
4.9 LAND USE AND PLANNING

This section of the EIR evaluates the consistency of the proposed project with the applicable plans and policies that govern land use in and around the project area in Shasta County, particularly the *Shasta County General Plan* and *Cottonwood Community Plan*. The discussion also addresses potential conflicts with existing community structure and conservation plans.

Project implementation would not result in impacts exceeding the thresholds of significance for land use and planning. However, this conclusion assumes that all mitigation measures are implemented, and that the Shasta County Board of Supervisors approves the proposed *Shasta County General Plan* and *Shasta County Zoning Plan* amendments.

4.9.1 ENVIRONMENTAL SETTING

Land use decisions are typically regulated by local agencies through their local planning and development powers. The General Plan, Community Plans, and zoning plan are the most important tools available to the County to guide local land use.

SHASTA COUNTY GENERAL PLAN

The *Shasta County General Plan*, last amended in 2004, identifies strategies, policies, and implementation recommendations for land use within its planning area. The *Shasta County General Plan* is a long-range comprehensive plan that governs growth and development in the unincorporated areas of Shasta County, including the project site. Objectives and policies pertinent to each analysis section have been extracted from the *Shasta County General Plan* because of their relevancy to the proposed project and related land use issues, and are presented with the following evaluations.

The *Shasta County General Plan* current land use designations for the project site are Rural Residential “A” (RA) and Rural Residential “B” (RB) (Figure 4.9.1: Shasta County General Plan Land Use Designations). The proposed General Plan amendment would change the land use designation to “Suburban Residential” (SR). According to the *Shasta County General Plan*, lands designated as “Suburban Residential” are intended to “provide living environments receiving most urban services, but characterized by lower population densities...” The Suburban Residential designation described in the *Shasta County General Plan* allows up to three dwelling units per acre. The project site currently includes ±240 acres of Rural Residential “A”, and ±67 acres of Rural Residential “B”. The two existing General Plan designations allow up to one dwelling unit per two acres, and one dwelling unit per five acres, respectively. Total allowable density under the current General Plan designations would be approximately one dwelling unit per 2.5 acres.

Shasta County restricts development within these *General Plan* designations in areas with a greater than 30 percent slope. Approximately 19 acres of the Rural Residential

“A” area has a greater than 30 percent slope. Given the current slope constraints, and current General Plan designations, up to 123 dwelling units could be constructed on the project site.

