

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: Parcel Map 08-025 (Ambrus)

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: Igo

Cross Streets: Gas Point Road and Bradley Ridge Road

Zip Code: 96007

Lat. / Long.: 40° 26' 20" N/ 122° 31' 21" W

Total Acres: 40

Assessor's Parcel No.: 045-780-013

Section: 22

Twp.: 30N

Range: R6W

Base: M.D.B.M

Within 2 Miles: State Hwy #: _____

Waterways: Dutch Gulch

Airports: _____

Railways: _____

Schools: _____

Document Type:

- | | | | | | | |
|-------|---|--|-------|------------------------------------|--------|---|
| CEQA: | <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: | <input type="checkbox"/> NOI | Other: | <input type="checkbox"/> Joint Document |
| | <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | | <input type="checkbox"/> EA | | <input type="checkbox"/> Final Document |
| | <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | | <input type="checkbox"/> Draft EIS | | <input type="checkbox"/> Other _____ |
| | <input checked="" type="checkbox"/> Mit Neg Dec | Other _____ | | <input type="checkbox"/> FONSI | | |

Local Action Type:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other _____ |

Development Type:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential: Units _____ Acres <u>40</u> | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| | <input type="checkbox"/> Other: _____ |

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Residential / Limited Agriculture, Mobile Home, 10 acre minimum combining district (A-1-T-BA-10)/Rural Residential B (RB)

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

The request is for the approval of a Parcel Map for the division of a 40-acre property into three parcels with one parcel being 20 acres in size and the other two parcels being 10 acres in size. Each of the parcels will be serviced by individual septic systems and private wells. Current development on the property consists of one existing single-family residence, accessory structures, a water well, and a septic system, all of which will be located on Proposed Parcel 2. Access to proposed Parcels 1 and 3 will be through new encroachments off of Gas Point Road.

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.

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 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 & Wildlife 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	

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

Starting Date June 3, 2016 Ending Date July 8, 2016

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: Tibor and Doina Ambrus
Address: _____ Address: 1195 Court Lane
City/State/Zip: _____ City/State/Zip: Concord, CA 94518
Contact: _____ Phone: 925-382-5443
Phone: _____

Signature of Lead Agency Representative:  Date: 6/11/16

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

ENVIRONMENTAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

Parcel Map 08-025
Ambrus

June 3, 2016

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 08-025 (Ambrus)
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:**
Planner's name, title (530) 225-5532
4. **Project Location:**
The project is located in the Igo area, on the east side of Gas Point Road, approximately 5 miles south of Igo.
5. **Applicant Name and Address:**
Tibor and Doina Ambrus
1195 Court Lane
Concord, CA 94518
6. **General Plan Designation:**
Rural Residential B (RB)
7. **Zoning:**
Limited Agriculture, Mobile Home, 10 acre minimum combining district (A-1-T-BA-10)
8. **Description of Project:**
The request is for the approval of a parcel map consisting of the division of a 40-acre property into three parcels with one parcel being 20 acres in size and the other two parcels being 10 acres in size. Each of the parcels will be serviced by individual septic systems and private wells. Current development on the property consists of one existing single-family residence, accessory structures, a water well, and a septic system, all of which will be located on Proposed Parcel 2. Access to proposed Parcels 1 and 3 will be through new encroachments off Gas Point Road.
9. **Surrounding Land Uses and Setting:**
The project site and surrounding properties consists of large rural residential parcels. Vegetation on the property is characterized as being a mosaic of "Blue Oak Savannah" and "Blue Oak Woodland" with an understory of annual grassland with sparse shrub saplings. Dutch Gulch, a perennial drainage, flows north to south through the center of the property which other drainages on the property flow into. There are also ponds and wetland features on property which occur primarily where small berms have been constructed on drainages allowing water to pond for long durations.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**
Regional Water Quality Control Board

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.

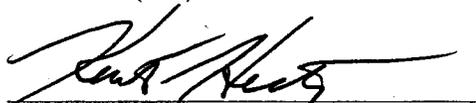
Aesthetics	Agricultural Resources	Air Quality
Biological Resources	Cultural Resources	Geology / Soils
Hazards & Hazardous Materials	Hydrology / Water Quality	Land Use / Planning
Mineral Resources	Noise	Population / Housing
Public Services	Recreation	Transportation / Traffic
Utilities / Service Systems	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
Senior Planner

6/1/16

Date



Richard W. Simon, AICP
Director of Resource Management

June 1, 2016

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: 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) The project would not result in any adverse effect on a scenic vista.
- b) The project would not substantially damage any scenic resource.
- c) The project would not degrade the existing visual character or quality of the site and its surroundings. Properties to the north along the east side of Gas Point Road consist primarily of 10-acre parcels with existing rural residential uses. Other surrounding properties consist of larger parcels designated for rural residential purposes. Potential construction of a residence on each of the two proposed 10-acre parcels (Parcels 1 and 3) 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 further development on the proposed additional parcel 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 introduction of residential lighting are considered to be less-than-significant.

Mitigation/Monitoring: None proposed.

II. AGRICULTURE 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 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 2010.
- b) The subject property and surrounding properties are zoned for limited agricultural use. Given the rural character of the area and limited scope of the project, conflicts between the additional proposed rural residential on the subject property and any existing or future limited agricultural uses on adjacent properties are considered less-than-significant. Neither this property nor the surrounding properties are in a Williamson Act Contract.
- c) The project would not result in the conversion of Farmland to non-agricultural use.

Mitigation/Monitoring: None proposed.

III. AIR QUALITY: 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 three-parcel division (with an existing residence on one of the proposed parcels), 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) No sensitive receptors have been identified adjacent to or near the project area.
- e) The project would not create objectionable odors which would affect a substantial number of people. The project is consistent with the A-cg General Plan designation and the air quality attainment plan.

Mitigation/Monitoring: None proposed.

IV. BIOLOGICAL RESOURCES: 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 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 Wetland Delineation Report and Biological Resource Assessment prepared by Gallaway Enterprises, the Oak Woodland Vegetation Conservation Plan (OWVCP), prepared by Dennis Possehn, and 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,d). A Biological Resource Assessment completed by Gallaway Enterprises, in May 2015, states that there is suitable roosting habitat within the property for colonial and solitary roosting bats; and that two of the bat species that have the potential to occur on the property are California bat species of concern; the hoary bat and the western red bat. In order to reduce any potential impact to these bat species to a level of less significance, Gallaway Enterprises recommends that a pre-construction bat roost survey be performed prior to the removal of vegetation or construction activities within the project area between April 1 and August 31 (see Mitigation Measure #1).

