities. If necessary, tree removal for construction would comply with the regulatory processes of the City of Susanville.

Therefore, the project would result in **no impact to Agriculture and Forest Resources**.

3.4.5 Air Quality

This section presents the analyses for potential impacts to air quality. Table 5 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

The United States Environmental Protection Agency (EPA) established National Ambient Air Quality Standards (NAAQS) for ozone (O_3), nitrogen dioxide (NO_2), carbon monoxide (CO), sulfur dioxide (SO_2), respirable particulate matter (with aerodynamic diameter less than or equal to a nominal 10 micrometers, PM_{10}), fine particulate matter (with aerodynamic diameter less than or equal to a nominal 2.5 micrometers, $PM_{2.5}$), and airborne lead. The NAAQS are of two types: primary and secondary. Primary standards are designed to protect human health, including the health of "sensitive" populations, such as asthmatics, children, and the elderly, with an adequate margin of safety. Secondary standards are designed to protect public welfare, including protection against decreased visibility and harm to animals, crops, vegetation, and buildings. The EPA can designate areas with air pollution concentrations above these standards as "nonattainment areas" subject to planning and pollution control requirements.

The California Air Resources Board (CARB) established California ambient air quality standards (CAAQS) for ozone, CO, NO_2, SO_2, sulfates, PM_{10}, $PM_{2.5}$, airborne lead, hydrogen sulfide, and vinyl chloride at levels designed to protect the most sensitive members of the population, particularly children, the elderly, and people who suffer from lung or heart diseases.

Lassen County is located in the Northeast Plateau Air Basin. In general, air emission sources in Lassen County are associated with motor vehicles, wood-burning stoves, wildfires, prescribed fires, and fugitive dust from unimproved roads and sparsely vegetated or unvegetated lands, including dry lakebeds. Periodic emissions occur from agricultural activities, such as discing and agricultural waste burning.

The Lassen County Air Pollution Control District (APCD) has regulatory jurisdiction over the County's air quality permitting process. The District's air pollution regulations comply with the standards established by Environmental Protection Agency Guidelines.

The APCD, through the Air Pollution Control Officer and with technical assistance from the California Air Resources Control Board, reviews proposals and plans to ensure that air quality standards are met. Projects that may emit pollutants from a stationary source must obtain an Authority to Construct Permit from the APCD prior to construction. After construction of the facility is completed and the project can demonstrate that it can operate in compliance with emission requirements set forth in the Authority to Construct, a Permit to Operate must be obtained.

The overall air quality of Lassen County is considered adequate by the APCD. The Air Quality Index in Lassen County is classified as "Good" the majority of the year. Wildfires and inversion layers during the winter can periodically degrade the air quality in the County. Under the state air quality standards, the basin is in attainment for nitrogen dioxide, sulfur dioxide, ozone, carbon monoxide, and lead. It is unclassified for PM10. An air basin is unclassified for a criteria pollutant when the available data is insufficient to determine attainment status. Unclassified areas are treated as attainment areas until proven otherwise.

Table 5: Air Quality				
CEQA Environmental Checklist Item	**Potentially Significant Impact**	**Less Than Significant with Mitigation Measures**	**Less Than Significant Impact**	**No Impact**
3.4.5-1. Conflict with or obstruct implementation of the applicable air quality plan? (CEQA IIIa)			X	
3.4.5-2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards? (CEQA IIIb)			X	
3.4.5-3. Expose sensitive receptors to substantial pollutant concentrations? (CEQA IIIc)			X	
3.4.5-4. Result in other emissions, such as objectionable odors, adversely affecting a substantial number of people? (CEQA IIId)			X	

Impact Discussion: The proposed projects would not alter, revise, conflict or obstruct the regulations pertaining to air quality and proposes no changes to air quality policies. The on campus student housing building will primarily serve existing and future students that currently reside in off campus housing because on campus housing options are unavailable. Since the facility would be located on campus, no significant increase in vehicle trips would occur.

Short-Term Construction Emissions

Although the construction site is relatively flat, development of the additional on campus residential housing and relocation of parking would involve demolition, grading and some degree of construction activity and construction emissions. Construction emissions are described as short-term or temporary in duration. Reactive Organic Gases (ROG), Carbon Monoxide (CO) and Nitrogen Oxides (NOx) (ozone precursors) emissions are primarily associated with gas and diesel equipment exhaust and the application of architectural coatings. Fugitive dust emissions (PM10 and PM2.5) are primarily associated with site preparation and vary as a function of such parameters as soil silt content, soil moisture, wind speed, acreage or disturbance area, and vehicle travel by construction vehicles on- and off-site. Construction emissions from new facilities would not exceed emissions thresholds (82 lbs/day) as demonstrated in the CalEEMod air emissions modeling for the proposed facilities (Attachment A).

Construction may result in the temporary generation of ozone precursor and fugitive dust emissions from site preparation; off-road equipment, material import/export, worker commute exhaust emissions; paving; and other miscellaneous activities. Typical construction equipment includes dozers, graders, excavators,

loaders, and trucks. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with site preparation activities. Approximately 400 cubic yards of grading and excavation would occur onsite, which would be reused as fill. However, due to the small size of area disturbance, emissions associated with construction would not exceed APCD significance thresholds. Air emissions would be minimized during construction as staging would occur in paved or previously compacted areas, the entrance to construction areas would be stabilized with aggregate rock, construction equipment speeds would be limited to 5 miles per hour, exposed and stockpiled soils would be covered to prohibit wind or water erosion, grading would be minimized and balanced onsite, and disturbed soils outside the structural footprint would be reseeded with native species to stabilize soils.

In accordance with local requirements, construction idling time would be limited to 5 minutes and construction equipment engine doors would be closed while operating to reduce emissions output. No burning of debris is proposed, and demolished parking lots, walkways and pathways would be recycled and reused.

Long-Term Operational Emissions

Long-term operation of the on campus housing building would not produce significant operational emissions. Energy efficiency of the new facility would improve compared to existing campus buildings and has the potential to reduce air emissions associated with energy consumption. Therefore, there would be no significant increase in area air emissions.