Cottonwood Community Plan

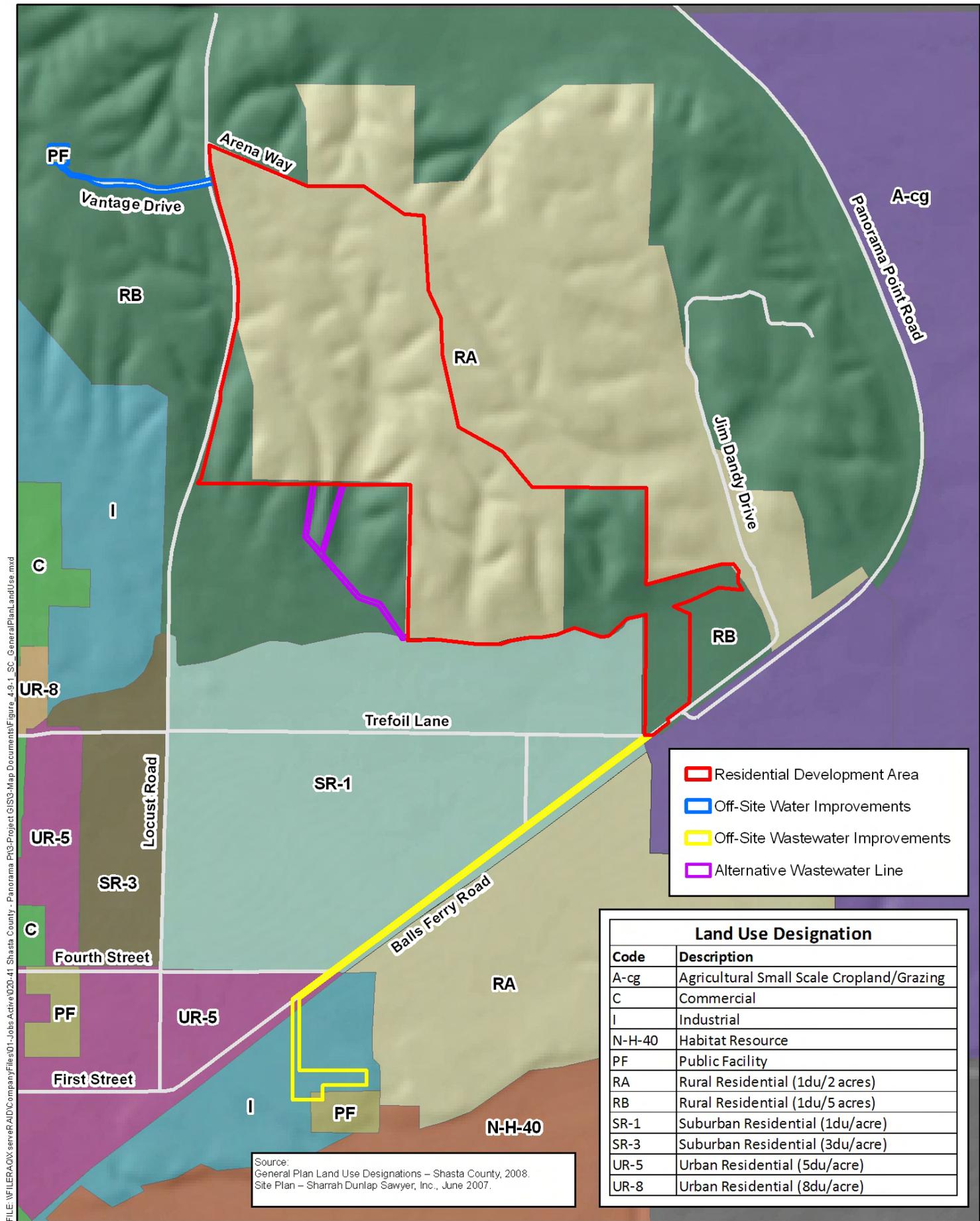
The project site is located within the Cottonwood Community Plan boundary (Figure 4.9.2: Cottonwood Community Plan Boundary). The *Cottonwood Community Plan*, developed in 1988 as part of the *Shasta County General Plan*, describes policies and objectives specifically for the *Cottonwood Community Plan* area. As the *Cottonwood Community Plan* is part of the *Shasta County General Plan*, project implementation would include an amendment to the *Cottonwood Community Plan*. The primary purposes of the *Cottonwood Community Plan* are:

- To refine the relatively broad land use designations shown on the previous *Shasta County General Plan* land use map in the Cottonwood area;
- To provide for the orderly growth of the area; and
- To guide development to maintain or produce the kind of community the residents and property owners want.

Cottonwood Community Plan objectives and policies that apply to the project include:

Objectives

- CCP-1 Provide a compact land use pattern for urban and suburban uses to maintain Cottonwood's small town atmosphere.
- CCP-2 Provide a land supply that will accommodate growth for the 20-year planning period.
- CCP-3 Provide areas for a variety of housing types to accommodate a diversity of housing needs.
- CCP-7 Provide for a land use pattern which facilitates the efficient and economic extension of public services, including needed improvements to the public water system.
- CCP-8 To guide development in a way that minimizes impacts on nearby agricultural uses.
- CCP-9 Recognize that development along the freeway and the railroad will be required to mitigate noise impacts.