The Biological Resource Assessment report also states that there is suitable habitat within the property for migratory birds and raptors that may include the following avian species listed as Federal Birds of Conservation Concern and/or California Species of Special Concern: Lewis’s Woodpecker, Loggerhead Shrike, Nuttall’s Woodpecker, Oak Titmouse, and Olive-sided Flycatcher. In order to protect these bird species from potential impacts due to future development on the property, Gallaway Enterprises recommends that a pre-construction bird and raptor survey be conducted before any vegetation removal or ground disturbance activities occur on the site during the breeding season (see Mitigation Measure #2).

b,c) The Wetland Delineation Report prepared by Gallaway Enterprises, in May 2015, identified a total of 0.504 acres as “Other Waters of the United States” (OWUS) within the property. Other waters of the U.S. are seasonal or perennial water bodies, including lakes, stream channels, ephemeral and intermittent drainages, ponds, and other surface water features that exhibit an ordinary high water mark but lack positive indicators for one or more of the three wetland parameters (hydrophytic vegetation, hydric soil, and wetland hydrology). This report also identified 0.050 acres of seasonal wetlands and 0.037 acres of non-jurisdictional drainages (i.e. drainages that do not contain a hydrologic connection with an OWUS). Potentially significant impacts to these areas could occur during the development of future residential and accessory structures on the proposed parcels.

However, with the incorporation of Mitigation Measures #3 regarding the designation of non-disturbance/non-building areas for the protection of wetlands, streams and drainage areas on site, potential impacts from this project would be considered to be less-than-significant.

- e) The project would not conflict with any ordinances or policies which protect biological resources; however, Shasta County Board of Supervisors' Resolution No. 95-157 provides guidance regarding use and protection of oak trees on a voluntary basis. The Oak Woodland Vegetation Conservation Plan (OWVCP), prepared by Dennis Possehn, Registered Professional Forester (RPF) #1759, describes the vegetation type on the property as mosaic of "Blue Oak Savannah" and "Blue Oak Woodland" with an average leaf canopy estimated to be 25-30 percent, and varies from 15 to 70 percent. The overstory is comprised almost entirely of Blue oak (*Quercus douglasii*) with a very sparse scattering of Gray pine (*Pinus sabiniana*). The understory is composed of annual grassland with sparse shrub saplings. According to the OWVCP, the proposed project would impact up to one-half acre of oak savannah and one-half acre of oak woodland. Dennis Possehn, RPF states that with the incorporation of his recommended mitigation measures (see Mitigation Measures #4 and #5), impacts from the proposed project would not degrade the oak woodland classification since the areas in oak savannah will remain and function as a savannah, and areas currently in oak woodland will remain in and function as oak woodland.
- f) No habitat conservation plans or other similar plans have been adopted for the project site or project area. 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. Any vegetation removal or construction with the property should be conducted between September 1 - October 15 and between March 1 - March 31 to avoid the bat maternity season as well as the winter season when bats are torpor and are inactive. If vegetation removal or construction activities occur during the bat maternity season (April 1 - August 31) or the bats torpor period (October 16-February 28) then a bat roost survey shall be conducted by a biologist qualified to identify any bat roosting sites within the property, and who shall do the following:
 - Conduct a pre-construction bat roost survey(s) within two (2) weeks of vegetation removal that involves the removal of potential diurnal roosting trees (e.g. trees 24" DBH and greater, snags, hollow trees).
 - Surveys shall be conducted within the entire area where potential diurnal roosting trees are to be removed and within 100 feet of the area.
 - If a maternity roost with young is observed then the biologist will map the location and establish an appropriate "no disturbance" buffer around the roost as determined by the biologist. Construction and vegetation removal activity shall be prohibited within the buffer until the young are volant (i.e. flying). Roosts shall be monitored at least once per week and a report submitted to the County Planning Division monthly.
 - If a roost is observed without young then the biologist should establish a "no disturbance" buffer until the bats are excluded from the roost or there are no roosting bats present.
2. Nesting birds are protected under the Migratory Birds Treaty Act (MBTA) and the California Fish and Game Code (CFGF). Any vegetation removal within the property should be conducted during the non-breeding season (September 1 – February 28). If vegetation removal or construction activities occur during the avian breeding season (March 1 – August 31) then a migratory bird and raptor survey shall be conducted by a biologist qualified to identify any active nests (i.e. nests that contain egg(s) or young), and who shall do the following:
 - Conduct a survey for all birds protected by the MBTA and CFGF seven (7) days prior to vegetation removal or construction activities within 250 feet of the work areas.
 - If an active nest is found then the biologist shall map the nest location and establish an appropriate "no disturbance" buffer around the active nest(s) as determined by the biologist. Construction and vegetation removal activity shall be prohibited within the buffer until the young have fledged (i.e. fly) or the nest fails. Nests shall be monitored at least once per week and a report sent the County Planning Division monthly.
 - Conduct an additional migratory bird and raptor survey if vegetation removal and/or construction stops for more than 15 days. The survey shall be conducted within seven (7) days prior to the continuation of activities.
3. With the exception of access road/driveway crossings, the final map shall designate non-disturbance/non-building areas 50 feet from the edge of the banks of those areas identified as wetlands and the perennial drainage known as Dutch Gulch; and 25 feet from the banks of those areas identified as other waters of the United States and non-jurisdictional drainages, as shown by Figure 2 within the Wetland Delineation Report prepared by Gallaway Enterprises. The final map shall note that these areas shall not be disturbed, except as allowed by prior approval of the California Department of Fish and Wildlife (DFW). The applicant shall provide evidence that DFW requirements have been met prior to issuance of any development permits and before any land

disturbance occurs on the project site.

