

ENVIRONMENTAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

Parcel Map 19-0003
Hoppe

April 8, 2021

ENVIRONMENTAL INITIAL STUDY &
MITIGATED NEGATIVE DECLARATION
WITH
References and Documentation

Prepared by
SHASTA COUNTY DEPARTMENT OF RESOURCE MANAGEMENT
PLANNING DIVISION
1855 Placer Street, Suite 103
Redding, California 96001

**SHASTA COUNTY
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY & MITIGATED NEGATIVE DECLARATION**

- 1. Project Title:**
Parcel Map 19-0003 (Hoppe)
- 2. Lead agency name and address:**
Shasta County Department of Resource Management, Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001-1759
- 3. Contact Person and Phone Number:**
David Schlegel, AICP, Senior Planner, (530) 225-5532
- 4. Project Location:**
The project is located in the Palo Cedro area on the eastern side of Deschutes Road at the end of Dreamcatcher Lane approximately 0.25 miles north of the intersection of Los Altos Drive and Deschutes Road (Assessor's Parcel Numbers 058-120-014 and 058-120-003).
- 5. Applicant Name and Address:**
Ron Hoppe
PO Box 455
Palo Cedro, CA 96073
- 6. General Plan Designation:**
Agricultural-Part-Time Cropland/Grazing (A-cg) and Rural Residential B (RB)
- 7. Zoning:**
Limited Agriculture (A-1), Designated Floodway (F-1), Limited Agriculture with the Restrictive Flood Combining District (A-1-F-2) and Limited Residential with the Building Site (10 acre minimum lot area) and Restrictive Flood Combining Districts (R-L-BA-10-F-2).
- 8. Description of Project:**
The request is to subdivide an approximately 39.93-acre lot into two lots of 17.72 acres and 22.22 acres. Each lot would include existing single-family residences with driveway access at the terminus of Dreamcatcher Lane along with rural residential land uses and remaining agricultural lands; the east side of each lot would be adjacent to Cow Creek and its riparian habitat areas.
- 9. Surrounding Land Uses and Setting:**
The 39.93-acre project site is generally located in the northern Sacramento Valley, east of the City of Redding in the Palo Cedro area. Adjacent properties to the north, west and south are designated by the County General Plan as Agricultural-Part-Time Cropland/Grazing (A-cg) and the properties to the east are designated Rural Residential B (RB). The properties to the north, west and south are in the Limited Agriculture (A-1) zone district, much of the Cow Creek corridor is in the Designated Floodway (F-1) zone district and the Restrictive Flood (F-2) combining district. Across Cow Creek to the east and southeast, properties are in the Limited-Residential (R-L) and Unclassified (U) zone districts. Surrounding land uses include properties ranging from 5 to 10 acres developed with residences and part-time agricultural uses to the north, west, and south. The properties to the east and southeast are either vacant with primarily agricultural uses or developed with single-family residences, agricultural accessory buildings, and agricultural uses, including field crops and irrigated pasture.

The topography of the site is predominantly flat. The site is developed with two single-family residences, residential

and agricultural accessory buildings. Agricultural uses on site consist of animal husbandry, irrigated pasture and croplands. There are several existing oak trees in the vicinity of the existing single-family residence and accessory structures in the southern portion of site as well as a sparse lining along the northern property line. More dense vegetation and tree coverage is located along the eastern edge and southeast corner in the riparian areas adjacent to Cow Creek. Oak trees are not proposed to be disturbed or removed.

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

None

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

In accordance with Public Resources Code (PRC) Section 21080.3.1, the Wintu Tribe of Northern California & Toyon-Wintu Center (Tribe) filed and Shasta County received a request for formal notification of proposed projects within an area of Shasta County that is traditionally and culturally affiliated with the Tribe. Pursuant to PRC §21080.3.1 the Department of Resource Management sent a certified letter to notify the Tribe that the project was under review and to provide the Tribe 30 days from the receipt of the letter to request formal consultation on the project in writing. To date, no response was received.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

	Aesthetics		Agricultural Resources		Air Quality
✓	Biological Resources		Cultural Resources		Energy
	Geology / Soils		Greenhouse Gas Emissions		Hazards & Hazardous
	Hydrology / Water Quality		Land Use / Planning		Mineral Resources
	Noise		Population / Housing		Public Services
	Recreation		Transportation		Tribal Cultural Resources
	Utilities / Service Systems		Wildfire		Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

☐ 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.

☐ I find that although the proposed project could have a significant effect on the environment because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Copies of the Initial Study and related materials and documentation may be obtained at the Planning Division of the Department of Resource Management, 1855 Placer Street, Suite 103, Redding, CA 96001. Contact David Schlegel, Senior Planner at (530) 225-5532.

David Schlegel for:

David Schlegel, AICP
Senior Planner

4/8/2021
Date

Paul A. Hellman

Paul A. Hellman
Director of Resource Management

4/8/21
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

I. AESTHETICS: Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				✓
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				✓
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				✓
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not result in any adverse effect on a scenic vista. There is no view of the project site which includes a scenic vista.
- b) The project would not substantially damage any scenic resource. The project site is not visible from a designated scenic highway.
- c) The project would not degrade the existing visual character or quality of the site and its surroundings. The project surroundings are rural and agricultural uses with large lots and natural features. The project does not propose to develop additional residences at this time, does not propose tree or vegetation removal and is consistent with the existing visual character and quality of the site and its surroundings.
- d) The project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in a non-urbanized area. There are no new light sources proposed as part of the subdivision and any subsequent development on the project site would be subject to County ordinances governing light and glare.

Mitigation/Monitoring: None proposed.

II. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the				✓

<p>II. <u>AGRICULTURE AND FORESTRY RESOURCES:</u> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
California Resources Agency, to non-agricultural use?				
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓	

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The subject property is not identified as Prime Farmland, Unique Farmland, or Statewide Importance on the map titled Shasta County Important Farmland 2016. There is a portion of the land identified in the Shasta County Important Farmland map as grazing land and that portion of the property is not proposed to be developed.
- b) The project site is in the Limited Agriculture (A-1) zone district along with adjacent lands and most of the surrounding area is used for part-time agricultural uses. The provisions of the A-1 zone district, including minimum parcel size requirements, are specifically designed to implement General Plan policies to minimize and avoid conflicts with lands used for agricultural purposes or in a Williamson Act Contract.
- c) The project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). The project site is not forest land, timberland or in a Timberland Production zone district.
- d) The project would not result in the loss of forest land or conversion of forest land to non-forest use. The project site is not forest land.
- e) The project would subdivide a 39.93-acre lot into two lots of 17.72 acres and 22.21 acres. With these lot sizes, the parcels would be permitted to establish second residences as well as accessory dwelling units. This type of subsequent development is common in Shasta County and can be reasonably expected to occur as a long-term result of the project. However, such future development would not limit the use of the land for part-time agricultural uses and would also be subject to review of General Plan policies intended to ensure farmlands are not converted to non-agricultural uses. For these reasons, any future development which could

convert a portion of the land to non-agricultural use would be limited and would be considered to be less-than-significant.

Mitigation/Monitoring: None proposed.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			✓	
c) Expose sensitive receptors to substantial pollutant concentrations?			✓	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

Discussion: Based on related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

a - b) The project would not conflict with or obstruct implementation of the Northern Sacramento Valley Planning Area (NSVPA) 2018 Triennial Air Quality Attainment Plan for Northern Sacramento Valley Air Basin as adopted by Shasta County, or any other applicable air quality plan. The project site contains two existing single-family residences and accessory structures, along with limited agricultural uses. Any second-one-family residences or future accessory buildings would not conflict with or obstruct implementation of the NSVPA Air Quality Attainment Plan (2018). A second single-family residence would generally be expected to generate 9.52 trips per unit per day, including 1.00 trip during each of the morning and evening peak hours. Thus, the proposed post-project development of a single-family residence on each parcel would generate approximately 20 new vehicle trips per day. This is an insignificant increase in traffic. The project is consistent with the A-cg General Plan designation and the air quality attainment plan.

The NSVPA Air Quality Attainment Plan (2018) designates Shasta County as an area of Nonattainment with respect to the ozone California ambient air quality standards. Nitrogen oxides (NOx) are a group of highly reactive gasses and are also known as "oxides of nitrogen." Because NOx is an ingredient in the formation of ozone, it is referred to as an ozone precursor. NOx is emitted from combustion sources such as cars, trucks and buses, power plants, and off-road equipment. Construction equipment and activities associated with making probable improvements would generate air contaminants, including oxides of nitrogen (NOx), reactive organic gases (ROG), carbon dioxide (CO2) and particulate matter (PM10), in the form of engine exhaust and fugitive dust. However, emissions emitted during any potential future construction would be limited and temporary.

