

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # \_\_\_\_\_

**Project Title:** Zone Amendment 15-008, Parcel Map 12-002 – Fall River Development, Inc.

Lead Agency: Shasta County Department of Resource Management – Planning Division Contact Person: Kent Hector, Senior Planner

Mailing Address: 1855 Placer Street, Suite 103

Phone: (530) 225-5532

City: Redding, CA

Zip: 96001

County: Shasta

**Project Location:** County: Shasta City/Nearest Community: Shingletown

Cross Streets: Thatcher Mill Road and Mountain Meadow Road

Zip Code: 96088

Lat. / Long.: 40° 33' 20" N/ 121° 43' 30" W

Total Acres: 61

Assessor's Parcel No.: 701-010-031, 701-040-008, 701-070-023 Section: 11 Twp.: 31N Range: 2E Base: MDB&M

Within 2 Miles: State Hwy #: 44

Waterways: Battle Creek

Airports: n/a

Railways: n/a

Schools: n/a

## Document Type:

CEQA:  NOP  Draft EIR  NEPA:  NOI  Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other \_\_\_\_\_  
 Mit Neg Dec  Other \_\_\_\_\_  FONSI

## Local Action Type:

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other \_\_\_\_\_

## Development Type:

x Residential: Units 4 Acres 20  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Other: Open Space – 41 acres

## Project Issues Discussed in Document:

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Wildlife  
 Coastal Zone  Noise  Solid Waste  Growth Inducing  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Land Use  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Cumulative Effects  
 Other \_\_\_\_\_

## Present Land Use/Zoning/General Plan Designation:

Residential & Open Space/Limited Residential (RL)/ Rural Residential B (RB)

**Project Description:** (please use a separate page if necessary)

Request for the approval of a zone change (Z15-008) from Limited Residential (R-L) zone district to Limited Residential, minimum lot area as shown on the parcel map (R-L-BSM) zone district on a 20-acre portion of the property and Open Space, 40 acre minimum lot area (OS-BA-40) zone district on the remainder portion of the property, The Zone Amendment is requested to facilitate a Parcel Map (PM12-002) consisting of the division of the property into four parcels being 3 to 10 acres in size, along with a 41-acre remainder parcel.

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

January 2008

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> CalFire	<input type="checkbox"/> Parks & Recreation
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Planning (Headquarters)	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>1</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other _____
<input type="checkbox"/> Integrated Waste Management Board	
<input type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date 12/4/15 Ending Date 1/7/16

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### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Frank Nichols, Fall River Development, Inc.</u>
Address: _____	Address: <u>2029 Tradition Way</u>
City/State/Zip: _____	City/State/Zip: <u>Redding, CA 86001</u>
Contact: _____	Phone: <u>(530) 229-9426</u>
Phone: _____	

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Signature of Lead Agency Representative:  Date: 12/13/15

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

# ENVIRONMENTAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

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Zone Amendment 15-008 and Parcel Map 12-002  
Fall River Development, Inc.

December 4, 2015

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:**  
Zone Amendment 15-008, Parcel Map12-002 – Fall River Development, Inc.
  
- 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:**  
Kent Hector, Senior Planner (530) 225-5532
  
- 4. Project Location:**  
The project is located in the Shingletown area on a 61-acre parcel on the east side of Thatcher Mill Road, approximately 2.2 miles north of State Highway 44.
  
- 5. Applicant Name and Address:**  
Frank Nichols  
Fall River Development, Inc.  
2029 Tradition Way  
Redding, CA 96001
  
- 6. General Plan Designation:**  
Rural Residential B (RB)
  
- 7. Zoning:**  
Limited Residential (R-L)
  
- 8. Description of Project:**  
The request is for the approval of a zone change from Limited Residential (R-L) zone district to Limited Residential, minimum lot area as shown on the parcel map (R-L-BSM) zone district on a 20-acre portion of the property and Open Space, 40 acre minimum lot area (OS-BA-40) zone district on the remainder portion of the property, The Zone Amendment is requested to facilitate a Parcel Map consisting of the division of the property into four parcels being 3 to 10 acres in size, along with a 41- acre remainder parcel.
  
- 9. Surrounding Land Uses and Setting:**  
The 61-acre property consists primarily of a large perennial meadow located at the confluence of Bridge's Creek and Battle Creek, which subsequently flows south off site and eventually into Lake McCumber. Along portions of Battle Creek there is a well-developed riparian corridor comprised of willows and alders. Around the meadow is a mixed conifer forest containing previous rural residential subdivisions consisting of 1- to 3- acre parcels. The topography of the site is relatively level, sloping gently to the south. The subject property contains the following types of water features: perennial, ephemeral, and intermittent streams; wet and dry swales, wetlands and ponds. Vegetation on site includes annual grassland, mixed conifer, perennial grassland, riparian, wet meadow, and wetlands. Current development on the property consists of a single-family residence, accessory structures; and septic system located on the proposed 4-acre parcel (Lot 3). In the past, the meadow area has been used for grazing cattle.

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

Regional Water Quality Control Board  
CA Department of Fish and Wildlife

**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		Geology / Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources		Noise		Population / Housing
	Public Services		Recreation		Transportation / Traffic
	Utilities / Service Systems		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 Kent Hector, Senior Planner at (530) 225-5532.



Kent Hector, AICP  
Associate/Senior Planner

12/3/15  
Date



Richard W. Simon, AICP  
Director of Resource Management

12/3/15  
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.

<b>I. AESTHETICS:</b> 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) Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
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,b) The project would not result in a substantial adverse effect on a scenic vista or scenic resource. The four proposed lots that would allow for future residential development are located along the western boundary of the property adjacent to existing residential parcels. The 41-acre remainder parcel would be zoned Open Space, 40 acre minimum lot area (O-S-BA-40), the requirements of which will largely serve to protect the scenic resource of the meadow as viewed from surrounding residential properties (See Mitigation Measure #2)
- c) The project would not substantially degrade the existing visual character or quality of the site and its surroundings. The project surroundings consist predominately of large rural residential parcels. Possible construction of additional residential structures on the 4 proposed lots would be 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 the area. Any lighting associated with the development of additional structures on the property would be subject to the requirements of Shasta County Code which requires that lighting be designed so as to confine direct lighting to the premises. Impacts from the lighting of any additional residential are considered to be less-than-significant.