4. A note on the final map shall state that all development (including building pads, septic tank/leach field systems and driveways) shall be located to avoid disturbing those oak trees to be retained and that each property owner shall be responsible for implementing the following measures to protect oak woodlands on their property, as specified within the OWVCP:
 - a) All Blue oaks exceeding 5.0 inches dbh are to be maintained at levels exceeding 10 percent crown canopy within burned areas and exceeding 30 percent canopy within unburned areas (where currently present). Healthy live mature oaks exceeding 12" dbh shall be retained throughout the woodland where possible (the larger the better). The goal is to ensure the area will meet the same definition and function post project as was existing in the pre-project stand; either oak woodland or oak savannah.
 - b) Oak trees that are 5.0 inches dbh or greater shall be retained (where feasible) in disposal areas, building sites, and driveways. Retention of the largest oaks available shall be a priority.
 - c) Oak trees within the building envelopes of Parcels #1 and #3 shall be retained where possible while meeting Shasta County Fire Protection standards for defensible space.

The OWVCP may be modified upon the submission of a report acceptable to the Department of Resource Management, Planning Division and a determination by a registered professional forester (RPF), or other qualified professional, that the new OWCP would not create a significant impact on oak woodlands on site.

5. A note on the final map shall state that each property owner shall be responsible for implementing the following mitigations specified in the Wildland Vegetation Management Plan (within the OWVCP) to reduce the potential risk of catastrophic wildfire, ensure longevity of residual oaks, and to maintain conservation values of the area:
 - a) All chaparral, dead material, and fire damaged vegetation within the drip line of oaks (also known as ladder fuels) shall be removed:
 1. Driveways need to have not less than a 16-foot total cleared opening of cleared vegetation throughout the canopy.
 2. Within 100 feet of proposed residences.
 - b) All oaks measuring 5.0 inches dbh or greater shall be pruned to achieve a minimum vertical clearance of 8 feet:
 1. Within 100 feet of proposed residences.
 2. Cleared vegetation shall be burned, chipped or removed from the project area prior to the following spring following its creation. If burning is opted, it shall be done in compliance with the Shasta County Air Quality Management District requirements.

V. CULTURAL RESOURCES – 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 related documents listed in the Sources of Documentation for Initial Study Checklist, Archaeological Report prepared by Sean Michael Jensen w/Genesis Society, 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) 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.

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 on May 2, 2015 by Sean Michael Jensen w/Genesis Society 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.

<u>VI. GEOLOGY AND SOILS</u> – 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"> 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 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. 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.

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 contain any topographic features commonly associated with landslides.

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 slight to moderate.

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) Based on records of construction in the area, there is no evidence to support a conclusion that the project is on a geologic unit or soil that is unstable.

d) The site soils are not described as expansive soils in the "Soil Survey of Shasta County."

e) The soils on the project site have been tested for wastewater treatment and have demonstrated compliance with adopted sewage disposal criteria.

Mitigation/Monitoring: None proposed. With the mitigation measures being proposed, the impacts will be less-than-significant.

VII. 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) 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?				✓

VII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 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" "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.

Mitigation/Monitoring: None proposed.

VIII. HYDROLOGY AND WATER QUALITY: 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				✓

VIII. HYDROLOGY AND WATER QUALITY: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?			✓	
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. Grading will be 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. In addition, the applicant will be required to obtain a General Construction Activity Storm Water Permit from the State Water Resources Control Board
- b) The project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.
- c) 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. The runoff will sheet flow into the existing drainage channels on the site. Non-building/non-disturbance areas along each side of the drainages shown on the tentative map will preserve the existing drainage pattern and not require alteration of the natural drainage courses (see mitigation measure #3). Drainage improvements and designs will be subject to an approved grading plan and permit issued by the Shasta County Building Division. Also, if applicable, the applicant will be required to obtain a Clean Water Act 401 permit from Regional Water Quality Control Board (RWQCB) and a General Construction Activity Storm Water Permit from the State Water Resources Control Board.
- d) The project would not substantially alter the existing drainage pattern of the site or area, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site (see previous discussion under c.).
- 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.
- g) The project site is not located within a flood hazard boundary.

- h) The project would not place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- i) There are no levees, dams, or impoundments within or upstream from the project area which would create flooding in the event of levee or dam failure.
- j) The project is not located near a large lake or the ocean so would not be subject to seiche or tsunamis. It is not located on or near a mountainside or hillside which is subject to mudflows.

Mitigation/Monitoring:

See mitigation measure #3 under Biological Resources

IX. 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) 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.
- b) The 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 proposed subdivision is consistent with the Rural Residential 'B' (RB) designation of residential development with a density of 1 dwelling unit per 5 acres and the Limited Agriculture, Mobile Home, 10 acre minimum combining district (A-1-T-BA-10) zone district.
- c) There is 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.

X. 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) There are no known mineral resources of regional value located on or near 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.

XI. NOISE – 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.
There is no identified source of groundborne vibration or groundborne noise levels in the project area.
- c) Those uses allowed in the A-1 zone district 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 A-1 zone district on the two proposed parcels. However, none of these increases are expected to be significant.
- e) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f) The project site is not located within the vicinity of a private airstrip.

Mitigation/Monitoring: None proposed

XII. POPULATION AND HOUSING – 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?				✓

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 a residence on proposed Parcels 1 and 3 given a total County population of approximately 183,023 is not substantial. The proposal is consistent with the RB General Plan land designation which allows a density of one dwelling per five acres.
- b) The project does not include destruction of any existing housing.
- c) The project would not displace substantial numbers of people.

Mitigation/Monitoring: None proposed.

XIII. 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 "VERY HIGH" fire hazard severity zone. The applicant will be required to implement the Wildland Vegetation Management Plan approved by the Shasta County Fire Department for the proposed project. In addition, future residential development on the proposed parcels will be required to meet the County's Fire Protection Standards and in accordance with their approved Wildland Vegetation Management Plan (see Mitigation Measure #5). No significant additional level of fire protection is necessary.

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 67,274 (California Department of Finance 2015) persons in the unincorporated area of the County. That is a ratio of one officer per 267 persons. The project could potentially result in 2 additional residences, with an additional population of 5 people (California Department of Finance 2010)). 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:

Mitigation/Monitoring: None proposed.

XIV. RECREATION:	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.

XV. TRANSPORTATION/TRAFFIC: 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 could result in the construction of an additional residence, which would be expected to generate 10 vehicle trips per day per residence. This increase is not substantial in relation to the existing traffic load and capacity of the street system.

- 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.
- c) The project could result in the construction of single-family residences which would not affect 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 area available for on-site parking.
- g) The project would not conflict with adopted policies, plans, or programs supporting alternative transportation.

Mitigation/Monitoring: None proposed.