- Residential Development Area
- Off-Site Water Improvements
- Off-Site Wastewater Improvements
- Alternative Wastewater Line

Land Use Designation	
Code	Description
A-cg	Agricultural Small Scale Cropland/Grazing
C	Commercial
I	Industrial
N-H-40	Habitat Resource
PF	Public Facility
RA	Rural Residential (1du/2 acres)
RB	Rural Residential (1du/5 acres)
SR-1	Suburban Residential (1du/acre)
SR-3	Suburban Residential (3du/acre)
UR-5	Urban Residential (5du/acre)
UR-8	Urban Residential (8du/acre)

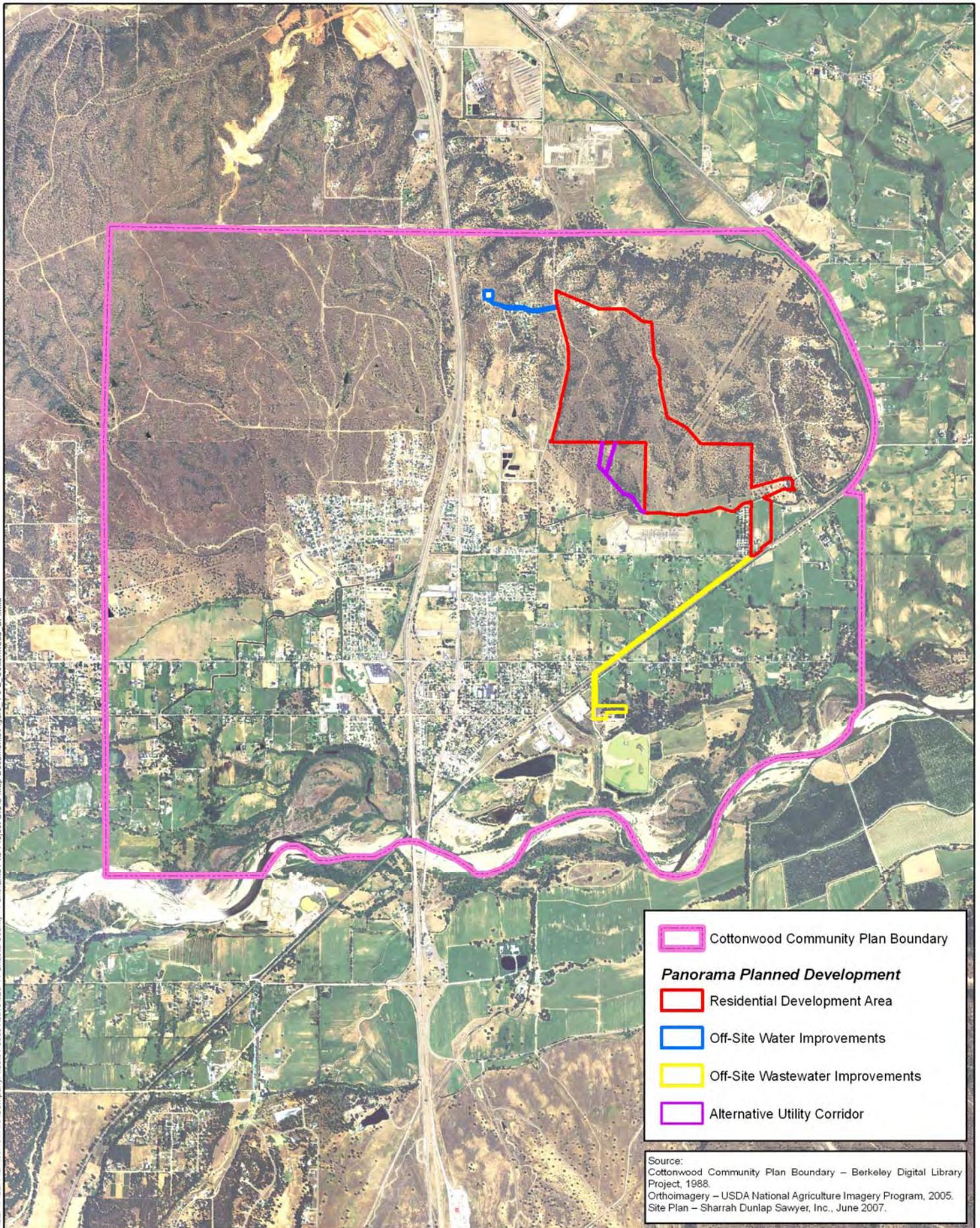


Figure 4.9.1
Shasta County General Plan Land Use Designations



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Feature and boundary locations depicted are approximate only. 07.16.09