In addition, the Shasta County General Plan requires Standard Mitigation Measures and Best Available Mitigation Measures on all discretionary land use applications as recommended by the AQMD in order to mitigate both direct and indirect emissions of non-attainment pollutants. Application of this requirement in combination with the limited scope of improvements and limited daily vehicle trips projected with post-project development will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard and would not conflict with or obstruct implementation of the NSVPA Air Quality Attainment Plan (2015) as adopted by Shasta County, or any other applicable air quality plan.

c - d) Residential uses exist adjacent to and in the vicinity of the project site as part of the same accessory use to part-time agriculture designations as the project site. No future improvements are proposed or imminent at this time. However, accessory buildings, additional dwelling units and ongoing agricultural activities could be permitted post-project. Equipment used to construct any future improvements would temporarily produce emissions that some may find objectionable. As described above, substantial pollutant concentrations are not anticipated as a result of potential post-project construction activities on the resulting parcels. Nor, does the project involve the establishment of any new uses that would generate substantial pollution concentrations. Therefore, nearby sensitive receptors would not be exposed to substantial pollution concentrations. Nor would a substantial number of people be exposed to objectionable odors.

Mitigation/Monitoring: None proposed.

IV. <u>BIOLOGICAL RESOURCES:</u> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		✓		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local of regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		✓		
c) Have a substantial adverse effect on state or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		✓		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plan?		✓		

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) Comments received from the California Department of Fish and Wildlife (CDFW) indicate that special-status wildlife, botanical species, and sensitive vegetation are present at the project site or in the immediate vicinity. Cow Creek is listed in the Shasta County General Plan as a significant creek corridor for protection of spawning grounds of endangered salmon. CDFW confirmed that the federally threatened Central Valley Steelhead (*Oncorhynchus Mykiss Irideus*) is present in Cow Creek, which runs through the project site. The existing riparian habitat along the bed, banks and channel of Cow Creek is significant habitat for the health and protection of the Central Valley Steelhead. CDFW also identified the Silky Cryptantha (*Cryptantha Crinita*), a California rare plant species, as being known within 75 feet of the project site. Disturbance to the riparian habitat or the Silky Cryptantha would be a significant impact to a sensitive or special-status species. While additional development or significant habitat modification is not proposed, additional dwelling units, including second single-family dwelling units would be permitted by-right on the two proposed lots. Impacts to the species mentioned above by subsequent development of second single-family residences is a potentially significant impact of the project. It should be noted that most of the project area has been historically used for irrigated pasture and other crop cultivation. Mitigation Measure IV.a.1. would ensure that future development of any areas that have not been historically cultivated would require a biological survey prior to site disturbance. This would reduce any potential significant impacts to a degree that is less-than-significant.
- b-c) Comments from CDFW cite known riparian habitat or other sensitive natural communities on the project site adjacent to and within the bed, bank and channel of Cow Creek. The riparian area is clearly delineated on the project site by an agricultural access road separating the vegetation from historical farmland uses. Future disturbance to the riparian area on the east side of this access road could be proposed as part of permitted uses by-right after the parcel map is recorded and could have a significant impact to critical habitat for the federally-listed Central Valley Steelhead. In order to reduce impacts from future development or disturbance to the

riparian vegetation to a less-than-significant level, the project will implement Mitigation Measure IV.b.1. to avoid development in this area and ensure any future disturbance receives the proper environmental clearances.

- d) Comments from CDFW identified riparian habitat or other sensitive natural communities on the project site at the far eastern edge of the project area adjacent to the west and east sides of Cow Creek. The comments also identify nesting birds and/or raptors protected under California Fish and Game Code sections 3503 and 3503.5 as native or migratory wildlife that could be potentially impacted by development on the project site. Mitigation measure IV.d.1. requires that pre-construction surveys be conducted and reviewed prior to any ground disturbing activities or vegetation removal during the nesting season (February 1 through August 31).
- e) The project would not conflict with any ordinances or policies which protect biological resources. Shasta County Board of Supervisors Resolution No. 95-157 provides guidance regarding use and protection of oak trees on a voluntary basis. Furthermore, any future grading activity and/or development within the vicinity of Cow Creek or in the F-2 zone district would be reviewed for consistency with County General Plan policies which address the protection of the significant salmonid habitat value of Cow Creek as part of the permit application process and inspections.
- f) Several agencies and groups have worked to protect, conserve and manage the Cow Creek watershed in recent years. The Western Shasta Resource Conservation District (WSRCD) and Cow Creek Watershed Management Group (CCWMG) formed a partnership in 2000 and an assessment of the entire watershed and management plan was adopted. Future development on the project site will be sensitive to potential watershed impacts as all riparian habitat adjacent to Cow Creek will be protected through avoidance or CDFW environmental clearance for any disturbance to the riparian areas identified on the final map. This mitigation measure (IV.b.1) would limit conflicts to the adopted plans by WSRCD and CCWMG. Other local policies or ordinances protecting biological resources, would not be conflicted with as a result of this project either.

Mitigation/Monitoring: With the mitigation measures being proposed, the impacts will be less-than-significant.

IV.a.1. To account for potential substantially adverse impacts to the Silky Cryptantha, a rare and endangered botanical species in the State of California, a botanical survey shall be conducted to verify its presence prior to future development in areas that aren't historically disturbed by agricultural activities. If Silky Cryptantha is found on site, and habitat modification would impact the species, it must be avoided or mitigation measures recommended by a qualified biologist to reduce impacts to the species to a less-than-significant level shall be implemented..

IV.b-c.1. To mitigate adverse impacts to federally protected Central Valley Steelhead and its habitat along Cow Creek, the following measures shall be taken:

- A) The final parcel map shall denote the vegetated area east of the agricultural access road and adjacent to Cow Creek as riparian habitat and shall include the following note: "The riparian vegetation and bed, bank and channel of Cow Creek, delineated on this map as riparian area, shall not be disturbed without first having a biological survey conducted to determine impacts to sensitive habitat. Mitigation measures recommended by a qualified biologist to reduce impacts to riparian habitat to a less-than-significant level shall be implemented and proper clearances from the California Department of Fish and Wildlife shall be obtained prior to development."
- B) A biological survey shall be submitted to the Planning Division for review and clearance shall be provided prior to any disturbance in the delineated riparian area.

IV.d.1. To avoid impacts to nesting migratory birds and raptors protected under California Fish and Game Code Sections 3503 and 3503.3, the following measures shall be implemented:

- A) Vegetation removal and other ground disturbing activities shall be conducted from September 1 through January 31, when birds are not nesting; or
- B) Pre-construction surveys for nesting birds shall be conducted if vegetation removal and other ground disturbing activities will occur during the nesting season (February 1 through August 31). These surveys shall be conducted by a qualified biologist no more than one week prior to tree removal during the nesting season. If an active nest more than half completed is located during the pre-construction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the California Department of Fish and Wildlife (CDFW). No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to CDFW at RICEQARedding@wildlife.ca.gov.

<u>V. CULTURAL RESOURCES:</u> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact

<u>V. CULTURAL RESOURCES:</u> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				✓
c) Disturb any human remains, including those interred outside of formal cemeteries?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not cause a substantial adverse change in the significance of an historical resource.
- b) The project would not cause a substantial adverse change in the significance of an archaeological resource.
- c) The project site is not on or adjacent to any known cemetery or burial area. Therefore, there is no evidence to suggest that the project would disturb any human remains.

Information about the project was sent to the Northeast Information Center of the California Historical Resources Information System, which reviewed the project and commented that the project area is considered to be highly sensitive for cultural resources. A field survey conducted by Sean Michael Jensen, M.A., on July 1, 2020, found no prehistoric or historic resources within the project boundaries. Therefore, a clearance was recommended by the cultural resource specialist.

Although there is no evidence to suggest that the project would result in any significant effect to historical, archeological, paleontological, or unique geologic resource, or human remains, there is always the possibility that such resources or remains could be encountered. Therefore, a condition of approval will require that if, in the course of development, any archaeological, historical, or paleontological resources are uncovered, discovered or otherwise detected or observed, mineral exploration activities in the affected area shall cease and a qualified archaeologist shall be contacted to review the site and advise the County of the site's significance. If the findings are deemed significant by the Environmental Review Officer, appropriate mitigation shall be required.