XVI. UTILITIES AND SERVICE SYSTEMS: 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.
- b) 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. No new construction or expansion of existing water or wastewater treatment facilities will be needed.
- c) This is a rural large-lot land division that does not require any drainage facilities.

- d) The project will be served by individual wells. Well log data from the vicinity indicates that there is sufficient groundwater to serve the project.
- 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 West Central Landfill has sufficient capacity to accommodate the additional residences and is in compliance with Federal, State, and local statutes and regulations related to solid waste.
- g) The project will not generate any solid waste other than common household waste and the waste facilities are in compliance with all required laws and regulations.

Mitigation/Monitoring: None proposed.

<u>XVII. 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 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) 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: As described in Section IV.- Biological Resources.

INITIAL STUDY COMMENTS

PROJECT NUMBER Parcel Map 08-025 (Ambrus)

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 Inventory Survey, prepared by Sean Michael Jensen (w/Genesis Society), dated May 4, 2105.
2. Draft Delineation of Jurisdictional Waters of the United States, prepared by Gallaway Enterprises, dated May 2015.
3. Biological Resource Assessment, prepared by Gallaway Enterprises, dated May 2015.
4. Oak Woodland Vegetation Conservation Plan (revised), prepared by Dennis Possehn, dated August 4, 2015
5. Revised Wildland Vegetation Management Plan (within OWVCP, on page 6), prepared by Dennis Possehn, dated November 25, 2015
6. Letter from Dennis Possehn, dated April 8, 2016 regarding potential impacts to oak woodlands due to changes in the locations of proposed building envelope and driveway on Parcel #1.

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. Letter from California Regional Water Quality Control Board, dated October 17, 2008

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 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. 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 PARCEL MAP 08-025 (Ambrus)**

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>IV. BIOLOGICAL RESOURCES</p> <p>1. Any vegetation removal or construction with the property should be conducted between September 1 - October 15 and between March 1 - March 31 to avoid the bat maternity season as well as the winter season when bats are torpor and are inactive. If vegetation removal or construction activities occur during the bat maternity season (April 1 - August 31) or the bats torpor period (October 16 - February 28) then a bat roost survey shall be conducted by a biologist qualified to identify any bat roosting sites within the property, and who shall do the following:</p> <ul style="list-style-type: none"> • Conduct a pre-construction bat roost survey(s) within two (2) weeks of vegetation removal that involves the removal of potential diurnal roosting trees (e.g. trees 24" DBH and greater, snags, hollow trees). • Surveys shall be conducted within the entire area where potential diurnal roosting trees are to be removed and within 100 feet of the area. • If a maternity roost with young is observed then the biologist will map the location and establish an appropriate "no disturbance" buffer around the roost as determined by the biologist. Construction and vegetation removal activity shall be prohibited within the buffer until the young are volant (i.e. flying). Roosts shall be monitored at least once per week and a report submitted to the County Planning Division monthly. • If a roost is observed without young then the biologist should establish a "no disturbance" buffer until the bats are excluded from the roost or there are no roosting bats present. 	<p>Prior to the issuance of any development permits. Throughout the life of the project</p>	<p>Planning Division, CA Department of Fish and Wildlife</p>	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>IV. BIOLOGICAL RESOURCES (cont.)</p> <p>2. Nesting birds are protected under the Migratory Birds Treaty Act (MBTA) and the California Fish and Game Code (CFGF). Any vegetation removal within the property should be conducted during the non-breeding season (September 1 – February 28). If vegetation removal or construction activities occur during the avian breeding season (March 1 – August 31) then a migratory bird and raptor survey shall be conducted by a biologist qualified to identify any active nests (i.e. nests that contain egg(s) or young), and who shall do the following:</p> <ul style="list-style-type: none"> • Conduct a survey for all birds protected by the MBTA and CFGF seven (7) days prior to vegetation removal or construction activities within 250 feet of the work areas. • If an active nest is found then the biologist shall map the nest location and establish an appropriate “no disturbance” buffer around the active nest(s) as determined by the biologist. Construction and vegetation removal activity shall be prohibited within the buffer until the young have fledged (i.e. fly) or the nest fails. Nests shall be monitored at least once per week and a report sent the County Planning Division monthly. • Conduct an additional migratory bird and raptor survey if vegetation removal and/or construction stops for more than 15 days. The survey shall be conducted within seven (7) days prior to the continuation of activities. 	<p>Prior to the issuance of any development permits. Throughout the life of the project</p>	<p>Planning Division, CA Department of Fish and Wildlife</p>	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>IV. BIOLOGICAL RESOURCES (cont.)</p> <p>2. Nesting birds are protected under the Migratory Birds Treaty Act (MBTA) and the California Fish and Game Code (CFGC). Any vegetation removal within the property should be conducted during the non-breeding season (September 1 – February 28). If vegetation removal or construction activities occur during the avian breeding season (February 1 – August 31) then a migratory bird and raptor survey shall be conducted by a biologist qualified to identify any active nests (i.e. nests that contain egg(s) or young), and who shall do the following:</p> <ul style="list-style-type: none"> • Conduct a survey for all birds protected by the MBTA and CFGC seven (7) days prior to vegetation removal or construction activities within 250 feet of the work areas. • If an active nest is found then the biologist shall map the nest location and establish an appropriate “no disturbance” buffer around the active nest(s) as determined by the biologist. Construction and vegetation removal activity shall be prohibited within the buffer until the young have fledged (i.e. fly) or the nest fails. Nests shall be monitored at least once per week and a report sent the County Planning Division monthly. • Conduct an additional migratory bird and raptor survey if vegetation removal and/or construction stops for more than 15 days. The survey shall be conducted within seven (7) days prior to the continuation of activities. 	<p>Prior to the issuance of any development permits. Throughout the life of the project</p>	<p>Planning Division, CA Department of Fish and Wildlife</p>	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
IV. BIOLOGICAL RESOURCES (cont.)			
<p>3. With the exception of access road/driveway crossings, the final map shall designate non-disturbance/non-building areas 50 feet from the edge of the banks of those areas identified as wetlands and the perennial drainage known as Dutch Gulch; and 25 feet from the banks of those areas identified as other waters of the United States and non-jurisdictional drainages, as shown by Figure 2 within the Wetland Delineation Report prepared by Gallaway Enterprises. The final map shall note that these areas shall not be disturbed, except as allowed by prior approval of the California Department of Fish and Wildlife (DFW). The applicant shall provide evidence that DFW requirements have been met prior to issuance of any development permits and before any land disturbance occurs on the project site.</p>	Final Map Check	Planning Division, CA Department of Fish and Wildlife	
<p>4. A note on the final map shall state that all development (including building pads, septic tank/leach field systems and driveways) shall be located to avoid disturbing those oak trees to be retained and that each property owner shall be responsible for implementing the following measures to protect oak woodlands on their property, as specified within the OWVCP:</p> <p>a) All Blue oaks exceeding 5.0 inches dbh are to be maintained at levels exceeding 10 percent crown canopy within burned areas and exceeding 30 percent canopy within unburned areas (where currently present). Healthy live mature oaks exceeding 12" dbh shall be retained throughout the woodland where possible (the larger the better). The goal is to ensure the area will meet the same definition and function post project as was existing in the pre-project stand; either oak woodland or oak savannah.</p> <p>b) Oak trees that are 5.0 inches dbh or greater shall be retained (where feasible) in disposal areas, building sites, and driveways. Retention of the largest oaks available shall be a priority.</p> <p>c) Oak trees within the building envelopes of Parcels #1 and #3 shall be retained where possible while meeting Shasta County Fire Protection standards for defensible space.</p>	Final Map Check. Throughout the life of the project	Planning Division	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>IV. BIOLOGICAL RESOURCES (cont.)</p> <p>The OWVCP may be modified upon the submission of a report acceptable to the Department of Resource Management, Planning Division and a determination by a registered professional forester (RPF), or other qualified professional, that the new OWCP would not create a significant impact on oak woodlands on site.</p> <p>5. A note on the final map shall state that each property owner shall be responsible for implementing the following mitigations specified in the <u>Wildland Vegetation Management Plan</u> (within the OWVCP) to reduce the potential risk of catastrophic wildfire, ensure longevity of residual oaks, and to maintain conservation values of the area:</p> <p>a) All chaparral, dead material, and fire damaged vegetation within the drip line of oaks (also known as ladder fuels) <u>shall be removed</u>:</p> <ol style="list-style-type: none"> 1. Driveways need to have not less than a 16-foot total cleared opening of cleared vegetation throughout the canopy. 2. Within 100 feet of proposed residences. <p>b) All oaks measuring 5.0 inches dbh or greater shall be pruned to achieve a minimum vertical clearance of 8 feet:</p> <ol style="list-style-type: none"> 1. Within 100 feet of proposed residences. 2. Cleared vegetation shall be burned, chipped or removed from the project area prior to the following spring following its creation. If burning is opted, it shall be done in compliance with the Shasta County Air Quality Management District requirements. 	<p>Final Map Check. Throughout the life of the project</p>	<p>Planning Division, Shasta County Fire Department</p>	