**Mitigation/Monitoring:** None proposed.

<b>II. AGRICULTURE RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural, Land Evaluation and Site Assessment Mode (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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 California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				✓
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural 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 2008. It is shown as “grazing land” on Important Farmland Map.
- b) The subject property and surrounding properties are zoned for rural residential uses. Neither this property nor the surrounding properties are zoned for agricultural use nor are they in a Williamson Act Contract.
- c) The project would not result in the conversion of Farmland to non-agricultural use. The project would not result in any conflicts with existing or adjacent agricultural operations. The proposed 41-acre remainder parcel encompassing the meadow area could still potentially be used for grazing purposes.

**Mitigation/Monitoring:** None proposed.

<b>III. AIR QUALITY:</b> Where available, the significance criteria established by the applicable air quality management 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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				✓
c) 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 (including releasing emission which exceed quantitative thresholds for ozone precursors)?				✓
d) Expose sensitive receptors to substantial pollutant concentrations?				✓
e) Create objectionable odors 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) The project would not conflict with or obstruct implementation of the 2012 Attainment Plan for Northern Sacramento Valley Air Basin as adopted by Shasta County, or any other applicable air quality plan.
- b) Due to the scale and characteristics of the project, it would not contribute substantially to an existing or projected air quality violation. The proposed project is consistent with the Rural Residential B (RB) General Plan designation and the air quality attainment plan.
- c) Since the proposed project involves a four-parcel division (with an existing residence on one of the proposed parcels) with a remainder, it is unlikely that it would result in a cumulatively considerable net increase of any criteria pollutant, including ozone, ozone pre-cursors or PM10 (particulate matter), the pollutants for which the Northern Sacramento Valley Air Basin is in non-attainment under the applicable State ambient air quality standard.
- d) Due to the scale and characteristics of the proposed project, it is unlikely any sensitive receptors in the area would be exposed to substantial pollutants.
- e) The project would not create objectionable odors which would affect a substantial number of people. The project is consistent with the RB General Plan designation and the air quality attainment plan.

**Mitigation/Monitoring:** None proposed.

<b>IV. BIOLOGICAL RESOURCES:</b> 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 Game 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, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓		
c) Have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (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, “Biological Review and Wetlands Delineation for Mountain Meadows Project”, “Wetlands Delineation: Frank Nichol’s Mountain Meadows Property”, and “Mt. Meadows Willow Flycatcher Survey” reports prepared by Wildland Resource Managers, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) According to the, “Biological Review and Wetlands Delineation for Mountain Meadows Project” report (dated October 2013) and the “Mt. Meadows Willow Flycatcher Survey” report (dated July 2014) prepared by Wildland Resource Managers, there are three special status wildlife species listed for the project area, which include the bald eagle, willow flycatcher, and the pacific fisher. According to these reports, none of these wildlife species or their nests was observed by the biologist during his surveys of the project site. The Certified Wildlife Biologist who prepared this report further states that the project site is not suitable or would be unlikely to support bald eagle or pacific fisher wildlife species. However, he did find that the well-developed riparian habitat along those portions of Battle Creek that flow through the meadow portions of the property would be suitable habitat for the willow flycatcher. The portion of Battle Creek which the biologist determines has suitable habitat for the willow flycatcher is located within the Remainder parcel. With the incorporation of Mitigation Measures #1 and #2, potential impacts to these wildlife species from the proposed project is considered to be less than significant.
- b-d) According to the “Wetlands Delineation: Frank Nichol’s Mountain Meadows Property” report (dated August 2014) prepared by Wildland Resource Managers, the subject property is comprised primarily of a large perennial meadow located at the confluence of Bridge’s Creek and North Fork of Battle Creek, which subsequently flows south into Lake McCumber. Along portions of Battle Creek is a well-developed riparian corridor comprised of willows and alders. According to Steve Kearns, the Certified Wildlife Biologist who prepared this report, the subject property contains the following types of wetland and water features: Perennial streams (2.63 acres), Ephemeral streams (1.38 acres), intermittent streams (0.29 acres), Wet swales (0.25 acres), Dry swales (0.35), Wetlands (1.31 acres) and Ponds (0.34 acres). As shown by the tentative parcel map, with the exception of a small portion of Battle Creek located adjacent to the eastern boundary of proposed Parcel 1, all of these water features would be located on the 41 acre remainder parcel. With the incorporation of those mitigation measures regarding the designation of non-disturbance/non-building areas for the protection

of wetlands and riparian areas on Lot 1 and the ephemeral streams located near the western boundary of the remainder parcel, along with designating the remainder parcel Open Space, 40-acre minimum lot area (O-S-BA-40); potential impacts from this project would be considered to be less-than-significant (see Mitigation Measures #1 and #2).

- 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.
- f) There are no adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plans for the project site or project area.

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

1. With the exception of a driveway to access a home site on Lot 1, the parcel map shall designate non-disturbance/non-building areas of a minimum of 25 feet in width along western bank of Battle Creek (on Lot 1) and eastern-most 30 feet of Lots 1 through 4. The Parcel Map shall note that the driveway on Lot 1 shall be placed as close as possible to its western property line in order to avoid disturbing the 25-foot buffer area adjacent to Battle Creek. The parcel map shall also note that riparian, wetland, or other vegetation within these areas shall not be removed or disturbed, except as allowed by prior written approval by the Director of Resource Management (in consultation with the California Department of Fish and Wildlife).
2. The remainder parcel shown on the tentative parcel map shall be rezoned from Limited Residential (R-L) zone district to Open Space, 40 acre minimum (OS-BA-40) zone district. In order to protect wetland and biological resources on this property, the parcel map shall note that no development permits on the remainder parcel shall be issued until such time as a tract map, or, if applicable, a parcel map (along with any necessary further CEQA review) has been approved and finalized.

<b><u>V. CULTURAL RESOURCES</u></b> – 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) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d) Disturb any human remains, including those interred outside of formal cemeteries?				✓

**Discussion:** Based on the Archeology Report, prepared by Trudy Vaughan (w/ Coyote & Fox Enterprises), February, 2010, staffs 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) Upon review of the Minerals Element of the General Plan, there is no evidence to suggest that the project would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.
- d) 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.

A field survey, conducted in May, 2015, by Trudy Vaughan (w/ Coyote & Fox Enterprises) found no significant prehistoric or historic resources within the project boundaries. The study recommended clearance with a general development condition that if any archaeological discoveries are encountered during ground disturbing activities, all such activities should be halted and a qualified archaeologist should be contacted to determine the nature of the find.