Pursuant to California Health and Safety Code Section 7050.5, in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site until the coroner has determined if the remains are subject to his or her authority. If the coroner determines that human remains are not subject to his or her authority and recognizes or has reason to believe the remains to be those of a Native American, he or she shall contact the Native American Heritage Commission within 24 hours.

Mitigation/Monitoring: None proposed.

<u>VI. ENERGY:</u> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?				✓
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary

consumption of energy resources during project construction or operation. The residences on the property which are already constructed are considered baseline conditions. During construction of any future proposed single-family residence or accessory dwelling unit there would be a temporary consumption of energy resources required for the movement of equipment and materials. Compliance with local, State, and federal regulations (e.g., limit engine idling times, requirement for the recycling of construction debris, etc.) would reduce and/or minimize short-term energy demand during construction to the extent feasible, and construction would not result in a wasteful or inefficient use of energy. Furthermore, through compliance with applicable requirements and/or regulations of the 2016 California Code of Regulations, Title 24, Part 6 – California Energy Code, individual project elements (e.g., building design, HVAC equipment, etc.) would be consistent with State reduction policies and strategies, and would not consume energy resources in a wasteful or inefficient manner.

- b) The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency nor would any post-project outcomes. State and local agencies regulate the use and consumption of energy through various methods and programs. As a result of the passage of Assembly Bill 32 (AB 32) (the California Global Warming Solutions Act of 2006) which seeks to reduce the effects of Greenhouse Gas (GHG) Emissions, a majority of the state regulations are intended to reduce energy use and GHG emissions. These include, among others, California Code of Regulations, Title 24, Part 6 – California Energy Code, and the California Code of Regulations, Title 24, Part 11– California Green Building Standards Code (CALGreen). At the local level, the City’s Building Division enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24.

Mitigation/Monitoring: None proposed.

<u>VII. GEOLOGY AND SOILS:</u> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> 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 Publications 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? 				✓
b) Result in substantial soil erosion or the loss of topsoil?				✓
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				✓
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				✓
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				✓
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault;

According to the Alquist-Priolo Earthquake Fault Zoning Maps for Shasta County, there is no known earthquake fault on the project site.

- ii) Strong seismic ground shaking;

According to the Shasta County General Plan Section 5.1, Shasta County has a low level of historic seismic activity. The entire County is in Seismic Design Category D. According to the Seismic Hazards Assessment for the City of Redding, California, prepared by Woodward Clyde, dated July 6, 1995, the most significant earthquake at the project site may be a background (random) North American crustal event up to 6.5 on the Richter scale at distances of 10 to 20 km.

Any post-project structures that might be built shall be constructed according to the seismic requirements of the currently adopted Building Code.

- iii) Seismic-related ground failure, including liquefaction;

The project site is located in an area determined to have moderate liquefaction potential as shown on the South Central Region Planning Area Potential Areas Liquefaction map. The currently adopted Building Code requires preparation and review of a site-specific soils report as part of the building design and approval process for any post-project development. The soils report must be prepared by a California registered professional engineer and would address potential seismic-related ground failure concerns, if any. There is no evidence of seismic-related ground failure, including liquefaction on or near the project site.

- iv) Landslides.

The project site is relatively flat and is not located at the top or toe of any significant slope. There is no evidence of landslides on the subject property or the surrounding area.

- b) The project would not result in substantial soil erosion or the loss of topsoil.

The Soil Survey of Shasta County, completed by the United States Department of Agriculture, Natural Resources Conservation Service in November of 2018, identifies the soils type at the project site as Los Robles Loam (LcA), Vina Loam (VeA), Churn Gravelly Loam (CeA) and Riverwash (Rw). These soil types have an erosion hazard ranging from low to medium. A grading permit is required prior to any grading activities. The grading permit includes requirements for erosion and sediment control, including retention of topsoil.

- c) The topography of the site is flat. Based on a review of the Soil Survey of Shasta County and discussion in Sections VI.a and VI.b above, the threat of landslides, lateral spreading, subsidence, liquefaction, or collapse is insignificant as the geology of the area demonstrates great stability.
- d) The site soils are described as moderately expansive soils in the Soil Survey of Shasta County. The California Building Standards Code (Code) enforced by Shasta County requires a soils report be prepared and submitted with building permit applications for residential structures. The report must be prepared by a California Licensed Engineer and would adequately address soil conditions at the site.
- e) The soils on the project site have been tested for wastewater treatment and have demonstrated compliance with adopted sewage disposal criteria. Any post-project development would be subject to the same standards of demonstrating compliance with adopted sewage disposal criteria.
- f) The project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. A review of the Minerals Element of the General Plan and observations of the project site has resulted in no unique paleontological resource or site or unique geologic features being identified on the project site.

Mitigation/Monitoring: None proposed.

VIII. <u>GREENHOUSE GAS EMISSIONS</u>: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓

Discussion: Based on these comments, the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

a - b) In 2005, the Governor of California signed Executive Order S-3-05, establishing that it is the State of California's goal to reduce statewide greenhouse gas (GHG) emission levels. Subsequently, in 2006, the California State Legislature adopted Assembly Bill AB 32, the California Global Warming Solutions Act. In part, AB 32 requires the California Air Resources Board to develop and adopt regulations to achieve a reduction in the State's GHG emissions to year 1990 levels by year 2020.

California Senate Bill 97 established that an individual project's effect on GHG emission levels and global warming must be assessed under CEQA. SB 97 further directed that the State Office of Planning and Research (QPR) develop guidelines for the assessment of a project's GHG emissions. Those guidelines for GHG emissions were subsequently included as amendments to the CEQA Guidelines. The guidelines did not establish thresholds of significance and there are currently no state, regional, county, or city guidelines or thresholds with which to direct project-level CEQA review. As a result, Shasta County reserves the right to use a qualitative and/or quantitative threshold of significance until a specific quantitative threshold is adopted by the state or regional air district.

The City of Redding currently utilizes a quantitative non-zero project-specific threshold based on a methodology recommended by the California Air Pollution Officers Association (CAPCOA) and accepted by the California Air Resources Board. According to CAPCOA's Threshold 2.3, CARB Reporting Threshold, 10,000 metric tons of carbon-dioxide equivalents per year (mtCO₂eq/yr) is recommended as a quantitative non-zero threshold. This threshold would be the operational equivalent of 550 dwelling units, 400,000 square feet of office use, 120,000 square feet of retail, or 70,000 square feet of supermarket use. This approach is estimated to capture over half the future residential and commercial development projects in the State of California and is designed to support the goals of AB 32 and not hinder it. The use of this quantitative non-zero project-specific threshold by Shasta County, as lead agency, would be consistent with certain practices of other lead agencies in the County and throughout the State of California.

The United States Environmental Protection Agency (EPA) identifies four primary constituents that are most representative of the GHG emissions. They are:

- Carbon Dioxide (CO₂): Emitted primarily through the burning of fossil fuels. Other sources include the burning of solid waste and wood and/or wood products and cement manufacturing.
- Methane (CH₄): Emissions occur during the production and transport of fuels, such as coal and natural gas. Additional emissions are generated by livestock and agricultural land uses, as well as the decomposition of solid waste.
- Nitrous Oxide (N₂O): The principal emitters include agricultural and industrial land uses and fossil fuel and waste combustion.
- Fluorinated Gases: These can be emitted during some industrial activities. Also, many of these gases are substitutes for ozone-depleting substances, such as CFC's, which have been used historically as refrigerants. Collectively, these gases are often referred to as "high global-warming potential" gases.

The primary generators of GHG emissions in the United States are electricity generation and transportation. The EPA estimates that nearly 85 percent of the nation's GHG emissions are comprised of carbon dioxide (CO₂). The majority of CO₂ is generated by petroleum consumption associated with transportation and coal consumption associated with electricity generation. The remaining emissions are predominately the result of natural-gas consumption associated with a variety of uses.