Linda S. Adams
Secretary for
Environmental
Protection

California Regional Water Quality Control Board Central Valley Region

Karl E. Longley, ScD, P.E., Chair

415 Knollcrest Drive, Suite 100, Redding, California 96002
(530) 224-4845 • Fax (530) 224-4857
<http://www.waterboards.ca.gov/centralvalley>



Arnold
Schwarzenegger
Governor

17 October 2008

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

COMMENTS ON THE NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED AMBRUS PARCEL MAP 08-025, ASSESSORS PARCEL NUMBER 045-11-08, IGO, SHASTA COUNTY

On 15 September 2008, our office received a Tentative Parcel Map and Request for Comments Letter from your office regarding the proposed development referenced above. The Central Valley Regional Water Quality Control Board (Regional Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA).

The proposed Parcel Map (08-025) would result in the subdividing of a 40-acre property into four 10-acre parcels. The project is located on the east side of Gas Pointe Road, approximately 5 miles south of Igo, in Shasta County.

The following comments are provided to help outline the potential permitting which may be required by the Regional Water Board, policy issues concerning the project, and suggestions for mitigation measures. Our present comments focus primarily on discharges regulated under our CWA §401 and storm water programs.

The following summarizes project permits that may be required by our agency depending upon potential impacts to water quality:

Water Quality Certification (401 Certification)

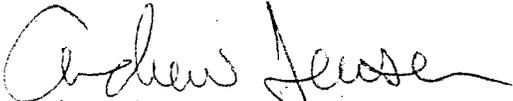
Certifications issued for activities resulting in dredge or fill within waters of the United States (including wetlands). All projects must be evaluated for the presence of jurisdictional waters, including wetlands and other waters of the state. Destruction of, or impacts to these waters should be avoided. Under the Clean Water Act Section 401 and 404, disturbing these waters requires an Army Corps of Engineers (Corps) Section 404 Certification and a State 401 permit. The Section 404 and 401 permits are required for activities involving a discharge (such as fill or dredged material) to Waters of the United States. "Waters" include wetlands, riparian zones, streambeds, rivers, lakes, and oceans. Typical activities include any modifications to these waters, such as stream crossings, stream bank modifications, filling of wetlands, etc. If required, the Section 404 Permit and Section 401 Certification must be obtained prior to site disturbance.

Waste Discharge Requirements (WDRs) or a Conditional Waiver of WDRs

Under authority of the California Water Code, the Regional Water Board may issue WDRs for any project, which discharges or threatens to discharge waste to waters of the state. Projects that cause disturbance to Waters of the State (including any grading activities within stream courses) require permitting by the Regional Water Board.

General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) – Land disturbances on projects of 1 acre or more requires the landowner to obtain coverage under the General Permit. As the land disturbance for the Ambrus Parcel Map 08-025 Project appears to be in excess of 1 acre, the project proponent and/or representatives will need to file a Notice of Intent (NOI), along with a vicinity map, a Storm Water Pollution Prevention Plan (SWPPP), and appropriate fees to the State Water Resources Control Board (SWRCB), prior to the commencement of activities on site. The owner may call our office to receive a permit package or download it off the Internet at http://www.waterboards.ca.gov/water_issues/Programs/Stormwater.