Long-term operation of the on campus housing building would not produce significant operational emissions, as the new building would primarily replace off campus housing currently used by students who are unable to live in the limited offering of on campus housing. Energy efficiency of the residential facility would be much greater than existing off campus housing and has the potential to reduce air emissions associated with energy consumption. Operational emissions from new facilities would not exceed emissions thresholds (82 lbs/day) as demonstrated in the CalEEMod air emissions modeling for the proposed facilities (Attachment A).

In summary, Project construction would result in a less than significant increase in short-term construction and long-term operational air emissions.

Cumulatively Considerable Increase in Non-Attainment Standards

With respect to PM_{10}, new projects could generate long-term operational emissions, including mobile and area source emissions. No single project is sufficient in size, by itself, to result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. In the project area, these pollutants relate to unpaved road dust, prescribed burning, wildfires and residential heating fuel.

The on campus housing building do not propose to include or use wood-burning stoves or fireplaces. PM_{10} emissions would be minimized during construction as staging would occur in paved or compacted areas, the entrance to construction areas would be stabilized with aggregate rock, construction equipment speeds would be limited to 5 miles per hour, exposed and stockpiled soils would be covered to prohibit wind or water erosion, grading would be minimized and balanced onsite, and disturbed soils outside the structural footprint would be reseeded with native species to stabilize soils. The increase in emissions of PM associated with the project would be below the project-level increment considered significant (82 lb/day). Since the project does not propose extensive disturbance and includes construction practices to reduce emissions, the Project would not contribute to a significant cumulative impact. Likewise, the use of the Project buildings would shift existing uses of the old inefficient temporary classroom buildings to the new

and energy efficient central campus, resulting in similar volumes of travel, VMT, and energy use; therefore, operation would contribute no significant increase in PM_{10} emissions.

Sensitive Receptors

Typical sensitive receptors include residences, hospitals, and schools. The Project is within the LCC college campus that includes classroom buildings and residence halls. No substantial increase in emissions would occur as a result of Project operations; however, a small increase in short-term pollutants may occur during active construction of the Project. Please refer to the analysis above. Selective tree removal under the Project would not expose sensitive receptors to substantial pollutant concentrations as trees would be hand felled and their removal would not require the use of heavy timber equipment. In summary, Project construction would result in a less than significant increase in short-term construction emissions and would not expose sensitive receptors to substantial pollutant concentrations.

Odors

The occurrence and severity of odor effects depend on the nature, frequency, and intensity of the odor source, wind speed and direction, and the presence of sensitive receptors. Offensive odors rarely cause physical harm, but odors can be unpleasant and generate citizen complaints to regulatory agencies and local governments. Typical sensitive receptors include residences, hospitals, and schools. The Project would be constructed within the LCC campus. Operation of the Project would not produce objectionable odors, nor include changes to the agricultural or equine programs that may exacerbate existing odor producing uses.

As a general matter, the types of land use development that pose potential odor problems include wastewater treatment plants, refineries, landfills, composting facilities and transfer stations, none of which are proposed.

In the short-term, odor impacts occur from the use of diesel engines and asphalt concrete paving during construction. These odors are both temporary and localized, affecting only the area immediately adjacent to the active construction area. Diesel exhaust emissions and asphalt concrete paving odors dissipate rapidly away from the source and cease upon completion of construction activities. Implementation of the project does not result in substantial direct or indirect exposure of sensitive receptors to offensive odors.

Therefore, there would be **less than significant impacts to Air Quality.**

3.4.6 Biological Resources

This section presents the analyses for potential impacts to biological resources. Table 6 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting:

Lassen County contains extensive natural open space that supports diverse plant communities and wildlife that depend upon these habitats. The Project area is located at an approximate elevation of 4,300 feet. At elevations below 6,500 feet the dominant native vegetation community is the mixed conifer forest. Ponderosa and Jeffrey pines, sugar pine, and white fir occur in this natural plant community. Above the mixed conifer forest, at elevations between 6,500 and 8,000 feet, the major natural plant community is the red fir forest, characterized by western white pine, mountain hemlock, and lodgepole pine. From 8,000 feet to tree line, plants are fewer in overall number with exposed patches of bare ground providing a harsh environment. Rock spirea, lupine, Indian paintbrush, and penstemon are a few of the rugged members of this community. Important wildlife mammal species found in Lassen County include black bear, mountain lion, red fox, and deer. Avian species include rough-legged hawk, great gray owl, osprey, grouse, and hummingbirds.

Special-status species are plants or animals that are legally protected under the State and/or federal Endangered Species Acts (ESAs) or other regulations, and species that are considered by the scientific community to be sufficiently rare to qualify for such listing. The California Department of Fish and Game has documented habitat for over 90 different species of special concern in the County. These include several amphibians, such as the red-legged frog, bald eagles, osprey, several mammals, and plant/wildlife species associated with the wetland habitats.

Table 6: Biological Resources

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.4.6-1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (CEQA IVa)			X	
3.4.6-2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (CEQA IVb)			X	
3.4.6-3. Have a substantial adverse effect on federally protected (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (CEQA IVc)			X	
3.4.6-4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (CEQA IVd)			X	
3.4.6-5. Conflict with any local policies or ordinances protecting biological resources,			X	

such as tree preservation policy or ordinance? (CEQA IVe)				
3.4.6-6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (CEQA IVf)				**X**

Impact Discussion: The project would not have a substantial adverse impact, directly or indirectly, on any species, habitat, or community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project implementation, construction of structures within the existing LCC campus development footprint, has no potential for significant adverse impacts to special-status wildlife species.

The Project area does not contain any suitable habitat for sensitive species; therefore, this impact is considered less than significant.

The U.S. Fish and Wildlife Service's IPaC database identifies no riparian habitat, no wetlands, and no critical habitat in the Project area.

There are no federally protected wetlands within the project area.

No known migration or travel corridors are located within the Project area. Riparian corridors are known to be travel ways for many wildlife species. No removal of riparian areas is proposed in conjunction with the project, therefore no impacts to these travel corridors are expected to occur.