The request is to subdivide an approximately 39.93-acre lot into two lots of 17.72 acres and 22.22 acres for limited agricultural/rural residential uses. Although, post-project development of a second single-family residence would increase operational GHG emissions, impacts would be less-than significant. Transportation and other emissions related to the existing single-family residences are considered baseline conditions for the project and there are not additional residences proposed as part of the project. Nevertheless, it is reasonable to expect that additional dwelling units or second single-family residences could eventually be proposed post-project. Operational GHG emissions associated with potential post-project development is well below the threshold of 550 dwelling units. The scope of the required project improvements and potential post-project development will not involve extensive ground disturbance, require a significant number of equipment hours to complete, or generate significant traffic volumes during construction. Therefore, the potential impact of this project for both construction and operational emissions would be less-than-significant.

Mitigation/Monitoring: None proposed.

IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c)nj Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✓
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?			✓	

Discussion: Based on these comments, the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a - b) The existing residential and part-time agricultural uses are not proposed to change as a result of the project. No routine transport, use, or disposal of hazardous materials is anticipated as a result of the project. The scope of the required project improvements and any potential post-project development of a second single-family residence and/or accessory structures would be relatively limited and would not require the transport, use, storage, or disposal of significant quantities of hazardous materials commonly used in construction projects such as fuel, oil, solvents, etc. Therefore, the project would not 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.
- c) The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There is no expectation that any post-project land use or development would emit hazardous emissions or acutely hazardous materials and the project site is not within one-quarter mile of an existing or proposed school.
- d) The project is not located on a site which is included on a list of hazardous materials sites compiled by the California Department of Toxic Substances Control pursuant to Government Code Section 65962.5 and there is no historical evidence of any commercial activity on the site that would have used hazardous materials. Therefore, the project would not create a hazard to the public or the environment.
- e) The project is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f) A review of the project and the Shasta County and City of Anderson Multi-Jurisdictional Hazard Mitigation Plan indicates that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- g) The Shasta County Fire Department has indicated that the project is located in an area which is designated “HIGH” fire hazard severity zone. All roadways, driveways and buildings for the proposed project be required to be constructed in accordance with the Shasta County Fire Safety Standards. These standards also require the clearing of combustible vegetation around all structures for a distance of not less than 30 on each side or to the property line. The California Public Resources Code Section 4291 includes a “Defensible Space” requirement of clearing 100 feet around all buildings or to the property line, whichever is less. These same

provisions would apply to any post-project development though none is anticipated at this time. Any exposure to people or structures, or risk of loss, injury or death involving wildland fires, either directly or indirectly, is not considered to be significant.

Mitigation/Monitoring: None proposed.

X. <u>HYDROLOGY AND WATER QUALITY:</u> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				✓
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a 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 offsite; (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 flows?				✓
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			✓	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable management plan?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Required improvements to meet County development standards are minimal and much of the standards are already met with the existing development on site. Any grading related to road or driveway improvements would require a grading permit. No post-development is proposed. Furthermore, any post-project development would adhere to construction standards, including erosion and sediment control measures, water quality and waste discharge standards will not be violated. Nor would surface or ground water quality be otherwise substantially degraded.
- b) The project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. New development of second single-family residences requiring a domestic water supply would increase groundwater extraction; however, based on existing well permit records, sufficient groundwater resources are available in the project area to serve potential development at the site. The Shasta County Environmental Health Division will evaluate the well permit at time of application.
- c) The project would not substantially alter the existing drainage pattern of the site or area, or add 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 offsite; (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; and or (iv) impede or redirect flows. The topography of the site is predominantly flat with gentle slopes and developed with two single-family residences and accessory residential/agricultural buildings with the majority of the site used as irrigated pastureland or cropland. Any post-project development of a second single-family residence on either parcel will require a grading permit and compliance with all provisions of the permit which will address erosion and siltation containment on- and off-site. The project does not propose altering the existing drainage pattern. Runoff will sheet flow into the existing drainage channels on the site as they currently do.
- d) Approximately 9.93 acres of the project site are within the FEMA 100-year floodplain and the Restrictive Flood (F-2) combining district. In the event of a flood it is possible that household pollutants could be at risk of release due to project inundation. However,

any pollutants currently stored on the property would be subject to the same risk and any post-project development would be subject to County code and California Building Code requirements that are intended to protect from inundation for structures, such as storage buildings, developed within the F-2 combining district. Therefore, this risk would be considered to be less-than-significant.

- e) The project would not conflict with or obstruct implementation of a water quality control plan or sustainable management plan.

Mitigation/Monitoring: None proposed.

XI. LAND USE AND PLANNING - Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?				✓
b) 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?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project does not include the creation of any road, ditch, wall, or other feature which would physically divide an established community.
- b) The project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The project is consistent with the project site's A-cg General Plan land use designation and F-1 and A-1-F-2 zone districts. The purpose of the A-1 zone district is to preserve agricultural lands at a size capable of supporting part-time agricultural operations, typically operated as a hobby or to supplement the occupant's income. The portion of the site that is zoned F-1 is within the Cow Creek riparian area. Any future construction of a residence in the F-1 zone district would require approval of a use permit. Any construction in the F-1 or F-2 zone districts would require compliance with all applicable standards. The A-1 zone district is consistent with the A-cg general plan land use designation and the minimum lot area in the A-1 zone district is five acres. Two lots of 17.72-acres and 22.22- acres in size are proposed. No post-project development is proposed at this time.

Mitigation/Monitoring: None proposed.

XII. MINERAL RESOURCES: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				✓
b) 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?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not 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. A review of the Minerals Element of the Shasta County General Plan resulted in no known mineral resources of regional value located on or near the project site.
- b) The project would not 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. The project site is not identified in the General Plan Minerals Element as containing a locally-important mineral resource. There is no other land use plan which addresses minerals.

Mitigation/Monitoring: None proposed.

<u>XIII. NOISE:</u> Would the project result in:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) 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 applicable standards of other agencies?				✓
b) Generation of excessive groundborne vibration or groundborne noise levels				✓
c) 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?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not generate 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 applicable standards of other agencies. The General Plan Noise Standard is 55 hourly Leq daytime, and 50 hourly Leq nighttime. The project would not generate noise levels in excess of this standard. The project is not located in a high noise area that would result in exposure of persons to noise levels in excess of this standard. Potential post-project development of a second single-family residences on each parcel would cause temporary and periodic increases in ambient noise levels in the project vicinity. There would be increased noise levels during residential construction, and increased noise levels caused by the daily activities of the new residence. However, none of these increases are expected to be significant.
- b) The project would not result in generation of excessive groundborne vibration or groundborne noise levels.
- c) The project is not located within the vicinity of a private airstrip or an airport land use plan, or within two miles of a public airport or public use airport.

Mitigation/Monitoring: None proposed.

<u>XIV. POPULATION AND HOUSING:</u> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) 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)?				✓
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The population growth resulting from the potential for two second single-family residences, though not proposed at this time, would be approximately 4.96 persons. Given a total County population of approximately 178,673 (California Department of Finance 2015), this is not substantial. The proposal is consistent with the Part-Time Agriculture (A-cg) General Plan land designation which allows a density of one dwelling per 5, 10 or 20 acres, depending on the agricultural use and the resource value. The project does not include the development of new homes or businesses, nor does it include the extension of any permanent roads or other infrastructure. It would not create any new jobs. Therefore, it is not expected to induce substantial growth in the area.
- b) The project would not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. The project does not include destruction of any existing housing.

Mitigation/Monitoring: None proposed.

XV. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Fire Protection?				✓
Police Protection?				✓
Schools?				✓
Parks?				✓
Other public facilities?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:

Fire Protection:

The project is located in a “HIGH” fire hazard severity zone. However, no significant additional level of fire protection is necessary as the residences and development are existing on the project site and future development would be subject to the fire safety standards.

Police Protection:

The County has a total of 147 sworn and 119 non-sworn County peace officers (Sheriff’s deputies) for the County population of 65,228 (California. Department of Finance 2019) persons in the unincorporated area of the County. That is a ratio of one officer per 245 persons. The project proposes no additional residences. However, additional residences in the form of second single-family residences could reasonably be expected at a later date. If that were to occur, an additional population of 4.96 persons could be expected. This is not considered a significant number to warrant any additional sworn or non-sworn peace officers.

Schools:

The resultant development of additional living area at any point, post-project, will be required to pay the amount allowable per square foot of construction to mitigate school impacts.

Parks:

The project is located within the unincorporated area of the County which does not have a neighborhood parks system normally found in incorporated cities.

Other public facilities:

Potential impacts to general government services, public health, the library system, animal control, and the roadway system will be mitigated through the payment of applicable development impact fees prior to the issuance of a Certificate of Occupancy.