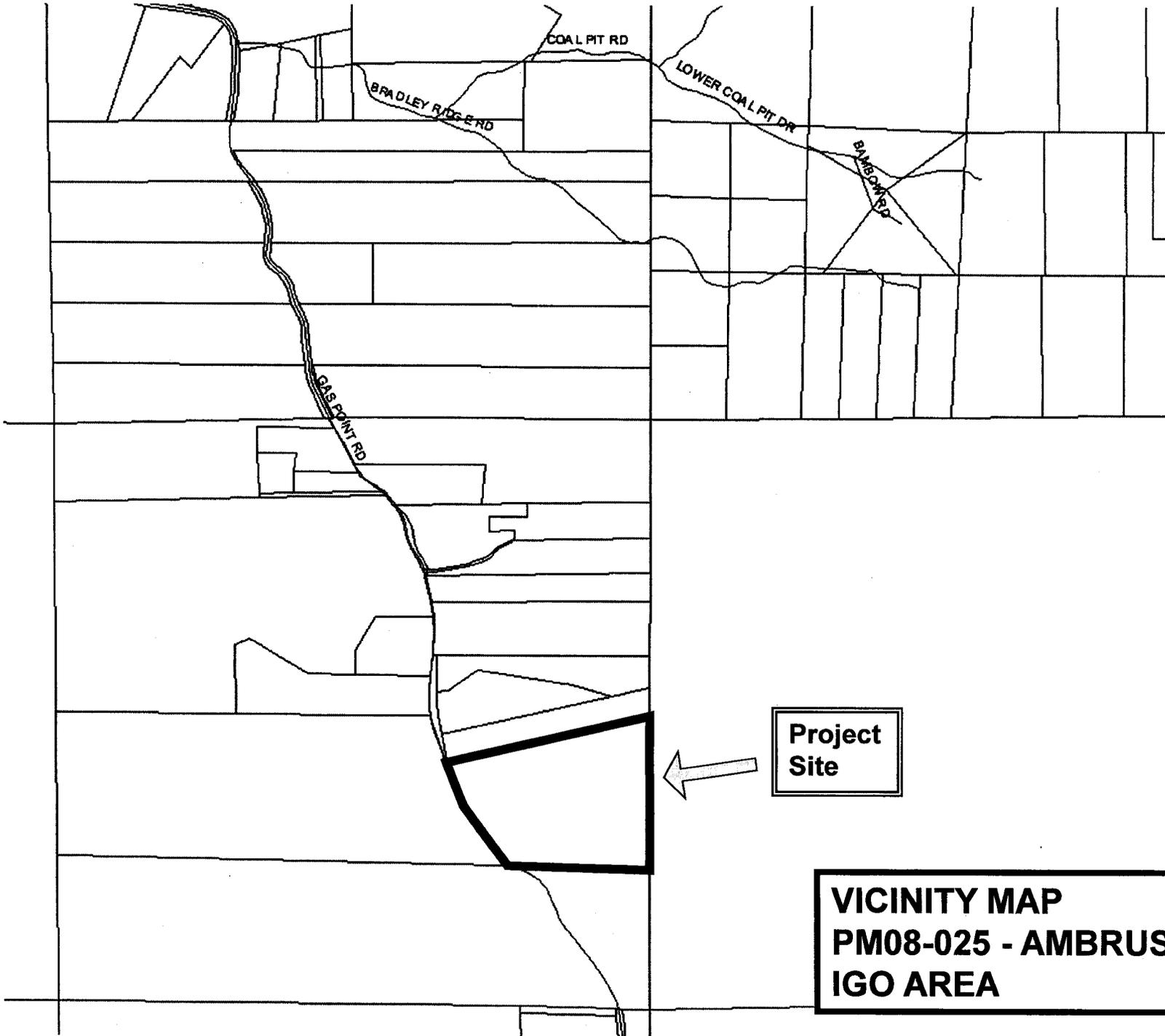
If you have any questions or comments regarding this matter please contact me at (530) 224-4783 or by email at Ajensen@waterboards.ca.gov.



Andrew Jensen, M.S.
Environmental Scientist
Storm Water and Water Quality Certification Unit