The project would result in the removal of a handful of trees within the building and parking lot project areas. Tree removal and construction activities associated with construction of the new buildings/structures associated with expansion may result in direct removal of active nests for migratory birds and/or raptors and may result in disturbance or abandonment of nesting, roosting, or breeding sites in adjacent habitat. To ensure protection of potential nesting birds under the Migratory Bird Treaty Act, the following protections apply to the project:

> Pre-construction surveys, occurring during the nesting season immediately prior to tree removal, shall be conducted to identify any active nest sites within the Project construction area. Specifically, prior to tree removal, a qualified biological monitor shall visit the construction area to evaluate whether any nesting birds are occupying trees proposed for removal. If nest sites are identified, the biological monitor will have the authority to stop or reschedule construction activities near occupied trees or nursery sites if continued work could have negative impact on nesting birds or their young.

The project is not expected to conflict with any local policies or ordinances protecting biological resources, or with any provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan due to none of those plans existing on or near the project site.

Therefore, there would be **less than significant impacts to Biological Resources**

3.4.7 Cultural Resources

This section presents the analyses for potential impacts to cultural, archaeological and historical resources, discussing the Project impacts on cultural resources related to the disturbance of archaeological, historical, architectural, and Native American/traditional heritage resources. Table 7 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting:

The Lassen area was a gathering place for at least four American Indian groups: Atsugewi, Yana, Yahi, and Maidu. Because of its weather and snow conditions, generally high elevation, and seasonally mobile deer populations, the Lassen area was not conducive to year-round living. These Native American groups camped here in warmer months for hunting and gathering, leaving behind evidence that has been recorded as archaeological resources. The California Office of Historic Preservation lists a number of emigrant trails and two historic fort locations in Lassen County.

Table 7: Cultural Resources

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.4.7-1. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (CEQA Va)				X
3.4.7-2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (CEQA Vb)				X
3.4.7-3. Disturb any human remains, including those interred outside of formal cemeteries? (CEQA Vc)				X

Impact Discussion: It is not anticipated that any significant impacts to historical, archaeological, or paleontological resources will result due to the construction of the project. The new facilities are proposed within the main campus development area on sites that have existing parking lots and recreation facilities. Additionally, the project does not entail any future or proposed operations that would impact historical, archaeological, or paleontological resources.

However, when construction occurs, any unanticipated cultural resources (historic or prehistoric) exposed during ground excavation or ground disturbing activities would cause construction to be terminated immediately until a qualified cultural resources specialist evaluates the resource(s). Any discovered

resources that merit long-term consideration will be collected and reported in accordance with standard archaeological management requirements.

If human remains are encountered during construction, per Health and Safety Code 7050.5, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code 5097.98. The Coroner must be notified within 24 hours. If the Coroner determines that the remains are not historic, but are pre-historic, the Native American Heritage Commission (NAHC) must be contacted to determine the most likely descendent for this area.

Once the most likely descendent is determined, treatment of the Native American human remains will proceed pursuant to Public Resources Code 5097.98. The Native American Heritage Commission may become involved with decisions concerning the disposition of the remains.

Based on Project compliance with existing codes and regulations, there would be **no impact to Cultural Resources**.

3.4.8 Energy

This section presents the analyses for potential impacts to energy. Table 8 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting:

The main source of energy production and use in Lassen County is for electricity. Depending upon the location in the County, electricity may be provided by Pacific Gas & Electric (PG&E), or Lassen Municipal Utility District.

Table 8: Energy

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.4.8-1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (CEQA VIa)			X	
3.4.8-2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (CEQA VIb)			X	

Impact Discussion: The Project will provide housing for students who currently live off campus because of inadequate on campus housing choices. The new structure will include higher efficiency appliances and heating/cooling systems, designed to capture natural light, and would improve energy efficiency compared to older campus buildings. Wasteful energy consumption would not occur as a result of the new facilities. Likewise, fuels and electricity would be used during construction; however, equipment would not be left idling or plugged in when not in active use. Construction would not require quantities of energy resources beyond those of typical school facility construction and a substantial depletion or wasteful use of energy resources during construction or operation would not occur.

Development of the new facility has the potential to improve energy efficiency through the utilization of new, energy efficient materials, fixtures, and designs. Therefore, the project would not obstruct plans to encourage renewable energy or energy efficiency.

Therefore, there would be **less than significant impacts to Energy.**

3.4.9 Geology and Soils

This section presents the analyses for potential impacts to geology, soils and land. Table 9 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting:

Lassen County lies at the intersection of four major physiographic provinces: the Sierra Nevada, the Cascade Range, the Modoc Plateau, and the Basin and Range Province. These physiographic provinces are determined by their geologic structure and formation.

The rocks of the Sierra Nevada are essentially the exposed granite of the Sierra Batholith and associated sedimentary and contact metamorphic rocks with some late Tertiary volcanics. Although there are some granitic features north of Susanville, the Diamond Mountains are commonly regarded as the northern-most part of the Sierra Nevada Range.

The Cascade Range extends from the northern end of the Sierra Nevada to the Canadian border and is especially noted for the many great and recently active volcanoes scattered along its entire length. The exposed rocks of the California Cascades are predominantly volcanics of great variety and form.

The Modoc Plateau is an undulating platform composed of various volcanic materials, principally Miocene to recent basaltic lava flows with some sedimentary and tuffaceous interbeds. The average elevation of the area is 4,500 feet above sea level, but many peaks exceed this level. The Modoc Plateau consists of a series of northwest to north-trending block faulted ranges and deposits resulting from the disruption of drainage by faulting or volcanism. The geologic history of the Modoc Plateau is closely connected to that of the Cascade Range and Basin and Range Provinces. Quaternary volcanic flows of the Cascade Range overlap the western boundary of the Modoc Plateau.

The Basin and Range Province consist typically of north-south trending fault-block mountains separated by valleys, many of which are closed basins. Most of the province is located in neighboring Nevada. The sharply defined structure of the Honey Lake Valley, formed by the presence of fault zones along its borders, is characteristic of the Basin and Range Province. Interior drainage, resulting in playas such as Honey Lake, is also a common characteristic of basins in this province. North-trending normal faults bound basins and ranges throughout much of this province. Prominent right-lateral faults in the western Basin and Range constitute a generally northwest trending zone known as the Walker Lane belt.

In general, the soils in the County can be separated into two broad groups: (1) residual soils that have developed in place, and (2) transported soils formed by sediments deposited by wind, water, or ice. The formation and distribution of soils on the landscape are influenced by the parent geology and the material, climate, topography, and vegetation present in the soil-forming environment.