**Mitigation/Monitoring:** None proposed.

<b>VI. GEOLOGY AND SOILS</b> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> <li>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.</li> <li>ii) Strong seismic ground shaking?</li> <li>iii) Seismic-related ground failure, including liquefaction?</li> <li>iv) Landslides?</li> </ul>				✓
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 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?				✓

**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 expose people or structures to 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.

All structures shall be constructed according to the seismic requirements of the currently adopted Building Code.

iii) Seismic-related ground failure, including liquefaction;

There are no indications that the proposed project would expose people or structures to these types of hazards.

iv) Landslides.

The project site does not lie at the top or toe of any slope.

- 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, Soil Conservation Service and Forest Service in August, 1974, identified the soils in the project site with a hazard of erosion ranging from none to slight. 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 project would not 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) Portions of proposed Parcels 1 through 4 are located on a soil type (i.e. Shingletown Loam) that is identified as moderately expansive in the "Soil Survey of Shasta County." Expansive soils are characterized by their ability to undergo significant volume change (shrink or swell) due to variations in moisture content" which could potentially impact the structural integrity of future homes or buildings at these locations. With the incorporation of mitigation measure #3 requiring the applicant submit documentation showing sufficient steps have been taken to protect the structural integrity of future buildings on site, impacts would be considered to be less than significant.
- e) The project would not 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 wastewater. The soils on the project site have been tested for wastewater treatment and have demonstrated compliance with adopted sewage disposal criteria.

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

- 3. The parcel map shall note that prior to the issuance of a building permit for any proposed buildings or structures on each of the parcels, the applicant shall submit documentation or reports to the Building Division showing that the potential for structural distress due to the expansion of soils on-site has been reduced to meet building code requirements.

<b>VII. HAZARDS AND HAZARDOUS MATERIALS:</b> 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) 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 for people residing or working in the project area?				✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g) Impair implementation of or physically interfere with an adopted				✓

<b>VII. HAZARDS AND HAZARDOUS MATERIALS:</b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
emergency response plan or emergency evacuation plan?				
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas, or where residences are intermixed with wildlands?			✓	

**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) The proposed uses resulting from the project are residential and no routine transport, use, or disposal of hazardous materials is anticipated as a result of the project.
- b) 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.
- d) The project is not located on a site which is included on a list of hazardous materials sites and would not create a significant 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) The project is not located within the vicinity of a private airstrip.
- g) The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- h) The project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas, or where residences are intermixed with wildlands. The Shasta County Fire Department has indicated that the project is located in an area which is designated a "VERY HIGH" fire hazard severity zone. Shasta County Fire Department regulations require removal or thinning of flammable vegetation and material consistent with the required defensible space zones.

**Mitigation/Monitoring:** None proposed.

<b>VIII. HYDROLOGY AND WATER QUALITY:</b> 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?				✓
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a new deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	

<b>VIII. HYDROLOGY AND WATER QUALITY:</b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			✓	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				✓
f) Otherwise substantially degrade water quality?				✓
g) Place housing within 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j) Inundation by seiche, tsunami, or mudflow?				✓

**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. Through adherence to construction standards, including erosion and sediment control measures, water quality and waste discharge standards will not be violated. If grading is needed for this project, a grading permit will be required. The provisions of the permit will address erosion and siltation containment on- and off-site. Prior to the issuance of any development permits or the initiation of any on-site land disturbance activities, the applicant may also be required to obtain a General Construction Activity Storm Water Permit from the Regional Water Quality Control Board (RWQCB).
- b) Water service for the project is to be provided by Lassen Pines Mutual Water Company. Lassen Pines Mutual Water Company is responsible for review of groundwater supplies prior to approving the water supply for the project.
- c,d) The project would not substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation on- or off-site. Non-building/non-disturbance areas along Battle Creek and along the east boundary of the proposed lots near the ephemeral streams located on the remainder parcel will preserve the existing drainage pattern and not require alteration of the natural drainage courses (see mitigation measure #1). Drainage improvements and designs for this development, along with erosion control measures, will be subject to an approved grading plan permit issued by the Shasta County Building Division. The applicant may also be required to obtain a General Construction Activity Storm Water Permit from the Regional Water Quality Control Board (RWQCB). If a permit from RWQCB is required, as part of this process, the applicant must prepare a Storm Water Pollution Prevention Plan (SWPPP) and post construction storm water development plan to mitigate any pollutants from the proposed development. Conditions will be added to the map requiring that these permits be approved prior to the issuance of any development permits or the initiation of any construction activities on-site.
- e) The project would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- f) The project would not substantially degrade water quality. If required, appropriate permits by RWQCB would preclude any potential significant water quality impacts (see discussion under c,d).
- g-i) The project would place housing within the 100-year flood hazard area as mapped on the FEMA Flood Insurance Rate Map. Base flood elevations have been determined for the site. All structures will be constructed in compliance with the requirements of the Building Code. The structures will not impede or redirect flows.
- j) The project is not located near a large lake or the ocean so would not be subject to seiche or tsunami. It is not located on or near a mountainside or hillside which is subject to mudflows.

**Mitigation/Monitoring:** None proposed.

<b>IX. LAND USE AND PLANNING</b> - 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) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				✓
c) Conflict with any applicable habitat conservation plan or natural community 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) The project would not physically divide an established community. The project is not located in any established community.
- b) The proposed project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The project is consistent with the Rural Residential B (RB) General Plan land use designation, which allows a density of one dwelling unit per five acres, along with the proposed Limited Residential, minimum lot area as shown on the parcel map (R-L-BSM) zone district on a 20-acre portion of the property and Open Space, 40 acre minimum lot area (OS-BA-40) zone district on the remainder portion of the property.
- c) The project would not conflict with any applicable habitat conservation plan or natural community conservation plan. There are no adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plans for the project site or project area.

**Mitigation/Monitoring:** None proposed.

<b>X. MINERAL RESOURCES</b> – 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. There are no known mineral resources of regional value located on the project site.
- b) 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.

<b><u>XI. NOISE</u></b> – Would the project result in:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				✓
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels				✓
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
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 expose people residing or working in the project area to excessive noise levels?				✓
f) For a project within the vicinity of a private airstrip, 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 result in exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies.
- b) The project would not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.
- c) Those residential uses allowed in the R-L zone districts for the proposed parcels are not expected to result in a substantial permanent increase in ambient noise levels in the vicinity of the project.
- d) The project would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. There would be increased noise levels during construction of the new buildings, along with residential and other activities permitted in the R-L zone districts. However, none of these increases are expected to be significant.
- 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) The project is not located within the vicinity of a private airstrip.