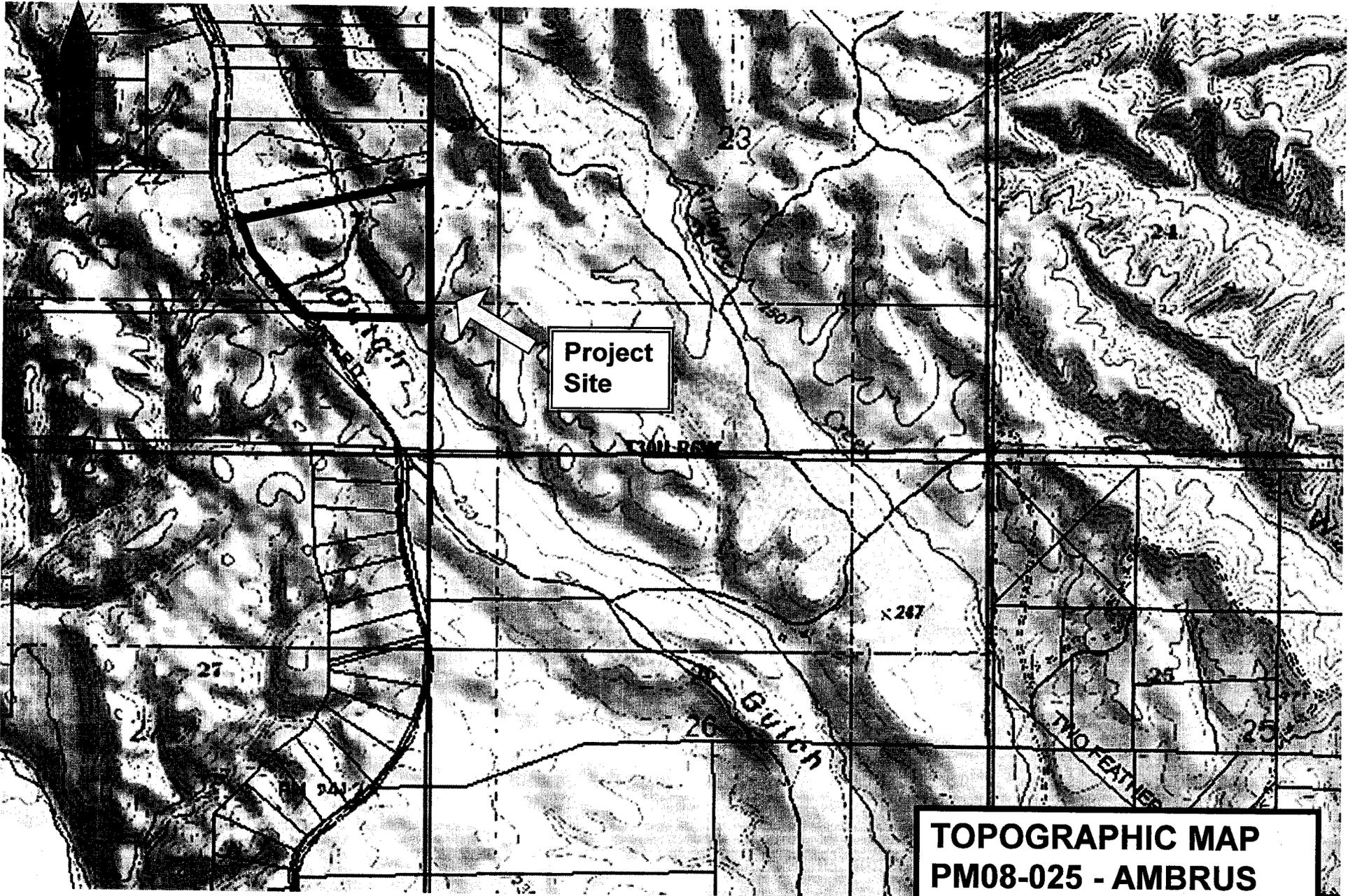
AJJ: clg

cc: Mr. Matt Kelley, U.S. Army Corp of Engineers, Redding
Ms. Donna Cobb, Department of Fish and Game, Region 1, Redding
Mr. Whitson Engineering, Inc., 1035 Eureka Way, Redding, CA 96001
Tibor and Doina Ambrus, 1195 Court Lane, Concord, CA 94518