Table 9: Geology and Soils

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.4.9-1. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? (CEQA VIIa)				X
3.4.9-2. Result in substantial soil erosion or the loss of topsoil? (CEQA VIIb)				X
3.4.9-3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (CEQA VIIc)				X
3.4.9-4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (CEQA VIId)				X

3.4.9-5. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (CEQA VIIe)				X
3.4.9-6. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (CEQA VIIf)				X

Impact Discussion: The project consists of the construction of additional buildings on an existing community college campus. Minimal construction and development is proposed at relatively flat locations on the LCC main campus project site. The proposed project would not expose people or structures to substantial adverse effects due to impacts from earthquakes or seismic shaking. Like most of California, the project site can be expected to be subjected to seismic ground shaking at some future time. However, according to the Alquist-Priolo Earthquake Fault Zoning Map, the project site is not located near active faults. Lassen County is considered to have a low seismic and liquefaction hazard potential, which renders geologic impacts a less than significant risk to people and structures. The proposed buildings will be designed and installed in accordance with the California Building Standards Code requirements, including seismic standards.

The proposed project would not expose people or structures to significant risk due to seismic-related ground failure, including liquefaction. Liquefaction is a phenomenon where loose, saturated, granular soils lose their inherent shear strength due to excess water pressure that builds up during repeated movement from seismic activity. Factors that contribute to the potential for liquefaction include a low relative density of granular materials, a shallow groundwater table, and a long duration and high acceleration of seismic shaking. Liquefaction usually results in horizontal and vertical movements from lateral spreading of liquefied materials and post-earthquake settlement of liquefied materials. Liquefaction potential is greatest where the groundwater level is shallow, and submerged loose, fine sands occur within a depth of approximately 50 feet or less. Only localized amplification of ground motion would be expected during an earthquake. Liquefaction potential in the general vicinity of the project exists in the offsite low-lying drainage areas and meadows that are composed of loose-medium-dense sandy soils. The likelihood of liquefaction for the Project is lessened by building locations on flat lands and the enforcement of the California Building Standards Code.

The project would not be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code. Although it is not anticipated that the project would be located on expansive soils, the proposed facilities will be installed under building permits and required to meet all the applicable requirements of the California Building Code as adopted. The proposed project would not expose people or structures to significant risk due to landslides. There is no evidence of landslides in the project area, nor are there steep slopes located in the project area for the residential housing or instructional building. The project is not susceptible to seismically-induced landslides or mudflows due to the granular soils and bedrock at the site.

Typical development of this scale results in soil disturbance from access road construction, building pad preparations, drainage improvements, and landscaping. Since the project construction activities will disturb more than one acre of the site, the project will be subject to the National Pollutant Discharge Elimination System (NPDES) General Construction Activities Storm Water permit program. This program requires implementation of erosion control measures during and immediately after construction that are designed to

avoid significant erosion during the construction period. In addition, the project operation is subject to State Water Resources Control Board permit approval since the project results in a disturbance, including clearing, excavation, filling and grading, of one or more acres. The Permit must be obtained from the State Water Resources Control Board prior to construction.

Susanville Sanitary District will handle wastewater collection improvements and capacity requirements, so no septic tanks or alternative wastewater treatment systems are proposed.

There are no significant adverse impacts to Geology and Soils, and all applicable local, state and federal statutory permitting requirements will be followed with implementation of the project.

Therefore, the project would result in **no impacts to Geology and Soils.**

5.4.10 Greenhouse Gas Emissions

This section presents the analyses for potential impacts to greenhouse gas (GHG) emissions. Table 10 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting:

GHGs are a set of compounds in the atmosphere that absorb more of the outgoing long-wave radiation from the surface of the earth than incoming short-wave solar radiation. Therefore, GHGs in the atmosphere affect the global energy balance of the atmosphere-ocean-land system, and thereby affect climate. California regulated GHGs are carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), sulfur hexafluoride (SF6), hydrofluorocarbons (HFCs), and perfluorocarbons (PFCs). Other GHGs, such as water vapor, are not regulated at all.

Table 10: Greenhouse Gas Emissions

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.4.10-1. Greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (CEQA VIIIa)			X	
3.4.10-2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (CEQA VIIIb)			X	

Impact Discussion: Lassen County is under the jurisdiction of the Lassen County Air Pollution Control District (APCD). As discussed in the Air Quality section of this Initial Study, the purpose of the district is to monitor air quality levels and set rules and regulations to limit air pollution. The Project would allow students who currently live off campus and must drive to classes and other on campus activities to live on campus and has the potential to reduce vehicle trips and vehicle miles of travel. Implementation of the applicable rules and regulations set forth by APCD during operation of project buildings would ensure compliance with air pollution levels of significance. CalEEMod modeling results included in Attachment A document that construction and operation of the Project will not exceed applicable GHG thresholds.

The proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions, nor does it conflict with any General Plan policy or goal designed to reduce greenhouse gas emissions.

Therefore, the project would result in **less than significant impacts Greenhouse Gas Emissions.**

3.4.11 Hazards and Hazardous Materials

This section presents the analyses for potential impacts to hazards and hazardous materials. Table 11 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

The interface of the natural and manmade environments within Lassen County and the presence of industries that employ materials classified as hazardous pose potential safety hazards associated with wildfires and risk of upset. Other potential safety hazards include naturally occurring asbestos, past mining operations, and airport operations.

Table 11: Hazards and Hazardous Materials

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.4.11-1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (CEQA IXa)			X	
3.4.11-2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (CEQA Ixb)			X	
3.4.11-3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (CEQA Ixc)			X	
3.4.11-4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (CEQA Ixd)				X

3.4.11-5. For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (CEQA IXe)				X
3.4.11-6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (CEQA VIIIf)				X
3.4.11-7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (CEQA Ixg)			X	

Impact Discussion: Due to the nature of construction and operation of the residential housing facilities, the routine transport, disposal, or use of hazardous materials is not expected, nor is the facility expected to cause a reasonably foreseeable upset or accident releasing hazardous materials.