Mitigation/Monitoring: None proposed.

XVI. <u>RECREATION</u>:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not 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. The County does not have a neighborhood or regional parks system or other recreational facilities and the project does not propose additional dwelling units. School facilities are typically used for sports and recreation. The City of Redding also has a number of recreational facilities. In addition, there are tens of thousands of acres of rivers, lakes, forests, and other public land available for recreation in Lassen National Park, the Shasta and Whiskeytown National Recreation Areas, the National Forests, and other public land administered by Bureau of Land Management. Any post-project development of second single-family residences would not produce a substantial change in increase to demand of recreational facilities or parks.
- b) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Mitigation/Monitoring: None proposed.

XVII. <u>TRANSPORTATION</u>: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				✓
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?				✓
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
d) Result in inadequate emergency access?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not conflict with a program, ordinance or policy establishing measures of effectiveness for the performance of addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The project proposes no development. However, second single-family residences could potentially be developed in the future. Two additional dwelling units would be expected to generate ten vehicle trips per day respectively. This would not produce a significant increase in traffic. The project would not generate enough traffic to significantly reduce the volume-to-capacity ratio of adjacent roadways to a reduced level of service.
- b) The project would not exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways. There is no County congestion management agency, and no level of service established by such an agency.

- c) The project would not substantially increase hazards due to a geometric design feature or incompatible uses.
- d) The project would not result in inadequate emergency access. The project has been reviewed by the Shasta County Fire Department which has determined that there is adequate emergency access.

Mitigation/Monitoring: None proposed.

XVIII. TRIBAL CULTURAL RESOURCES: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>a) 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:</p> <p>i) 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), or</p> <p>ii) 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not cause a substantial adverse change in the significance of a tribal cultural resource as there is no evidence of historical resources at the site that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources; or 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 accordance with Public Resources Code (PRC) Section 21080.3.1, the Wintu Tribe of Northern California & Toyon-Wintu Center (Tribe) filed and Shasta County received a request for formal notification of proposed projects within an area of Shasta County that is traditionally and culturally affiliated with the Tribe. In addition to the previous archaeological survey conducted on the project site and the updated determination by archaeologist Sean Michael Jensen, M.A., the Department of Resource Management sent a certified letter to notify the Tribe that the project was under review and to provide the Tribe 30 days from the receipt of the letter to request formal consultation on the project in writing. To date, no response has been received. In the event that tribal resources are discovered during construction of the project, Section V of this initial study outlines the proper steps to mitigate any impacts

Mitigation/Monitoring: None proposed.

XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or</p>				✓

XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
relocations of which could cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				✓
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				✓
d) 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?				✓
e) Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not require or result in the relocation or construction of new or expanded water or, wastewater treatment facilities or expansion of existing storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocations of which could cause significant environmental effects. The project will be served by individual wells. Well log data from the vicinity indicates that there is sufficient groundwater to serve the project. On-site septic systems will be used. Each parcel has an identified site for sewage disposal and soils test information has demonstrated adequate area to meet sewage disposal standards. No new construction or expansion of existing water or wastewater treatment facilities will be needed.
- b) The project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. The project will be served by individual wells. Well log data from the vicinity indicates that there is sufficient groundwater to serve the project.
- c) On-site septic systems will be used. Each parcel has an identified site for sewage disposal. No other wastewater treatment system would be affected by the project.
- d) The project would not 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. The West Central Landfill has sufficient capacity to accommodate the existing residences and any second single-family dwelling units or accessory dwelling units and is in compliance with Federal, State, and local statutes and regulations related to solid waste.
- e) The project would comply with Federal, State, and local management and reduction statutes and regulations related to solid waste. The project will not generate any solid waste other than common household waste. Recycling facilities are available in the major shopping areas available to the project site.

Mitigation/Monitoring: None proposed.

XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓
b) 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?				✓

XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✓
d) 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?				✓

Discussion:

- a) The project would not substantially impair an adopted emergency response plan or emergency evacuation plan. The project would conform to Shasta County Fire Safety Standards and ensure that adequate emergency ingress, egress and fire suppression water would continue to be provided for the site. It would not conflict with any aspect of the County's adopted Hazard Mitigation Plan.
- b) The project would not 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. The project is not located near slopes nor other factors that exacerbate wildfire risks; and the development is existing on the project site.
- c) The project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The road for access to the project site already exists and meets the fire safety standards and any ingress/egress standards.
- d) The project would not 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. The existing residences are located in the FEMA 100-year floodplain and the Restrictive Flood (F-2) combining district and any post-project development within the F-2 district is required to ensure runoff does not increase as a result of the development. Slopes on any area which could be developed on the project site would not pose a risk, due to their slope that would cause downslope or downstream flooding or landslides.

Mitigation/Monitoring: None proposed.

XIX. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to substantially 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 the self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓

Discussion:

- a) Based on the discussion and findings in Section IV. Biological Resources, there is no evidence to support a finding that the project would have the potential to substantially 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 the self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal with the proposed mitigation measure in place. Furthermore, based on the discussion and findings in Section V. Cultural Resources, there is no evidence to support a finding that the project would have the potential to eliminate important examples of the major periods of California history or prehistory.
- b) Based on the discussion and findings in all Sections above, impacts that are cumulatively considerable would be less-than-significant.
- c) Based on the discussion and findings in all Sections above, there is no evidence to support a finding that the project would have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation/Monitoring: None proposed.

INITIAL STUDY COMMENTS

PROJECT NUMBER Project Parcel Map 19-0003 – Hoppe

GENERAL COMMENTS:

Special Studies: The following project-specific studies have been completed for the proposal and will be considered as part of the record of decision for the Negative Declaration. These studies are available for review through the Shasta County Planning Division.

1. On-Site Sewage Disposal Analysis, Mark Cramer, October 29, 2020.
2. Archeology Report, Sean Michael Jensen, M.A., Genesis Society, July 2, 2020

Agency Referrals: Prior to an environmental recommendation, referrals for this project were sent to agencies thought to have responsible agency or reviewing agency authority. The responses to those referrals (attached), where appropriate, have been incorporated into this document and will be considered as part of the record of decision for the Negative Declaration. Copies of all referral comments may be reviewed through the Shasta County Planning Division. To date, referral comments have been received from the following State agencies or any other agencies which have identified CEQA concerns:

1. California Department of Fish and Wildlife
2. US Army Corps of Engineers
3. Central Valley Flood Protection Board
4. California Regional Water Quality Control Board
5. Pacific Gas and Electric
6. Shasta County Fire Department
7. Wintu Tribe of Northern California & Tonyon Wintu Center
8. Northeast Center of the California Historical Resource Information System
9. Shasta County Sheriff Department

Conclusion/Summary: Based on a field review by the Planning Division and other agency staff, early consultation review comments from other agencies, information provided by the applicant, and existing information available to the Planning Division, the project, as mitigated, is not anticipated to result in any significant environmental impacts.

SOURCES OF DOCUMENTATION FOR INITIAL STUDY CHECKLIST

All headings of this source document correspond to the headings of the initial study checklist. In addition to the resources listed below, initial study analysis may also be based on field observations by the staff person responsible for completing the initial study. Most resource materials are on file in the office of the Shasta County Department of Resource Management, Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001, Phone: (530) 225-5532.

GENERAL PLAN AND ZONING

1. Shasta County General Plan and land use designation maps.
2. Applicable community plans, airport plans and specific plans.
3. Shasta County Zoning Ordinance (Shasta County Code Title 17) and zone district maps.

ENVIRONMENTAL IMPACTS

I. AESTHETICS

1. Shasta County General Plan, Section 6.8 Scenic Highways, and Section 7.6 Design Review.
2. Zoning Standards per Shasta County Code, Title 17.

II. AGRICULTURAL AND FORESTRY RESOURCES

1. Shasta County General Plan, Section 6.1 Agricultural Lands.
2. Shasta County Important Farmland 2016 Map, California Department of Conservation.
3. Shasta County General Plan, Section 6.2 Timber Lands.
4. Soil Survey of Shasta County Area, California, published by U.S. Department of Agriculture, Soil Conservation Service and Forest Service, August 1974.

III. AIR QUALITY

1. Shasta County General Plan Section, 6.5 Air Quality.
2. Northern Sacramento Valley Air Basin, 2018 Air Quality Attainment Plan.
3. Records of, or consultation with, the Shasta County Department of Resource Management, Air Quality Management District.