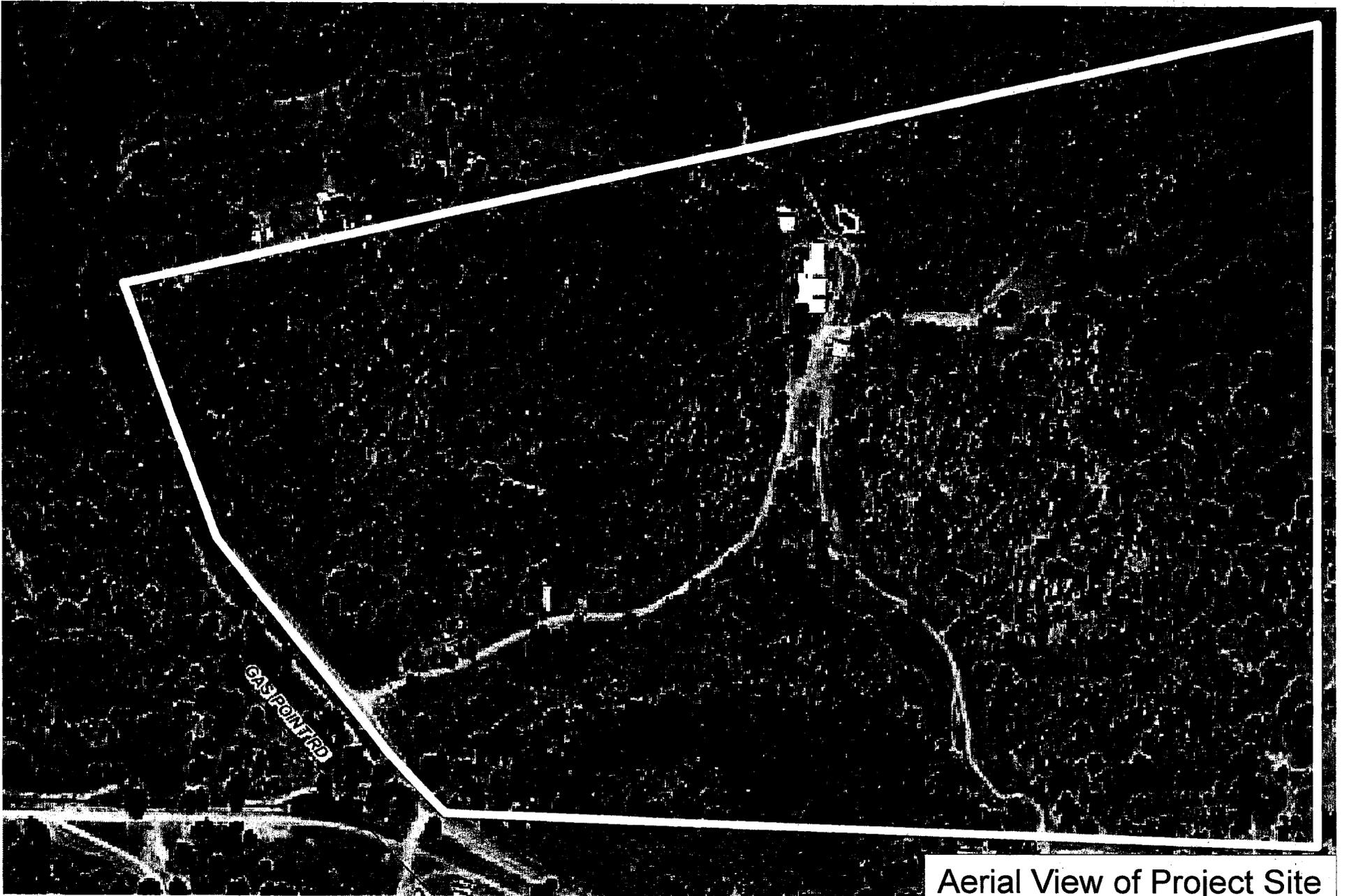
Project Site

VICINITY MAP
PM08-025 - AMBRUS
IGO AREA

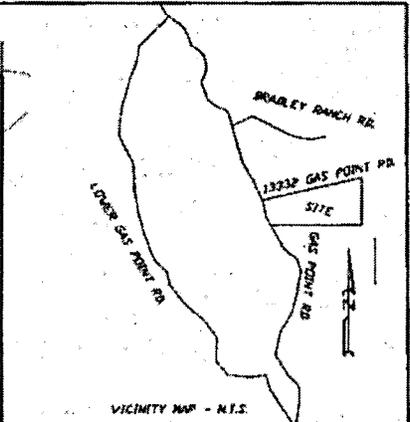
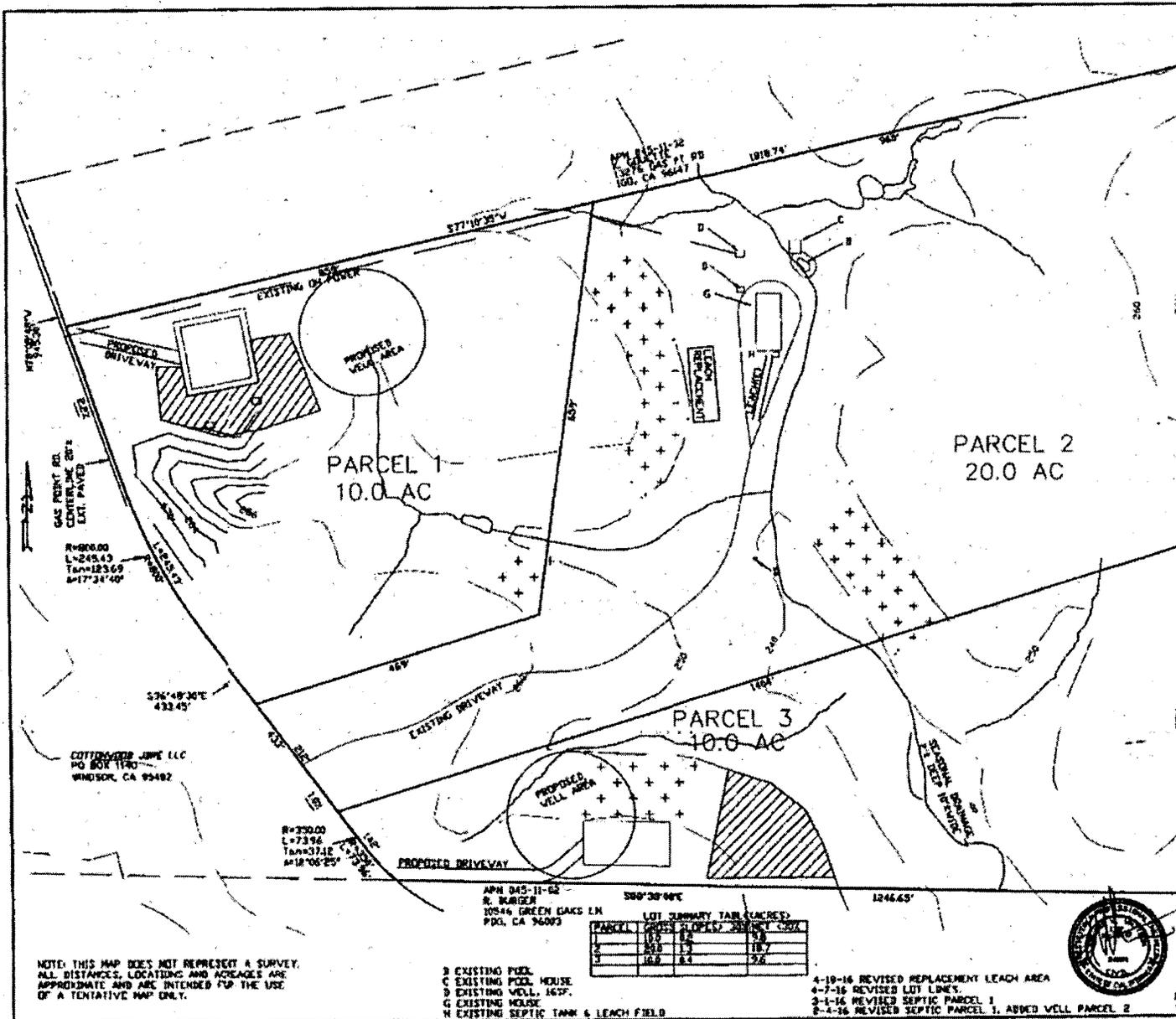


Project Site

**TOPOGRAPHIC MAP
PM08-025 - AMBRUS
IGO AREA**



Aerial View of Project Site
PM 08-25 (Ambrus)



- LEGEND**
- SEPTIC SYSTEM AREA
 - PREFERRED BUILDING ENVELOPE
 - PROPOSED DRIVEWAY
 - PROPOSED 100' RADII WELL SITE
 - AREA OF SLOPE >>> 30%

- NOTES:**
1. NO LOT GRADING IS PLANNED.
 2. WATER SUPPLY - WELL
 3. SEWER - SEPTIC
 4. TOTAL PARCEL SIZE - 40.00 ACRES
PROPOSED DENSITY: 0.15 UNITS/AC.
 5. CONTOUR INTERVAL = 10 FEET

APH 045-11-08
ZONING - RR-3A-10
PARCEL MAP NO 08-25
BEING A PORTION OF SECTION 22, T.30N., R.8W., H.3M.,
LYING IN THE UNINCORPORATED TERRITORY OF SHASTA
COUNTY, CALIFORNIA,
FOR
TIBOR & DOINA AMBRUS
1195 COURT LN
CONCORD, CA, 94518
WATSON ENGINEERING, INC.
1025 EUREKA WAY
REDDING, CALIFORNIA, 96001
(530) 243-0101

DATE: 3-17-2015
SCALE: 1" = 100'

SHEET 1 OF 1

APH 045-11-12
13232 GAS PT. RD
100, CA 96047

GAS POINT RD
CENTERLINE 30'±
EXT. PAVED

R=900.00
L=245.43
TAN=18.369
M=17'34"40"

COTTAGEWOOD JUNE LLC
PO BOX 1140
WINDSOR, CA 95482

R=250.00
L=73.92
TAN=31.12
M=12'06"25"

APH 045-11-02
R. BURGER
10546 GREEN OAKS LN
POC, CA 96093

LOT DIMENSION TABLE (ACRES)

PARCEL	AREA	PERCENT	TOTAL
1	10.0	25.0	40.0
2	20.0	50.0	40.0
3	10.0	25.0	40.0

- 4-19-16 REVISED REPLACEMENT LEACH AREA
- 4-7-16 REVISED LOT LINES
- 3-1-16 REVISED SEPTIC PARCEL 1
- 2-4-16 REVISED SEPTIC PARCEL 1, ADDED WELL PARCEL 2
- 10-2-12 REMOVED ONE PARCEL

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

- B EXISTING POOL
- C EXISTING POOL HOUSE
- D EXISTING WELL, 167'
- G EXISTING HOUSE
- H EXISTING SEPTIC TANK & LEACH FIELD