The project is located on a school campus. No large quantities of hazardous materials would be used or stored at the residential facility. The use, storage, and transport of hazardous materials are required to be in compliance with local, state, and federal regulations during project construction. Since all existing and future development in the Project area is required to comply with regional, federal, state, and local regulations addressing safety from hazards, including hazardous materials, the significance of this impact is anticipated to be less than significant.

The project is located over five (5) miles from the nearest airport, which would be Susanville Municipal Airport.

Due to the nature and location of the project, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. All public access areas are served by adequate roadways that connect with State highway 139.

The project would be subject to all applicable building and electrical standards, which would help protect the public's health, safety, and welfare.

The project site is located within the Local Responsibility Area (LRA) for fires. The project site is not designated as a Fire Hazard Severity Zone on the California Department of Forestry and Fire Protection's Fire Hazard Severity Zone Maps. Even though a designation has not be placed on the site, wildfires are a known risk in parts of the County. Risk at the LCC main campus are reduced through the use of defensible space, non-flammable roofs, and ignition resistant construction.

Therefore, the project would result in **less than significant impact to Hazards and Hazardous Materials.**

3.4.12 Hydrology and Water Quality

This section presents the analyses for potential impacts to hydrology and water quality. Table 12 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

Lassen County is a topographically diverse area in northeastern California. The county has a mountain climate, and much of the county is arid, with less than 15 inches of precipitation annually. Lassen County is at the confluence of four geomorphic provinces and has 24 groundwater basins. Four of the 24 groundwater basins have been identified as priority basins. Hydrogeology in the four priority groundwater basins is understood on a large scale. Groundwater levels in the four priority basins indicate that groundwater levels are generally stable, with declines during drought periods, and recovery during wet periods.

Groundwater resources have long played an important role in the development, growth, and sustainability of Lassen County and its residents. It is a source of drinking water, irrigation water for the agricultural community, and supports important environmental needs through its interaction with surface water and related habitat. Local groundwater users and the County work collaboratively to manage and protect groundwater resources for current and future generations. Local groundwater management continues to increase in complexity and scope, driven by evolving demands for groundwater resources both within and adjacent to Lassen County.

Table 12: Hydrology and Water Quality

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.4.12-1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? (CEQA Xa)			X	
3.4.12-2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (CEQA Xb)			X	
3.4.12-3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a			X	

stream or river or through the addition of impervious surfaces, in a manner which would i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) Impede or redirect flood flows? (CEQA Xc)				
3.4.12-4. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (CEQA Xd)			X	
3.4.12-5. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (CEQA Xe)			X	

Impact Discussion: The Project does not propose to discharge contaminating waste into area waterways or soils. As discussed in the project description, the Project building site is located away from Susan River and other natural drainages. The project is designed to capture and treat surface runoff from the new impervious surfaces of the buildings, walkways and paths, and associated parking lot relocation.

Water from storm events would be collected to flow into the treatment basins through a series of natural swales or pipes with rock-lined outfalls.

Development and infrastructure improvements within the project area are required to meet the discharge standards of the Central Valley Regional Water Control Board. Projects that would create more than one acre of disturbance are required to prepare a Storm Water Pollution Prevention Plan (SWPPP). The total project area for the residential hall and parking lot relocation is approximately 100,000 square feet or just under two and one-half acres of ground disturbance. Since all existing state and local protections for surface water would remain in place and would not be altered by the project, and water quality BMPs such as coir logs and stormwater runoff management would be implemented during and construction and operation of the facility, the project would not result in adverse discharges to surface waters or alteration of surface water quality.

Based on mapping from the California Department of Water Resources, the Project construction site is not located nearby to existing groundwater wells (no well completion reports have been filed for the LCC campus or immediate vicinity). The closest public water supply well is located in Susanville along Skyline

Road, west of Highway 139 from the LCC campus. Based on the flat conditions of the building site, groundwater interception is not anticipated during construction, as there are no basements proposed or the need for substantial excavation into hillsides. Therefore, Project facilities would not interfere with groundwater recharge or deplete supplies.

As discussed above, the project includes stormwater systems to collect and manage runoff resulting from new, and some existing, impervious coverage during a 20-year, one-hour storm event. Areas disturbed during construction would either be developed with structures, walkways, paths, parking, or landscaping, and disturbed areas not formally landscaped would be reseeded with a native seed mixture to maintain the natural landscape and prevent erosion or improper flows that would result in unwanted channels or siltation onsite. Therefore, the Project would not result in substantial erosion or siltation on or off site.

As described in the project description above, the Project would increase impervious surface coverage for buildings, parking lots, and driveways such that additional stormwater treatment features are included to capture and manage stormwater onsite. With the addition of new stormwater management features for the Project, the runoff from the buildings and associated walkways and parking would be managed within the LCC campus area and would not contribute to on- or off-site flooding.

The project area, including the classroom and student housing buildings, associated parking areas, walkways and paths are not located within the FEMA-mapped flood hazard area and improvements are not proposed within or near the Susan River.

As discussed above, the project would include onsite runoff management and is not located within a groundwater well protection area. Operation of the Project buildings would not obstruct implementation of a water quality control plan or sustainable groundwater management plan. The project incorporates measures to maintain water quality and control runoff as required by local, state, and federal regulations, thereby implementing water quality control. Project operations would not involve potentially contaminating activities that could affect surface or groundwater.

Since all existing state and local protections for surface water and groundwater would remain in place, and water quality BMPs would be implemented during construction, the project would not result in adverse discharges to surface or groundwaters or alteration of surface or groundwater quality and would not conflict with or obstruct implementation of plans protecting surface water and groundwater resources.

Therefore, the project would result in **less than significant impact to Hydrology and Water Quality.**

3.4.13 Land Use and Planning

This section presents the analyses for potential impacts to land use and planning. Table 13 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

The project site is located within the City of Susanville. The Land Use Element of the City of Susanville 2000 General Plan defines the goals, policies, and implementation measures that will facilitate appropriate growth and development.

Table 13: Land Use and Planning

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.4.13-1. Physically divide an established community? (CEQA XIa)				X
3.4.13-2. 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? (CEQA XIb)				X

Impact Discussion: This project will not physically divide an established community. The residential living building is located within the existing LCC main campus immediately adjacent to other existing structures.

There are no known land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect relating to this project.