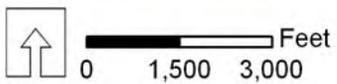


Figure 4.9.2
Cottonwood Community Plan Boundary



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Policies
Land Use

CCP-a The County shall adopt appropriate zoning for the entire area within the *Cottonwood Community Plan* to implement the objectives of the Plan.

SHASTA COUNTY ZONING PLAN

The *Shasta County Zoning Plan*, last amended in 2003, is a tool to assist the County in attaining goals identified in the *Shasta County General Plan* and *Cottonwood Community Plan*. The *Shasta County Zoning Plan* consists of the establishment of various zoning districts to be used within the unincorporated territory of the County. The purpose of the *Shasta County Zoning Plan* provisions are:

- To promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare;
- To implement the *Shasta County General Plan*, and to facilitate and guide growth in accordance with the *Shasta County General Plan*; and
- To protect the social and economic stability of residential, commercial, industrial, resource production, and recreational activities within the county through the orderly, planned use of the land.

The *Shasta County Zoning Plan* defines land use types and densities, building heights, parking, and other requirements for development. Zoning designations identify specific uses allowed within a particular land use designation. The project site is currently zoned as Rural Residential (R-R), and Limited Residential with a Mobile Home combining district (R-L-T) (Figure 4.9.3: Shasta County Zoning Plan Designations). As with the General Plan designations noted above, Shasta County restricts development within these zoning designations in areas with a greater than 30 percent slope. Given the slope constraints and current zoning designations, up to 123 dwelling units could be constructed on the project site.

A Zone Amendment (07-004) would change the zoning designation to Planned Development (PD). According to the *Shasta County Zoning Plan*:

“The purpose of the planned development (PD) district is to provide for developments that, because of a mix of building types, land uses or residential lot sizes, do not fit within the parameter of standard zone districts. Planned developments are under unified control, comprehensively planned, and can provide a mix of uses that could otherwise create land use conflicts. Planned developments often provide common areas and other amenities not normally found in standard types of development. This district is consistent with all General Plan designations that provide for substantial residential, commercial, or industrial development, provided the proposed uses are consistent with the General Plan designation(s) within which the project is located.”

A Planned Development designation restricts land use to that which is specifically adopted for a particular planned development. For example, the current proposal includes the creation/development of 430 dwelling units, which is substantially less than would be allowed under the proposed General Plan designation; however, any change in the development plan (more dwelling units, less dwelling units, different layout of homes/amenities) would require subsequent environmental review and County authorization.

REGULATORY SETTING

An overview of existing and proposed *Shasta County General Plan* land use classifications and *Shasta County Zoning Plan* designations for the project site is described above. Specific objectives and policies in the *Shasta County General Plan* and *Cottonwood Community Plan* that are pertinent to the land use and planning evaluation for the project are identified in the impact analysis section of this chapter.