**Mitigation/Monitoring:** None proposed. .

<b><u>XII. POPULATION AND HOUSING</u></b> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?				✓

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
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**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 induce substantial population growth in an area, either directly or indirectly. The population growth resulting from the potential 3 new residences or approximately 8 persons given a total County population of approximately 183,023 is not substantial.
- b) Due to the characteristics of the project, it would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- c) Due to the characteristics of the project, it would not displace substantial numbers of people.

**Mitigation/Monitoring:** None proposed.

<b>XIII. PUBLIC SERVICES:</b> 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 "VERY HIGH" fire hazard severity zone. However, no significant additional level of fire protection is necessary. If required, additional fire hydrants will be installed according to the County 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 71,091 (Calif. Dept. of Finance, Official State Estimates as of May 2009) persons in the unincorporated area of the County. That is a ratio of one officer per 267 persons. The project could result in 3 additional residences, with an additional population of 8 persons. This is not considered a significant number to warrant any additional sworn or non-sworn peace officers.

**Schools:**

The resultant development from the project will be required to pay the amount allowable per square foot of construction to mitigate school impacts.

**Parks:**

The County does not have a neighborhood parks system.

Other public facilities:

n/a

**Mitigation/Monitoring:** None proposed.

<b>XIV. RECREATION:</b>	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 County does not have a neighborhood or regional parks system or other recreational facilities.
- 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.

<b>XV. TRANSPORTATION/TRAFFIC:</b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?			✓	
b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highway?			✓	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
e) Result in inadequate emergency access?				✓
f) Result in inadequate parking capacity?				✓
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?				✓

**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 enough traffic to significantly reduce the volume-to-capacity ratio of adjacent roadways to a reduced level of service. The expected increase in traffic would be about 30 trips per day.
- 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 highway. There is no County congestion management agency, and no level-of-service established by such an agency.
- c) The project would not result in a change in air traffic patterns.
- d) The project would not substantially increase hazards due to a design feature or incompatible uses.
- e) The project has been reviewed by the Shasta County Fire Department which has determined that there is adequate emergency access.
- f) There is more than adequate parking available for on-site parking.
- g) The project would not conflict with adopted policies, plans or programs supporting alternative transportation.

**Mitigation/Monitoring:** None proposed.

<b>XVI. UTILITIES AND SERVICE SYSTEMS:</b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✓
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
d) Have sufficient water supplies available to serve the project which serves or may serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				✓
e) 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?				✓
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				✓
g) Comply with Federal, State, and local 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 exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. 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. The project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

- b) The project will be served by the Lassen Pines Mutual Water Company. Lassen Pines Mutual Water Company indicates that it has adequate capacity to serve the project without the need for construction of new water treatment facilities, or expansion of existing facilities.
- c) The project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. This is a rural large-lot land division that does not require any drainage facilities.
- d) See comment under b) above.
- e) 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.
- f) The project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. The West Central Landfill has sufficient capacity to accommodate the additional residence and is in compliance with Federal, State, and local statutes and regulations related to solid waste.
- g) The project would comply with Federal, State, and local statutes and regulations related to solid waste.

**Mitigation/Monitoring:** None proposed.

<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE:</b>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, 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) With the incorporation of the mitigation measures into the project specified in Section IV. Biological Resources, there is no evidence to support a finding that the project would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal.  
  
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, there is no evidence to suggest that the project would have impacts that are cumulatively considerable.
- c) With the incorporation of the mitigation measures into the project specified in Section VI. Geology and Soils, 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:** As described in Sections IV and VI.)

## INITIAL STUDY COMMENTS

PROJECT NUMBER Zone Amendment 15-008, Parcel Map 12-002 – Fall River Development, Inc.

### 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. Archeology Report, prepared by Trudy Vaughan (w/ Coyote & Fox Enterprises), June, 2015
2. Biological Review and Wetlands Delineation for Mountain Meadows Project, prepared by Wildland Resource Managers, October, 2013
3. Wetlands Delineation: Frank Nichol's Mountain Meadows Property, prepared by Wildland Resource Managers, August 2014.
4. Mt. Meadows Willow Flycatcher Survey, prepared by Wildland Resource Managers, July 2014

**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, letter dated 8/31/15.

**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 revised and 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 RESOURCES

1. Shasta County General Plan, Section 6.1 Agricultural Lands.
2. 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, 2006 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 Game.
3. Natural Diversity Data Base Records of the California Department of Fish and Game.
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 Game.
7. Natural Diversity Data Base Records of the California Department of Fish and Game.

#### 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. 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.

#### VII. 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.

#### **VIII. 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.

#### **IX. 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.

#### **X. MINERAL RESOURCES**

1. Shasta County General Plan Section 6.3 Minerals.

#### **XI. NOISE**

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

#### **XII. 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.

#### **XIII. 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.

#### **XIV. RECREATION**

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

#### **XV. 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.

#### **XVI. 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.

**MITIGATION MONITORING PROGRAM (MMP)  
FOR ZA 15-008 & PM 12-002**

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p><b>IV. BIOLOGICAL RESOURCES:</b></p> <p>1. With the exception of a driveway to access a home site on Lot 1, the parcel map shall designate non-disturbance/non-building areas of a minimum of 25 feet in width along western bank of Battle Creek (on Lot 1) and eastern-most 30 feet of Lots 1 through 4. The Parcel Map shall note that the driveway on Lot 1 shall be placed as close as possible to its western property line in order to avoid disturbing the 25-foot buffer area adjacent to Battle Creek. The parcel map shall also note that riparian, wetland, or other vegetation within these areas shall not be removed or disturbed, except as allowed by prior written approval by the Director of Resource Management (in consultation with the California Department of Fish and Wildlife).</p> <p>2. The remainder parcel shown on the tentative parcel map shall be rezoned from Limited Residential (R-L) zone district to Open Space, 40 acre minimum (OS-BA-40) zone district. In order to protect wetland and biological resources on this property, the parcel map shall note that no development permits on the remainder parcel shall be issued until such time as a tract map, or, if applicable, a parcel map (along with any necessary further CEQA review) has been approved and finalized.</p>	<p>Prior to the issuance of any development permits or any on-site disturbance.</p> <p>Prior to the issuance of any development permits or any on-site disturbance.</p>	<p>Department of Fish and Wildlife, Planning Division</p> <p>Department of Fish and Wildlife, Planning Division</p>	
<p><b>VI. GEOLOGY AND SOILS</b></p> <p>3. The parcel map shall note that prior to the issuance of a building permit for any proposed buildings or structures on each of the parcels, the applicant shall submit documentation or reports to the Building Division showing that the potential for structural distress due to the expansion of soils on-site has been reduced to meet building code requirements.</p>	<p>Prior to the issuance of building permits.</p>	<p>Building Division, Planning Division</p>	