IV. BIOLOGICAL RESOURCES

1. Shasta County General Plan, Section 6.2 Timberlands, and Section 6.7 Fish and Wildlife Habitat.
2. Designated Endangered, Threatened, or Rare Plants and Candidates with Official Listing Dates, published by the California Department of Fish and Wildlife.
3. Natural Diversity Data Base Records of the California Department of Fish and Wildlife.
4. Federal Listing of Rare and Endangered Species.
5. Shasta County General Plan, Section 6.7 Fish and Wildlife Habitat.
6. State and Federal List of Endangered and Threatened Animals of California, published by the California Department of Fish and Wildlife.
7. Natural Diversity Data Base Records of the California Department of Fish and Wildlife.

V. CULTURAL RESOURCES

1. Shasta County General Plan, Section 6.10 Heritage Resources.
2. Records of, or consultation with, the following:
 - a. The Northeast Information Center of the California Historical Resources Information System, Department of Anthropology, California State University, Chico.
 - b. State Office of Historic Preservation.
 - c. Local Native American representatives.
 - d. Shasta Historical Society.

VI. ENERGY

1. California Global Warming Solutions Act of 2006 (AB 32)
2. California Code of Regulations Title 24, Part 6 – California Energy Code
3. California Code of Regulations Title 24, Part 11 – California Green Building Standards Code (CALGreen)

VII. GEOLOGY AND SOILS

1. Shasta County General Plan, Section 5.1 Seismic and Geologic Hazards, Section 6.1 Agricultural Lands, and Section 6.3 Minerals.
2. County of Shasta, Erosion and Sediment Control Standards, Design Manual
3. Soil Survey of Shasta County Area, California, published by U.S. Department of Agriculture, Soil Conservation Service and Forest Service, August 1974.
4. Alquist - Priolo, Earthquake Fault Zoning Maps.

VIII. GREENHOUSE GAS EMISSIONS

1. Shasta Regional Climate Action Plan
2. California Air Pollution Control Officers Association (White Paper) CEQA & Climate Change, Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act

IX. HAZARDS AND HAZARDOUS MATERIALS

1. Shasta County General Plan, Section 5.4 Fire Safety and Sheriff Protection, and Section 5.6 Hazardous Materials.
2. County of Shasta Multi-Hazard Functional Plan
3. Records of, or consultation with, the following:
 - a. Shasta County Department of Resource Management, Environmental Health Division.
 - b. Shasta County Fire Prevention Officer.
 - c. Shasta County Sheriff's Department, Office of Emergency Services.
 - d. Shasta County Department of Public Works.
 - e. California Environmental Protection Agency, California Regional Water Quality Control Board, Central Valley Region.

X. HYDROLOGY AND WATER QUALITY

1. Shasta County General Plan, Section 5.2 Flood Protection, Section 5.3 Dam Failure Inundation, and Section 6.6 Water Resources and Water Quality.
2. Flood Boundary and Floodway Maps and Flood Insurance Rate Maps for Shasta County prepared by the Federal Emergency Management Agency, as revised to date.
3. Records of, or consultation with, the Shasta County Department of Public Works acting as the Flood Control Agency and Community Water Systems manager.

XI. LAND USE AND PLANNING

1. Shasta County General Plan land use designation maps and zone district maps.
2. Shasta County Assessor's Office land use data.

XII. MINERAL RESOURCES

3. Shasta County General Plan Section 6.3 Minerals.

XIII. NOISE

1. Shasta County General Plan, Section 5.5 Noise and Technical Appendix B.

XIV. POPULATION AND HOUSING

1. Shasta County General Plan, Section 7.1 Community Organization and Development Patterns.
2. Census data from U.S. Department of Commerce, Bureau of the Census.
3. Census data from the California Department of Finance.
4. Shasta County General Plan, Section 7.3 Housing Element.
5. Shasta County Department of Housing and Community Action Programs.

XV. PUBLIC SERVICES

1. Shasta County General Plan, Section 7.5 Public Facilities.
2. Records of, or consultation with, the following:
 - a. Shasta County Fire Prevention Officer.
 - b. Shasta County Sheriff's Department.
 - c. Shasta County Office of Education.
 - d. Shasta County Department of Public Works.

XVI. RECREATION

1. Shasta County General Plan, Section 6.9 Open Space and Recreation.

XVII. TRANSPORTATION/TRAFFIC

1. Shasta County General Plan, Section 7.4 Circulation.
2. Records of, or consultation with, the following:
 - a. Shasta County Department of Public Works.
 - b. Shasta County Regional Transportation Planning Agency.
 - c. Shasta County Congestion Management Plan/Transit Development Plan.
3. Institute of Transportation Engineers, Trip Generation Rates.

XVIII. TRIBAL CULTURAL RESOURCES

1. Tribal Consultation in accordance with Public Resources Code section 21080.3.1

XIX. UTILITIES AND SERVICE SYSTEMS

1. Records of, or consultation with, the following:
 - a. Pacific Gas and Electric Company.
 - b. Pacific Power and Light Company.
 - c. Pacific Bell Telephone Company.
 - d. Citizens Utilities Company.
 - e. T.C.I.
 - f. Marks Cablevision.
 - g. Shasta County Department of Resource Management, Environmental Health Division.
 - h. Shasta County Department of Public Works.

XX. WILDFIRE

1. Office of the State Fire Marshall-CALFIRE Fire Hazard Severity Zone Maps

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

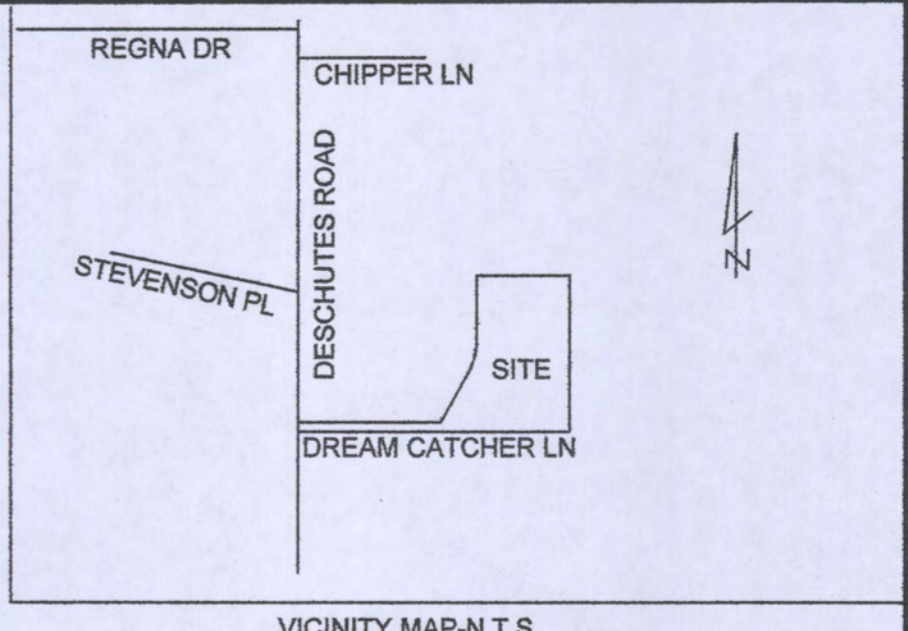
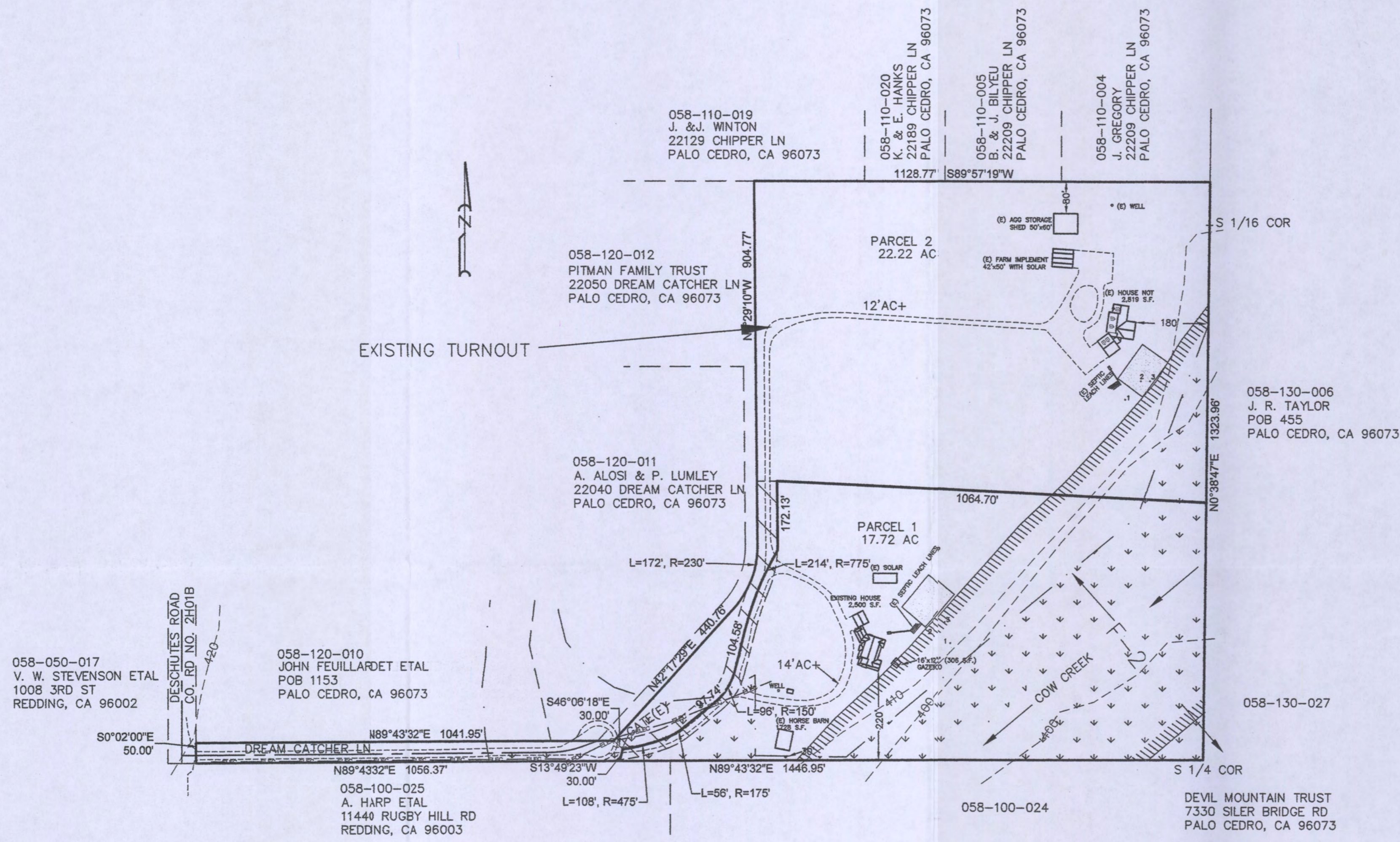
None