4.9.2 THRESHOLDS OF SIGNIFICANCE

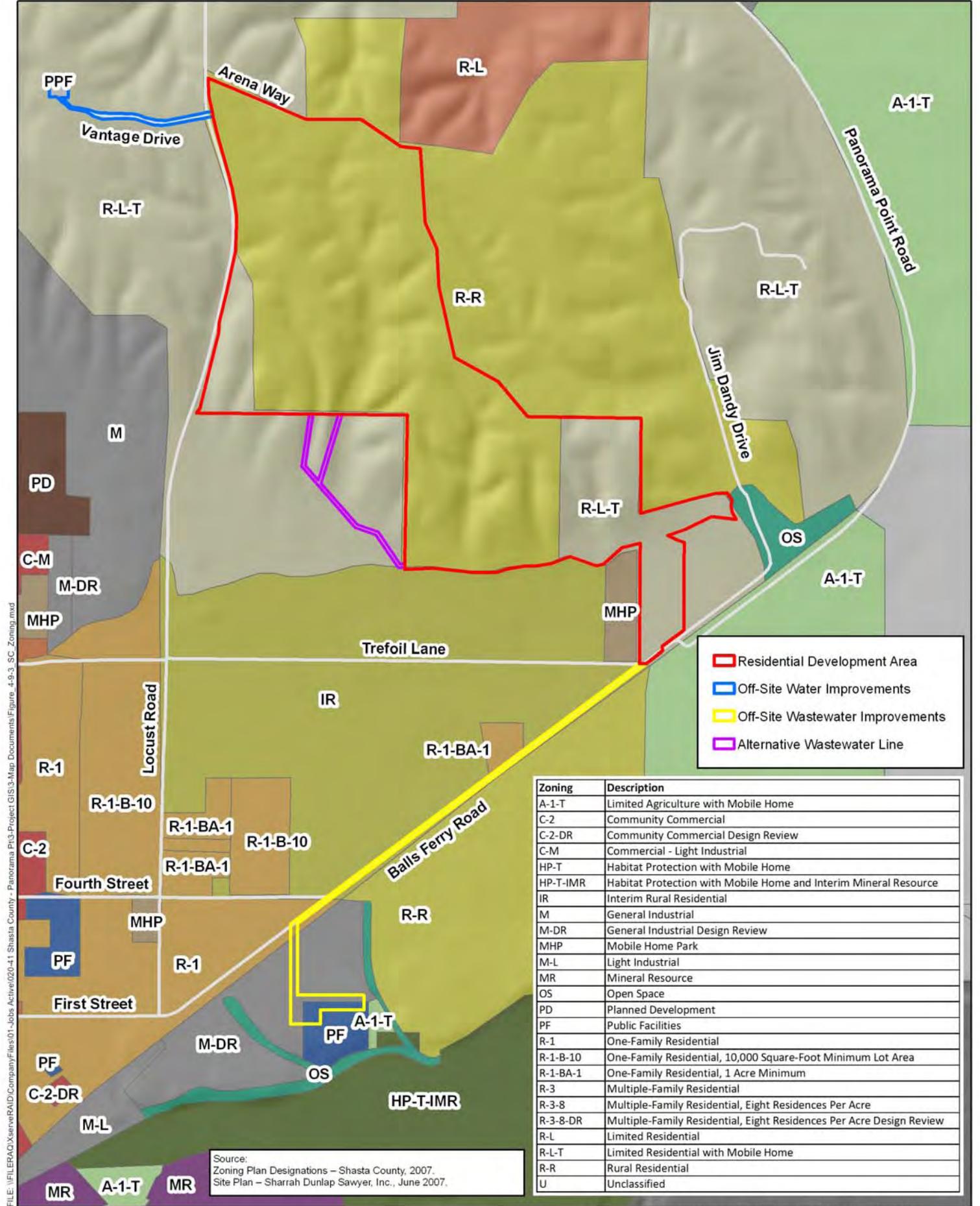
Criteria for determining the significance of impacts related to land use and planning were based on the Environmental Checklist Form in Appendix G of the State CEQA Guidelines (Cal. Code Regs., Title 14, Section 15000 et seq.). An impact related to land use and planning was considered significant if it would:

- Physically divide an established community.
- 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.
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

4.9.3 ENVIRONMENTAL IMPACTS AND MITIGATION

Impact LAN-4.9-1 Divide an Established Community (*No Impact*)

The project site is located primarily on undeveloped land that is currently being used for grazing purposes. As stated previously, two homes are located on Arena Way; these would be removed during construction of the project. Two other residences are located in the southern portion of the site and would remain in place.