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Region 1 – Northern  
601 Locust Street  
Redding, CA 96001  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

*EDMUND G. BROWN JR., Governor*  
*CHARLTON H. BONHAM, Director*



August 31, 2015

Mr. Kent Hector  
Shasta County Department of Resource Management  
Planning Division  
1855 Placer Street, Suite 103  
Redding, CA 96001

**Subject: Mountain Meadows 4-Split Project, Shingletown, Shasta County**

Dear Mr. Hector:

The California Department of Fish and Wildlife, in our role as both a trustee and responsible agency pursuant to the California Environmental Quality Act, California Public Resources Code sections 21000 et seq., has been an active party in the review of Mr. Frank Nichols' proposed parcel split (Project) on his approximately 61-acre property located east of the community of Shingletown, Shasta County (County).

The property contains valuable wetland, grassland, and lacustrine habitat; the conservation of which will provide benefits to many wildlife and botanical species, including the State-listed willow flycatcher (*Empidonax traillii*). The Department believes the conservation and possible restoration of the property will also benefit ongoing restoration activities occurring in the Battle Creek watershed.

Conditions, Covenants & Restrictions (CC&R's) have been proposed for this Project and commented on by the Department numerous times. The Department's view remains unchanged. The CC&R's are subject to modification or termination without oversight by the County and are not enforceable as mitigation measures. Therefore, the Department does not support the use of this mechanism for biological resource protection. The Department continues to support the placement of a Conservation Easement (CE) over the area of property currently designated as a Conservation Area on the parcel map proposal provided to the Department on August 19, 2015, including the Pasture and Grazing Area. A CE will provide an enforceable mechanism to ensure the sensitive natural resources within Mr. Nichols' property are protected in perpetuity.

In order to protect the sensitive biological resources occupying the property, the following items will need to be included on the Parcel Map accompanying this property split prior to approval:

- Depiction of all drainages, streams, swales, and wetlands;
- A non-disturbance buffer of 25 feet along the northern portion of Battle Creek, to be included in the CE;

*Conserving California's Wildlife Since 1870*

Mr. Kent Hector  
August 31, 2015  
Page 2

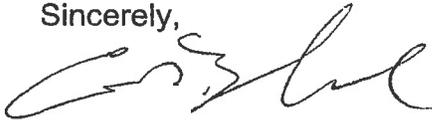
- Inclusion of the designated Pasture and Grazing Area within the CE; and
- Non-disturbance buffers at least 30 feet from the edge of the CE or pre-approved designated building envelopes within each parcel.

The Department understands there may be a need to install a stream crossing for access to the proposed grazing area. Pursuant to Fish and Game Code (FGC) section 1600 et seq., a Lake or Streambed Alteration Agreement may be required for this action. Written notification shall be provided to the Department for this crossing and any additional activities subject to FGC section 1602.

There is a lack of clarification in Mr. Nichols' August 19, 2015 proposal regarding the Department's ability to hold CEs. The Department is capable of holding a CE under certain situations and conditions; however, it is likely that the endowment required for the Department to hold a CE would be greater than that required of a local nonprofit or other group capable of holding a CE.

Due to the numerous documents and plans submitted from both the applicant and the County, the Department requests all further plans and documentation be sent from the County. If you have any questions, please contact Kristin Hubbard, Environmental Scientist, at (530) 225-2138 or by e-mail at [Kristin.Hubbard@wildlife.ca.gov](mailto:Kristin.Hubbard@wildlife.ca.gov).

Sincerely,



**Curt Babcock**  
Habitat Conservation Program Manager

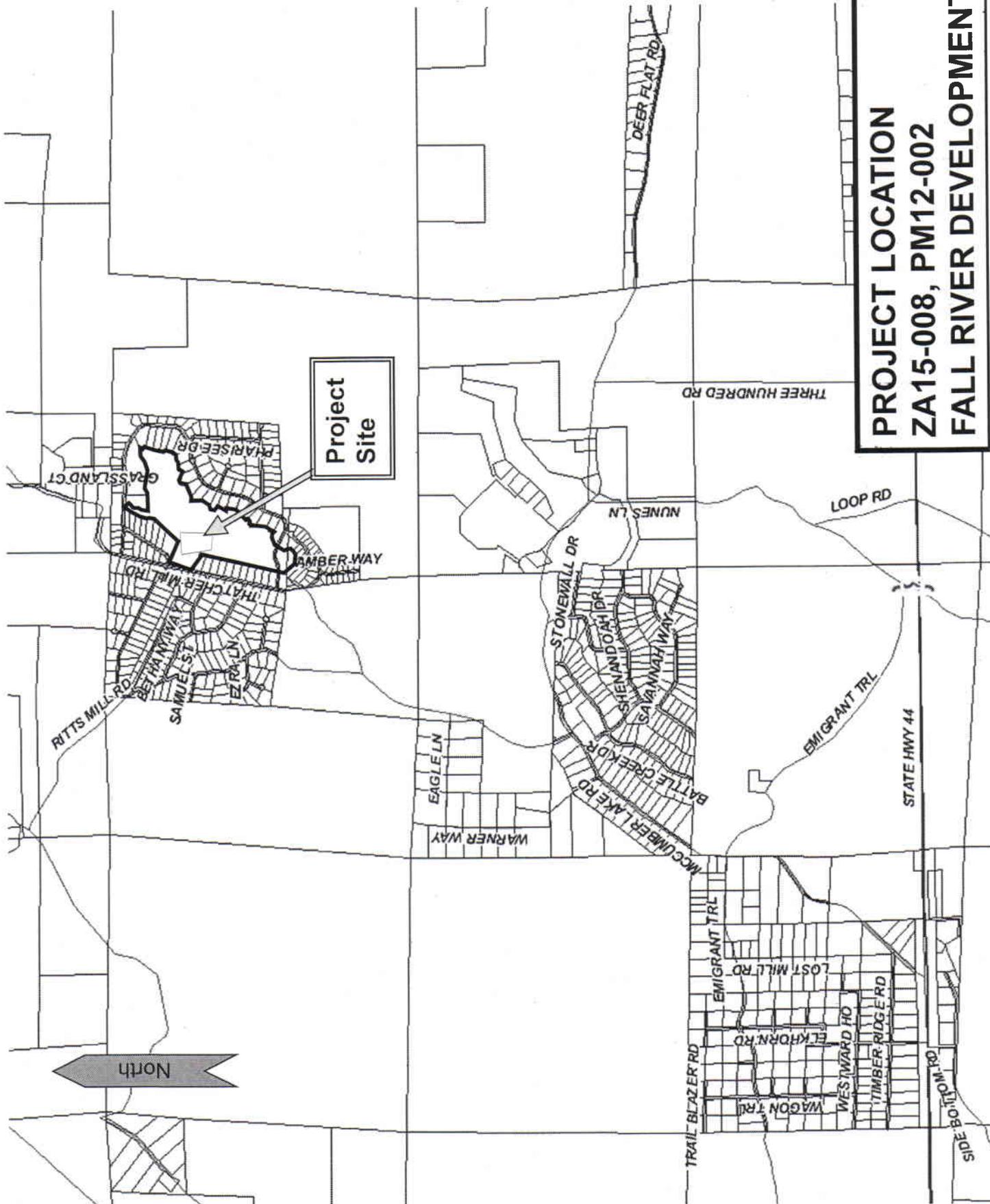
cc: Kent Hector and Bill Walker  
Shasta County Department of Resource Management  
[khector@co.shasta.ca.us](mailto:khector@co.shasta.ca.us), [bwalker@co.shasta.ca.us](mailto:bwalker@co.shasta.ca.us)