MITIGATION MONITORING PROGRAM (MMP)

FOR PARCEL MAP 19-0003 | HOPPE

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
IV.a.1. To account for potential substantially adverse impacts to the Silky Cryptantha, a rare and endangered botanical species in the State of California, a botanical survey shall be conducted to verify its presence prior to future development in areas that aren't historically disturbed by agricultural activities. If Silky Cryptantha is found on site, and habitat modification would impact the species, it must be avoided or mitigation measures must be developed in order to reduce impacts to the species to a level that is less-than-significant. The subsequent environmental review shall include recommendations by the biologist who conducted the biological survey in consultation with the California Department of Fish and Wildlife.	Prior to Issuance of a Building Permit and any site disturbance.	Planning Division	
IV.b-c.1. To mitigate adverse impacts to federally protected Central Valley Steelhead and their habitat along Cow Creek, to a degree that would not be substantial. The following measures shall be taken: A) The final map shall denote that the vegetated area east of the agricultural access road and adjacent to Cow Creek as riparian habitat and shall include the following note: "The riparian vegetation and bed, bank and channel of Cow Creek, delineated on this map as riparian area, shall not be disturbed without first having a biological survey conducted to determine the impacts to sensitive habitat. Any measures to reduce impacts and development within the riparian area shall be proposed in subsequent environmental review and obtain proper clearances from the California Department of Fish and Wildlife." B) A biological survey shall be submitted to the Planning Division for review and clearance shall be provided prior to any disturbance in the delineated riparian area.	Prior to Recordation of the Parcel Map / Prior to issuance of a Building Permit	Planning Division	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>IV.d.1 To avoid impacts to nesting migratory birds and/or raptors protected under Fish and Game Code Section 3503 and 3503.3, the applicant shall ensure that either:</p> <p>A) Tree removal associated with improvements on the site which would remove existing vegetation or other-ground disturbance activities on the subsequent lots shall be conducted from September 1 through January 31, when birds are not nesting; or</p> <p>B) Conduct pre-construction surveys for nesting birds if tree removal is to take place during the nesting season (February 1 through August 31). These surveys shall be conducted by a qualified biologist no more than one week prior to tree removal during the nesting season. If an active nest more than half completed is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the California Department of Fish and Wildlife (CDFW). No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to the CDFW at R1CEQARedding@wildlife.ca.gov</p>	<p>Prior to Issuance of a Building Permit (if within the nesting period).</p>	<p>Planning Division</p>	



- ### LEGEND
- PROPOSED 50' RECIPROCAL DRIVEWAY AND PUBLIC UTILITY EASEMENT TO BE CREATED WITH THE CONVEYANCE OF EITHER PARCEL.
 - SEWAGE REPLACEMENT AREA
 - LIMITS OF THE CVFPB FLOODWAY
 - F-2 FLOOD PLAIN PER FEMA LOMAR DATED 6-25-2003
 - EXISTING PAVED DRIVEWAY
 - EXISTING WELL SITE
 - ELECTRIC LINE
 - POWER POLE
 - AREA OF SLOPES >>30%

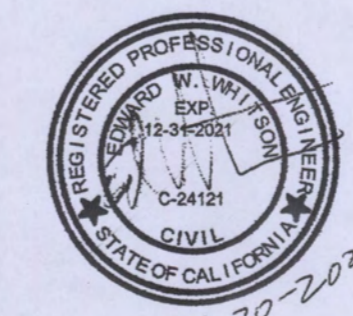
- ### NOTES:
- NO LOT GRADING IS PLANNED.
 - WATER SUPPLY - EXISTING WELL
 - SEWER - EXISTING SEPTIC
 - TOTAL PARCEL SIZE - 39.93 ACRES
PROPOSED DENSITY: 0.05 UNITS/AC
 - CONTOUR INTERVAL = 10 FEET
- RECEIVED
SHASTA COUNTY
FEB 01 2021
DEPT OF RESOURCE MGMT
PLANNING DIVISION

	GROSS AREA	FEMA F-2 AREA	NET AREA
PARCEL 1	17.72 AC	8.38 AC	9.34 AC
PARCEL 2	22.22 AC	1.55 AC	20.67 AC

NOTE: 1) THE CVFPB FLOODWAY HAS NOT BEEN REVISED TO BE IN SYNC WITH FEMA LOMR DATED 6-2-2003. THE CVFPB FLOODWAY SHOULD BE WITHIN THE FEMA 100 YEAR FLOOD PLAIN, WHICH IT IS NOT AND SHOULD NOT BE USED BECAUSE OF THIS INACCURACY.
2) THERE IS NO F-1 FLOOD PLAIN DEFINED BY FEMA.

NOTE: THIS MAP DOES NOT REPRESENT A SURVEY. ALL DISTANCES, LOCATIONS AND ACREAGES ARE APPROXIMATE AND ARE INTENDED FOR THE USE OF A TENTATIVE MAP ONLY.