- ▭ Residential Development Area
- ▭ Off-Site Water Improvements
- ▭ Off-Site Wastewater Improvements
- ▭ Alternative Wastewater Line

Zoning	Description
A-1-T	Limited Agriculture with Mobile Home
C-2	Community Commercial
C-2-DR	Community Commercial Design Review
C-M	Commercial - Light Industrial
HP-T	Habitat Protection with Mobile Home
HP-T-IMR	Habitat Protection with Mobile Home and Interim Mineral Resource
IR	Interim Rural Residential
M	General Industrial
M-DR	General Industrial Design Review
MHP	Mobile Home Park
M-L	Light Industrial
MR	Mineral Resource
OS	Open Space
PD	Planned Development
PF	Public Facilities
R-1	One-Family Residential
R-1-B-10	One-Family Residential, 10,000 Square-Foot Minimum Lot Area
R-1-BA-1	One-Family Residential, 1 Acre Minimum
R-3	Multiple-Family Residential
R-3-8	Multiple-Family Residential, Eight Residences Per Acre
R-3-8-DR	Multiple-Family Residential, Eight Residences Per Acre Design Review
R-L	Limited Residential
R-L-T	Limited Residential with Mobile Home
R-R	Rural Residential
U	Unclassified

Source:
 Zoning Plan Designations – Shasta County, 2007.
 Site Plan – Sharrah Dunlap Sawyer, Inc., June 2007.

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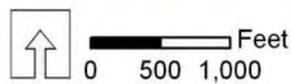


Figure 4.9.3
Shasta County Zoning Plan Designations



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Surrounding lands are also primarily undeveloped, although several discrete neighborhoods are present in the project vicinity (Figure 4.9.4: Project Vicinity Neighborhoods and Densities). The Vantage Drive neighborhood, near the northwestern corner of the site, is zoned Limited Residential with a Mobile Home combining district (R-L-T). Additional neighborhoods are located along Trefoil Lane and Jim Dandy Drive. Lands along Trefoil Lane are zoned Interim Rural Residential (I-R) and Mobile Home Park (MHP). Shasta County defines the Interim Rural Residential zoning as “to be applied to urban residential or suburban residential areas, on an interim basis, where it is apparent that more intensive urban or suburban development is imminent, or will occur when urban services become available.” The existing Amberwood Mobile Home Park on Trefoil Lane is located directly west of the southernmost portion of the project site. The Jim Dandy Drive neighborhood consists of lands zoned as Rural Residential (R-R) and Limited Residential, with a Mobile Home (R-L-T) combining district. There is also an area zoned as Open Space (OS) along Jim Dandy Drive.

There would be no impact with respect to community integrity. The project site is on the northern edge of the Cottonwood Community Plan area. Project implementation would not divide an established community or neighborhood. Therefore, no mitigation measures are necessary.

Impact LAN-4.9-2 Conflict with Relevant Plans and Policies (*Less-than-Significant Impact*)