Therefore, the project would result in **no impact to Land Use and Planning.**

3.4.14 Mineral Resources

This section presents the analyses for potential impacts to mineral resources. Table 14 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required.

Environmental Setting

The discovery of gold along the base of Diamond Mountain in 1856 attracted most of the first settlers to Lassen County.

Various areas have been developed for the extraction of building and construction materials. In 1860, a rhyolite tuff quarry was developed at the west end of Susanville. This quarry stone was used extensively in Susanville's business district. Another quarry in the Wendel area which had good access to the railroad exported blocks for a number of buildings in Alturas.

Clay deposits in the Honey Lake Valley were first discovered in 1876 and brick kiln operations operated on an occasional basis for the next forty years. Deposits of gravel and cinders were located in the early 1870's, but the claims were not developed to any great extent until after the turn of the century when base was needed for railroads and road construction. Lime deposits near Amedee were developed around 1910 for usage in cement, but the project was abandoned apparently because of the lime's poor quality.

Significant deposits of commercial grade pozzolan, known locally as lassenite, occur in Long Valley as lacustrine sediments and diatomaceous shale of Mio-Pliocene age. Pozzolan is a light, porous ash-sized siltstone composed of partially hydrated rhyloitic glass ash with some pumiceous and diatomaceous material. Tests have confirmed that material of satisfactory grade is plentiful, with the thickness of the pozzolanic horizon commonly exceeding 350 feet (University of California, 1974). In two square miles alone, there was projected to be approximately 50,000,000 cubic yards of pozzolan.

Pozzolanic material is used as an additive to (or blended with) cement, contributing strength and water tightness to produce superior concretes. The major use of pozzolan is in concrete for hydraulic structures such as dams and tunnels. It has also been used as an absorbent and has been proposed for use in oil spill clean-up.

Rock collectors have found a variety of stones in the County, including petrified wood in the Willard Creek area, crystal and rose quartz from Diamond Mountain, and opals from Antelope Mountain.

Table 14: Mineral Resources

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.4.14-1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (CEQA XIIa)				**X**

3.4.14-2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (CEQA XIIb)				**X**

Impact Discussion: The proposed project is not located in an area with known mineral resources, and it is not anticipated that any mineral resources will be discovered during construction.

The project would not result in the loss of availability of a locally-important mineral resources recovery site delineated on a local general plan, specific plan, or other land use plan.

Therefore, there would be **no impact to Mineral Resources**.

5.4.15 Noise

This section presents the analyses for potential impacts related to noise. Table 15 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

Lassen County is characterized primarily by undeveloped natural open space with small, interspersed towns or villages, and one incorporated city, the City of Susanville. Primary noise sources in the County include highways and major roadways, airports, and major stationary sources associated with commercial or industrial enterprises; minor noise sources can be found in individual communities, generally associated with commercial businesses and local roadways. California State Route 139 is the primary source of existing noise at the LCC main campus.

Table 15: Noise

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.4.15-1. 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 other applicable local, state, or federal standards? (CEQA XIIIa)			X	
3.4.15-2. Generation of excessive groundborne vibration or groundborne noise levels? (CEQA XIIIb)			X	
3.4.15-3. For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels? (CEQA XIIIc)				X

Impact Discussion: Noise is usually defined as unwanted sound. It is an undesirable by-product of society's normal day-to-day activities. Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm, or when it has adverse effects on health. The definition of noise as unwanted sound implies that it has an adverse effect on people and their environment. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB).

Noise sources occur in two forms: (1) point sources, such as stationary equipment, loudspeakers, or individual motor vehicles; and (2) line sources, such as a roadway with a large number of point sources (motor vehicles). Sound generated by a point source typically diminishes (attenuates) at a rate of 6.0 dB(A) for each doubling of distance from the source to the receptor at acoustically "hard" sites and 7.5 dB(A) at acoustically "soft" sites. For example, a 60 dB(A) noise level measured at 50 feet from a point source at an acoustically hard site would be 54 dB(A) at 100 feet from the source and 48 dB(A) at 200 feet from the source. Sound generated by a line source typically attenuates at a rate of 3.0 dB(A) and 4.5 dB(A) per doubling of distance from the source to the receptor for hard and soft sites, respectively. Sound levels can also be attenuated by man- made or natural barriers.

Sensitive receptors are facilities where sensitive receptor population groups (children, the elderly, the acutely ill, and the chronically ill) are likely to be located. These land uses include residences, schools, playgrounds, child care centers, retirement homes, convalescent homes, hospitals and medical clinics.

Any construction noise resulting from construction of the facility would be temporary and the City of Susanville's Nosie Ordinance, 9.04.060 Noise, would be followed.

It is not likely or anticipated that the project will generate or expose people to excessive ground borne vibration and noise levels.

The project is located over five (5) miles from the nearest airport, which would be Susanville Municipal Airport.

Therefore, there would be a **less than significant impact to Noise.**

3.4.16 Population and Housing

This section presents the analyses for potential impacts to population and housing. Table 16 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

The project is located in the City of Susanville, which is the only incorporated city within rural Lassen County. Based on the 2019-2024 Housing Element, the City of Susanville has seen a decrease in population over the most recent years.

Table 16: Population and Housing

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.4.16-1. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (CEQA XIVa)				X
3.4.16-2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (CEQA XIVb)				X

Impact Discussion: The construction of new on campus housing will not lead to an unplanned increase in population on campus. Through housing surveys conducted, there is a need for on campus housing. The proposed facilities will reduce the demand for off campus housing.

The on campus residential housing project is needed to serve existing students, as documented on Exhibit 9 of the LCC Student Housing Survey and Demand Analysis (November 2022). There is current demand for 192 beds and the current dorm only has room for 118. The increase in on campus housing will have a less than significant impact on population growth, offering additional housing will be a benefit to existing population in the County.

The project will not displace any students currently living on campus, alternatively, it will provide housing for existing students who are having difficulty finding off campus housing based on housing shortages county wide.

Therefore, there would be a **no impact to Population and Housing**

3.4.17 Public Services

This section presents the analyses for potential impacts to public services. Table 17 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

Public services are provided by a variety of service providers, including the City, County, special districts, and state and federal agencies.