Frank Nichols  
Fall River Development, Inc.  
[franknichols@gmail.com](mailto:franknichols@gmail.com)

Kristin Hubbard and Michael R. Harris  
California Department of Fish and Wildlife  
[Kristin.Hubbard@wildlife.ca.gov](mailto:Kristin.Hubbard@wildlife.ca.gov), [Michael.R.Harris@wildlife.ca.gov](mailto:Michael.R.Harris@wildlife.ca.gov)

**MITIGATION MONITORING PROGRAM (MMP)  
FOR ZA 15-008 & PM 12-002**

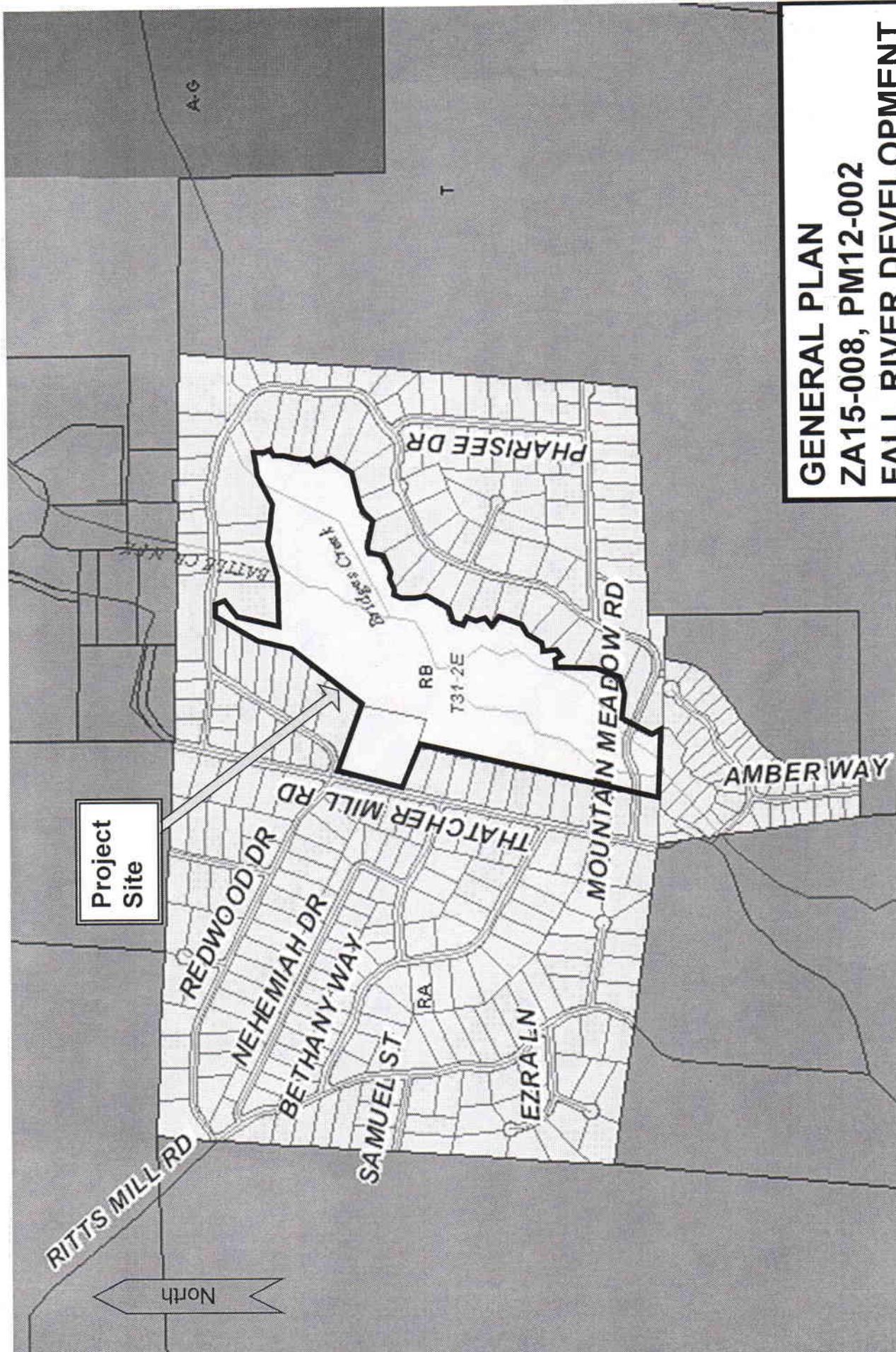
Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
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Project Site