12-24-20 ADDED SEWAGE REPLACEMENT AREAS
7-29-20 ADDED CVFPB FLOODWAY
11-19-19 ADDED F-1 FLOOD PLAIN



PARCEL MAP NO. 19-0003

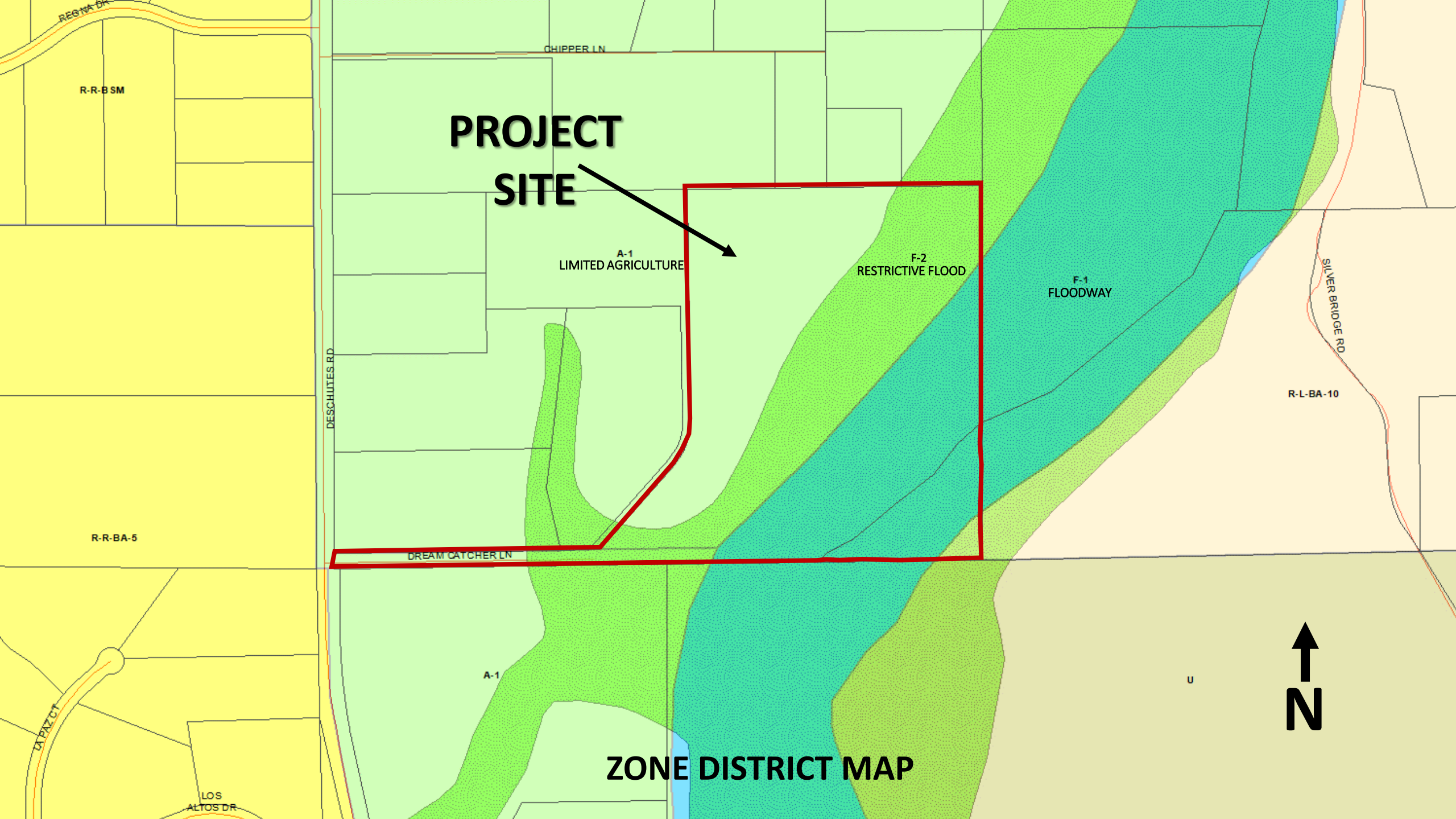
BEING A PORTION OF THE SW 1/4 OF SECTION 29, T.31N., R.3W., M.D.M., LYING IN THE UNINCORPORATED TERRITORY OF SHASTA COUNTY, CALIFORNIA.

FOR
RON HOPPE & JAMES TAYLOR
POB 455
PALO CEDRO, CA 96073

WHITSON ENGINEERING, INC.

1035 EUREKA WAY
REDDING, CALIFORNIA, 96001
(530) 243-8181

DATE: 10-23-19
SCALE: 1" = 200'



**PROJECT
SITE**

A-1
LIMITED AGRICULTURE

F-2
RESTRICTIVE FLOOD

F-1
FLOODWAY

DESCHUTES RD

SILVER BRIDGE RD

R-L-BA-10

R-R-BA-5

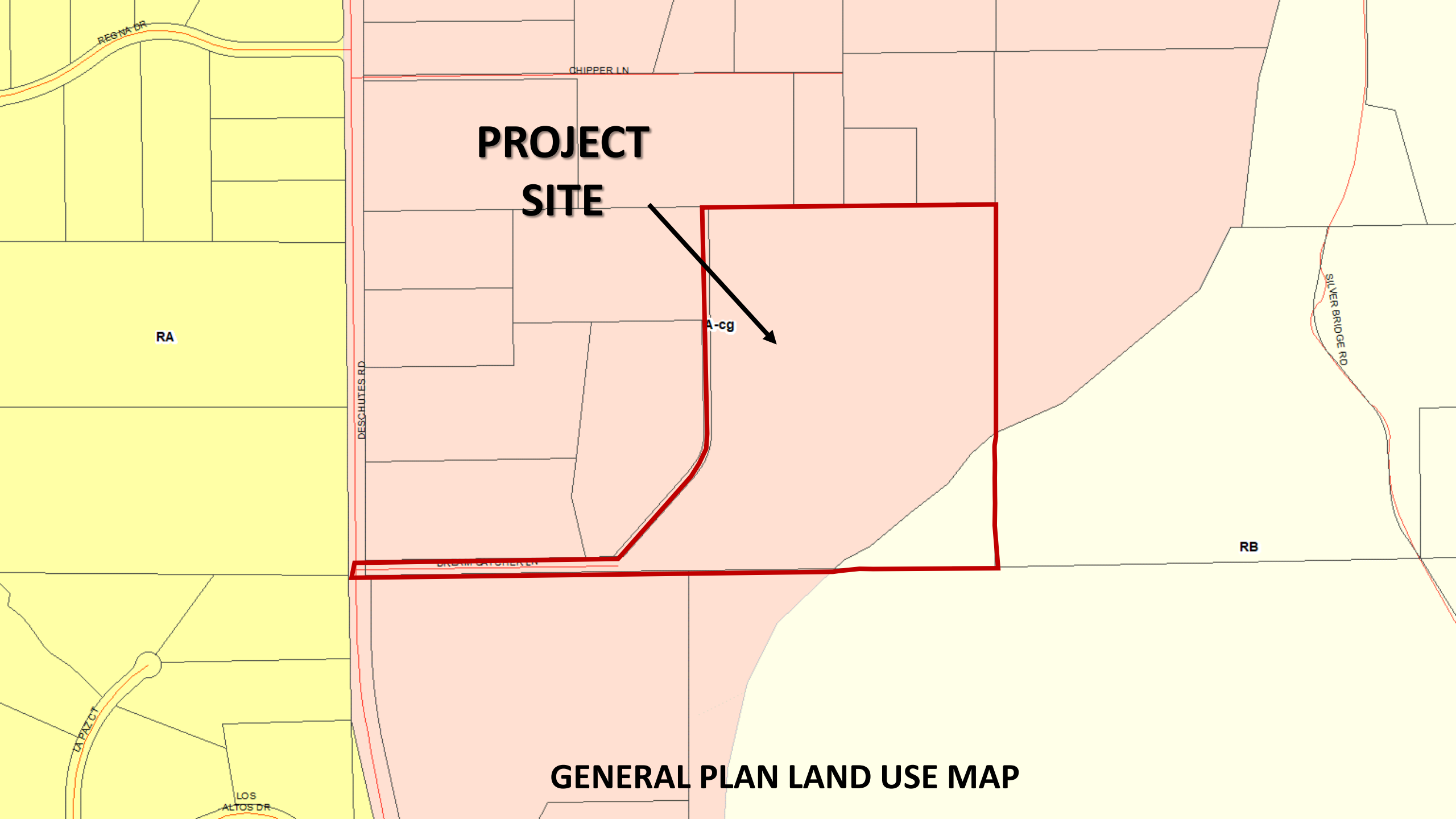
DREAM CATCHER LN

A-1

U



ZONE DISTRICT MAP



**PROJECT
SITE**

A-cg

RA

RB

GENERAL PLAN LAND USE MAP

PROJECT SITE



DESCHUTES RD

DREAM CATCHER LN

SILVER BRIDGE RD

AERIAL IMAGERY