Table 17: Public Services

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.4.17-1. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities? (CEQA XVa)			X	

Impact Discussion: The proposed project will provide additional on campus housing for both current and future students. Many of the anticipated new on campus residents already reside nearby in off campus housing and therefore will not create a significant increase to population or demand on existing public services. An increase in housing availability is not anticipated to have an impact on public services since total enrollment is not tied to the increased housing bed base. The new facilities will be equipped with modern fire suppression systems.

Therefore, there would be **less than significant impact to Public Services**

3.4.18 Recreation

This section presents the analyses for potential impacts to recreation. Table 18 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

People utilize the various areas around the City of Susanville and Lassen County for recreation. Recreation areas within the City and County are public parks, trails, forest lands, lakes, waterways, and other open space areas.

The project is located within the boundaries of the City of Susanville where parks and facilities are open to everyone throughout the City.

Table 18: Recreation

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.4.18-1. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (CEQA XVIa)				X
3.4.18-2. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (CEQA XVIa)				X

Impact Discussion: The on campus student housing building would primarily provide housing for nearby students that currently live off campus and commute to LCC. Therefore, the project would not increase the use of existing neighborhood and regional parks or other recreational facilities.

The project proposes the removal of an existing on campus basketball court. A new basketball court is proposed adjacent to the new housing facility.

Therefore, there would be **no impact to Recreation.**

3.4.19 Transportation

This section presents the analyses for potential impacts to transportation, traffic and circulation. Table 19 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

The principal highway access to Susanville is via State Highway 36, which runs in a general east-west direction through the central portion of the City and is also Susanville's Main Street. Highway 36 connects to Interstate 5 to the west in Red Bluff and to Highway 395 approximately 4 miles southeast of the City. State Highway 139 leaves Susanville from the center of town heading to the north to connect with the City of Alturas in Modoc County.

Table 19: Transportation

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
5.4.19-1. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? (CEQA XVIIa)				X
5.4.19-2. Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? (CEQA XVIIb)			X	
5.4.19-3. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (CEQA XVIIc)				X
5.4.19-4. Result in inadequate emergency access? (CEQA XVIId)				X

Impact Discussion: The project would not conflict with a program, plan, ordinance or policy addressing the circulation system.

Trip Generation from the proposed project uses does not pose a significant environmental impact. The on campus residential housing project will provide housing to students that must currently live off campus and commute to the LCC campus. Providing on campus housing for existing LCC students will reduce commute trips and shorten trip length for a majority of the residents, offsetting any new vehicle trips and VMT associated with new students who may attend LCC because of the new on campus housing options.

The project would not conflict with CEQA Guidelines Section 15064.3 subdivision (b) because the on campus residential housing building primarily provides housing for current students who have to reside off campus and commute to the LCC campus. In addition, the residence hall and LCC campus is located near a transit stop along the City's public transportation network.

The project does not require the development of new roadways with sharp curves or dangerous intersections and would not increase hazards due to a design feature. The proposed facilities are located on existing vehicular access roads.

Parking is proposed to be relocated adjacent to the on campus residential housing building to support residents. The main parking lot is located central to the LCC campus and is adequate for existing and future enrollment. As such, the parking demand for the project will be met on the project site without causing any significant environmental impacts.

Therefore, the project would result **in less than significant impacts to Transportation and Circulation.**

3.4.20 Tribal Cultural Resources

This section presents the analyses for potential impacts to tribal cultural resources, discussing the Project impacts on tribal cultural resources related to the disturbance of Native American/traditional heritage resources. Table 20 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

The Lassen area was a gathering place for at least four American Indian groups: Atsugewi, Yana, Yahi, and Maidu. Because of its weather and snow conditions, generally high elevation, and seasonally mobile deer populations, the Lassen area was not conducive to year-round living. These Native American groups camped here in warmer months for hunting and gathering, leaving behind evidence that has been recorded as archaeological resources. The California Office of Historic Preservation lists a number of emigrant trails and two historic fort locations in Lassen County.

Table 20: Tribal Cultural Resources

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Has a California Native American Tribe requested consultation in accordance with Public Resources Code section 21080.3.1(b)? Yes: X No: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
3.4.20-1. 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)? (CEQA XVIIIa)				**X**
3.4.20-2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (CEQA XVIIIb)				**X**

Impact Discussion: Because of the existing uses within the LCC campus, it is not anticipated that tribal cultural resources, as defined by Public Resources Code Section 21074 and listed or eligible for listing in the California Register of Historical Resources, in a local register of historical resources as defined in Public resources Code Section 5020.1(k), or is determined to be significant pursuant to Public Resources Code Section 5024.1 subdivision (c), would be impacted as a result of the construction and use of the on campus residential facility. The residential facility and relocated parking lot are located within the existing disturbance area of the existing LCC main campus.

California Native American tribes traditionally and culturally affiliated with the project area have been notified as required by California AB 52 and will be included in the notices for public review of this Initial Study and future hearings before the Board of Trustees to consider approval of the Project's construction.

Therefore, the project would result in **no impact to any known Tribal Cultural Resources.**

3.4.21 Utilities and Service Systems

This section presents the analysis for potential impacts to utilities and service systems. Table 21 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

Utilities available within Lassen County include electricity, gas, water, and wastewater collection and treatment. Depending upon the location in Lassen County, electricity may be provided by Pacific Gas & Electric (PG&E), or Lassen Municipal Utility District. Lassen Municipal Utility District provides electricity to the LCC campus.

The Susanville Sanitary District (SSD) provides wastewater collection and treatment within the City of Susanville and to the LCC campus. Natural gas is provided by the City of Susanville. The City also provides water service to residents, but the LCC campus gets its water from onsite wells.

Curbside solid waste services are provided by C & S Waste Solutions. Solid waste is transferred to a transfer station by two methods, one being through curbside solid waste service and the other is personally by individuals for their benefit. Solid waste from the four transfer stations located in Lassen County is transferred to Nye County Landfill in Pahrump, Nevada.