**PROJECT LOCATION**  
**ZA15-008, PM12-002**  
**FALL RIVER DEVELOPMENT**

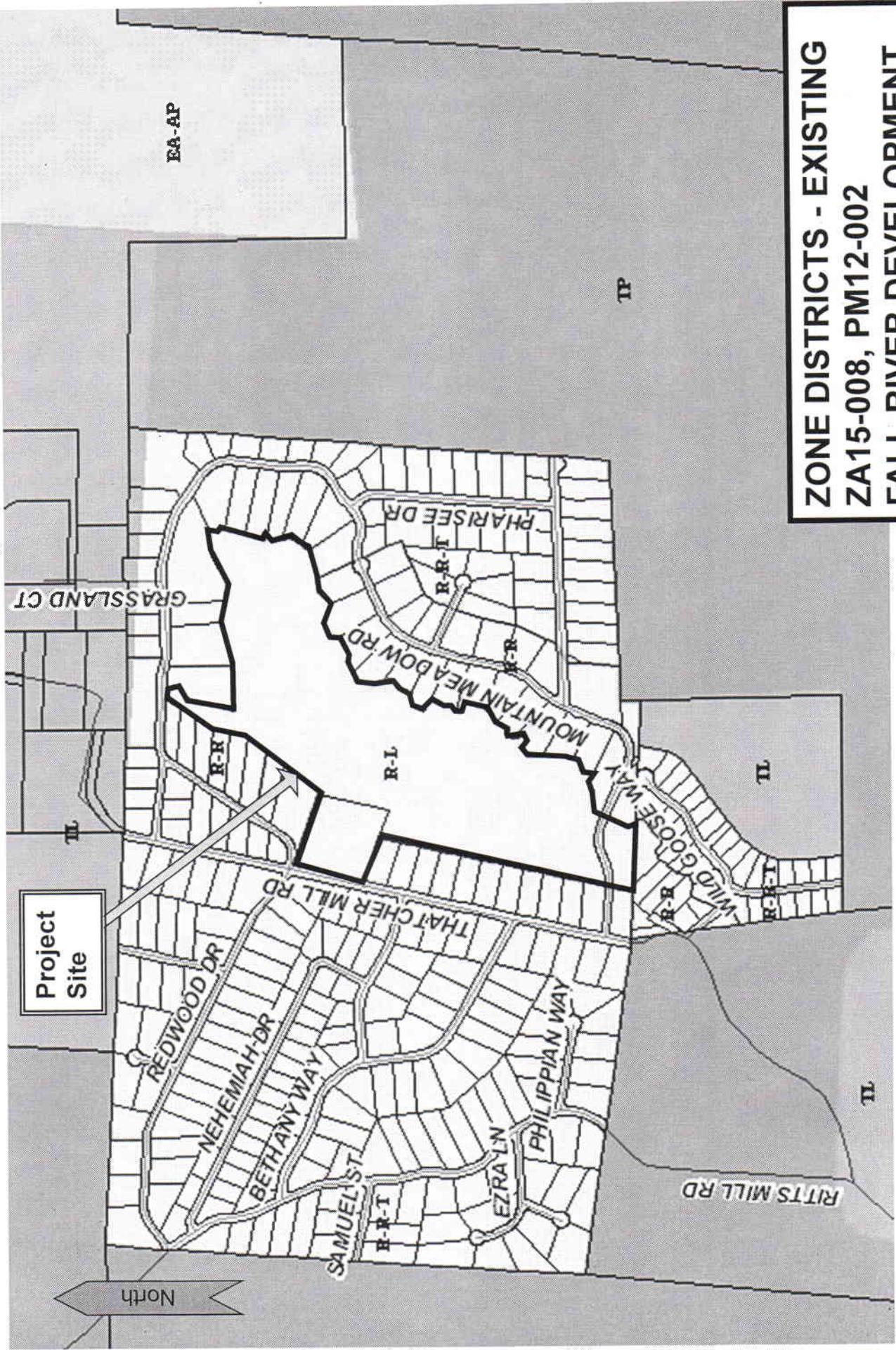




Project Site

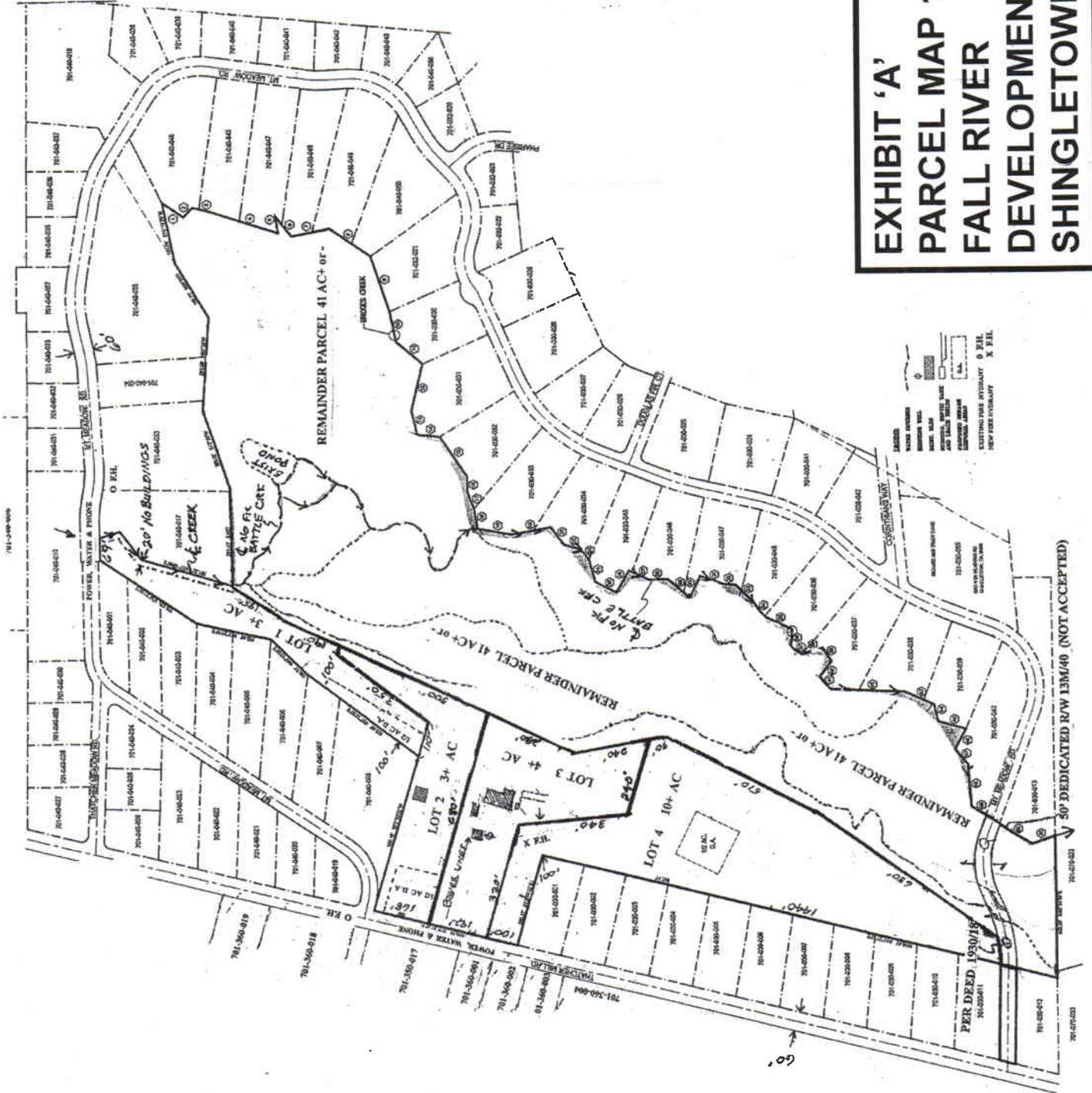
**GENERAL PLAN  
ZA15-008, PM12-002  
FALL RIVER DEVELOPMENT  
SHINGLETOWN AREA**