Table 21: Utilities and Service Systems

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.4.21-1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (CEQA XIXa)			X	
3.4.21-2. Have sufficient water supplies available to serve the and reasonably foreseeable future development during normal, dry, and multiple dry years? (CEQA XIXb)			X	
3.4.21-3. Result in a determination by the wastewater			X	

treatment provider that serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments? (CEQA XIXc)				
3.4.21-4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (CEQA XIXd)			**X**	
3.4.21-5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (CEQA XIXe)				**X**

Impact Discussion: The on campus residential housing building adds campus facilities and requires expanded connection to existing utility providers at LCC. Due to the developed nature of the LCC project site, no significant environmental effects are indicated as a result of the extension of service. Each utility provider (Lassen MUD for electricity, SSD for wastewater, City of Susanville for gas) was contacted and confirmed that no new offsite infrastructure improvements would be required to service the student housing project.

The project also includes the construction of solar carports over existing on campus parking.

Due to the nature of the residential housing project, additional solid waste would be generated on the LCC campus. City Code mandates regular disposal of commercial solid waste by contract hauler in this case, C&S Waste Systems. There is no indication that this project will generate solid waste in excess of capacity of local infrastructure or will otherwise impair the attainment of solid waste reduction goals.

Therefore, the project would result in **less than significant impacts to Utilities and Service Systems.**

3.4.22 Wildfire

This section presents the analysis for potential impacts related to wildfire. Table 22 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

The entire county is prone to fire, either man-made or natural. Location, accessibility, local climatic conditions, topography and vegetation type are among the factors associated with the intensity of a fire. Among the factors which can induce fire hazard potential to human safety and the environment is the degree to which fire hazard reduction measures are practiced in an area and, should a fire occur, the response time and effectiveness of the fire suppression activities.

The project area is located adjacent to a High Fire Zone as mapped by CAL FIRE in 2022.

Table 22: Wildfire

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Is the Project located in or near state responsibility areas or lands classified as high fire hazard severity zones? Yes: No: X				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
3.4.22-1. Substantially impair an adopted emergency response plan or emergency evacuation plan? (CEQA XXa)				X
3.4.22-2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (CEQA XXb)				X
3.4.22-3. Require the installation of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may				X

result in temporary or ongoing impacts to the environment? (CEQA XXc)				
3.4.22-4. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (CEQA XXd)				**X**

Impact Discussion: The project site is not located in a state responsibility area classified as a very high fire hazard severity zone. Applicable construction standards will be used during construction of the on campus residential housing building.

The project is served by a paved, maintained state highway with adequate provision for access. The project would not substantially impair an adopted emergency response plan or emergency evacuation plan.

Additionally, the project site topography is level and it is anticipated that maintenance of the property's vegetation would be required to ensure maximum efficiency of the facility. Given the residential buildings location within the existing development footprint of the LCC main campus, it is not anticipated that wildfire risks would be exacerbated causing the project occupants to be exposed to pollutant concentrations from a wildfire.

The project is located on a site with level topography. As a result, people or structures would not be exposed to significant risks, including downslope or downstream flooding, or landslides as a result of runoff, post-fire slope instability, or drainage changes.

Therefore, the project would result in **no impact to Wildfire.**

3.4.23 Mandatory Findings of Significance

This section presents the analyses for mandatory findings of significance. Table 23 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Table 23: Mandatory Findings of Significance

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.4.23-1. Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory? (CEQA XXIa)			X	
3.4.23-2. Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (CEQA XXIb)			X	
3.4.23-3. Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (CEQA XXIc)			X	

Impact Discussion: The analysis from this Initial Study for the proposed project found the project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, or threaten to eliminate a plant or animal.

The proposed project was analyzed for cumulatively considerable impacts. This Initial Study found that the project would not have a cumulatively considerable impact when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects in compliance with the mitigation measures set forth by the project applicant. There are not environmental impacts associated with the existing LCC main campus that would be exacerbated by the new residential facility or relocated parking.

The Initial Study found that the project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly in compliance with the mitigation measures set forth by the project applicant.

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ATTACHMENT A
CALEEMOD AIR QUALITY EMISSIONS OUTPUT

Lassen CC Student Housing Summary Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Lassen CC Student Housing
Construction Start Date	5/1/2024
Operational Year	2025
Lead Agency	Lassen Community College District
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50
Precipitation (days)	21.6
Location	40.43250584293119, -120.63214402686027
County	Lassen
City	Susanville
Air District	Lassen County APCD
Air Basin	Northeast Plateau
TAZ	124
EDFZ	3
Electric Utility	Lassen Municipal Utility District
Gas Utility	Tuscarora
App Version	2022.1.1.11

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

Apartments Low Rise	65.0	Dwelling Unit	1.00	36,400	4,000	—	117	Residence Hall

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-13	Use Low-VOC Paints for Construction

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Unmit.	2.78	90.2	21.2	23.6	0.03	7.04	3.57	3,812	3,836
Mit.	2.78	33.3	21.2	23.6	0.03	7.04	3.57	3,812	3,836
% Reduced	—	63%	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Unmit.	0.99	0.84	6.42	10.2	0.01	0.70	0.34	1,940	1,960
Mit.	0.99	0.84	6.42	10.2	0.01	0.70	0.34	1,940	1,960
% Reduced	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—
Unmit.	0.56	4.20	3.93	5.28	0.01	0.94	0.48	947	955
Mit.	0.56	1.70	3.93	5.28	0.01	0.94	0.48	947	955
% Reduced	—	60%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—
Unmit.	0.10	0.77	0.72	0.96	< 0.005	0.17	0.09	157	158

Mit.	0.10	0.31	0.72	0.96	< 0.005	0.17	0.09	157	158
% Reduced	—	60%	—	—	—	—	—	—	—

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10T	PM2.5T	CO2T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Unmit.	3.35	4.24	2.33	18.1	0.03	0.83	0.20	3,256	3,374
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Unmit.	3.20	4.07	2.79	20.1	0.03	0.83	0.20	3,152	3,268
Average Daily (Max)	—	—	—	—	—	—	—	—	—
Unmit.	2.75	3.65	2.29	15.4	0.02	0.74	0.18	2,917	3,028
Annual (Max)	—	—	—	—	—	—	—	—	—
Unmit.	0.50	0.67	0.42	2.81	< 0.005	0.14	0.03	483	501

6. Climate Risk Detailed Report

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	2	0	0	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A

Snowpack Reduction	0	0	0	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	2	1	1	3
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	1	1	1	2
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

7. Health and Equity Details

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	52.0
Healthy Places Index Score for Project Location (b)	28.0

Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.