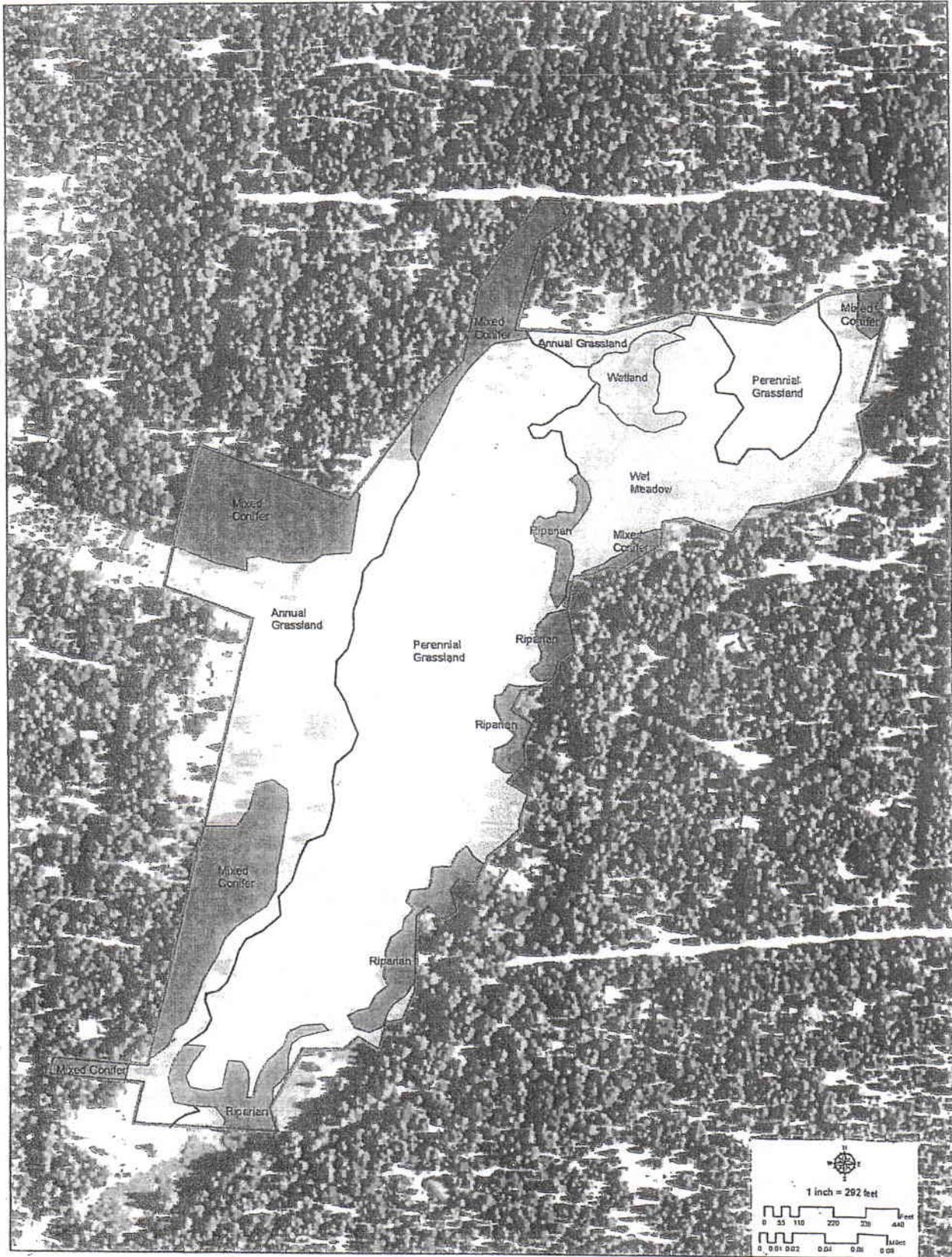
**ZONE DISTRICTS - EXISTING**  
**ZA15-008, PM12-002**  
**FALL RIVER DEVELOPMENT**  
**SHINGLETOWN AREA**



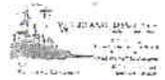


**EXHIBIT 'A'**  
**PARCEL MAP 12-002**  
**FALL RIVER**  
**DEVELOPMENT**  
**SHINGLETOWN AREA**





Projection: California State Plane, ZONE 1, NAD 83



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

Legend			
Type Vegetation			
	Annual Grassland		Riparian
	Mixed Conifer		Wet Meadow
	Perennial Grassland		Wetland
	Project Boundary		

Frequency	Type	Area (Sq. Ft.)	Acres
2	Annual Grassland	489165,644	11,409
7	Mixed Conifer	41,7323,322	9,500
3	Perennial Grassland	134,965,928	30,653
5	Riparian	175,681,246	4,033
1	Wet Meadow	39,763,425	9,128
1	Wetland	5,457,924	1,255
19	ALL VEGETATION	783,407,729	66,309

Sources:  
Wildland Resource Managers  
Cal-Atlas

GIS and Cartography  
rkBARON GEOvisuals  
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