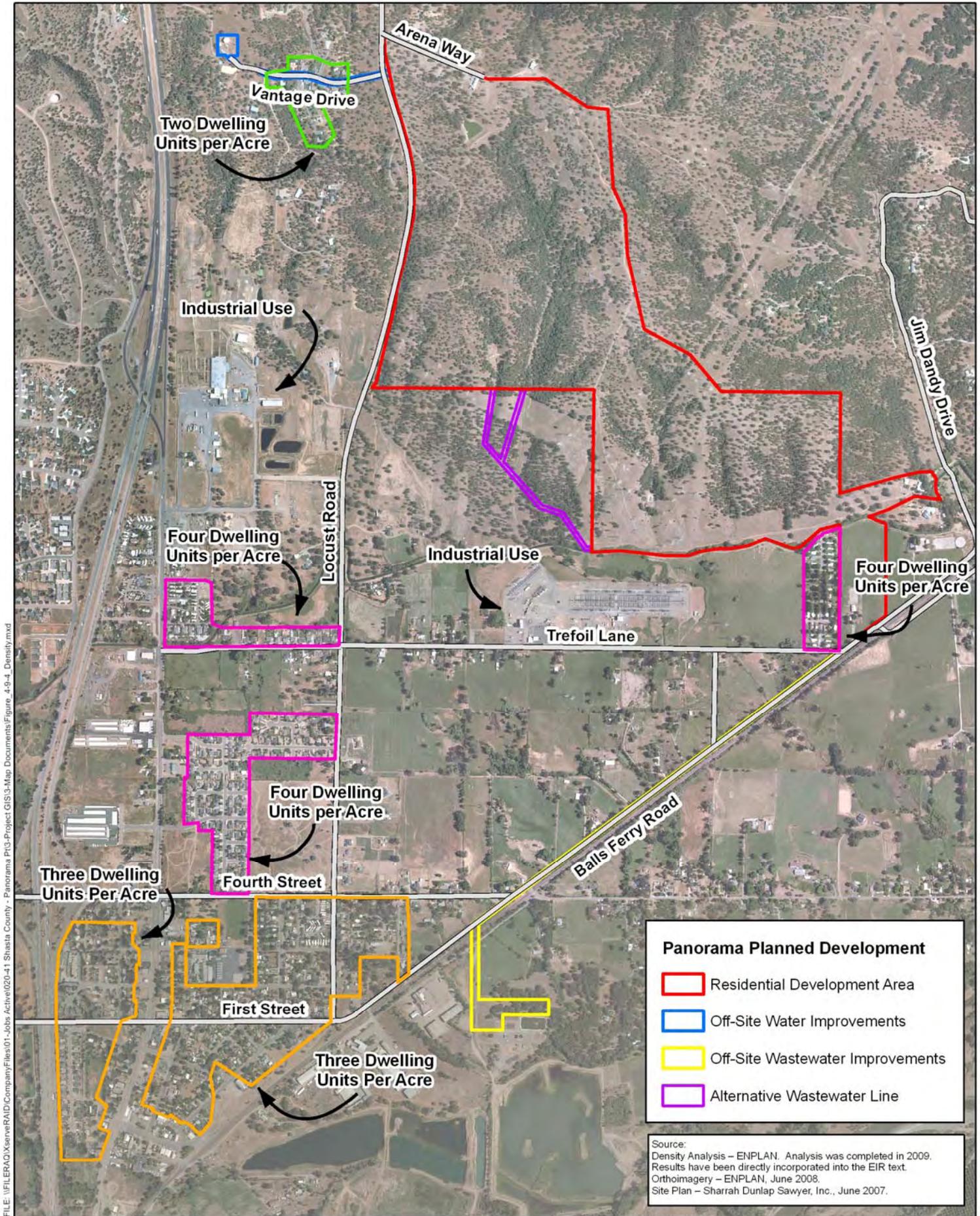
Plans and policies relevant to the project proposal have been identified through review of the *Shasta County General Plan* and *Cottonwood Community Plan*. Applicable policies and objectives found in these documents are presented in Table 4.9.1. The table also identifies the consistency of the proposed project with each policy and objective, and provides a brief rationale supporting the consistency determination. As documented in the table, with inclusion of the proposed mitigation measures and approval by the Shasta County Board of Supervisors, the project proposal would be consistent with applicable plans, policies, and objectives, and would therefore not result in a significant impact with respect to land use.

No mitigation measures are necessary for this less-than-significant impact.

Impact LAN-4.9-3 Conflict with Conservation Plans (*No Impact*)

The Panorama Planned Development would not conflict with any existing habitat conservation, or natural community conservation plan, as there are no such applicable plans for the project site or surrounding area. Therefore, there would be no impact.

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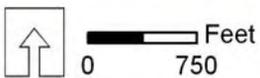


Figure 4.9.4

Feature and boundary locations depicted are approximate only. 07.16.09

Project Vicinity Neighborhoods and Densities



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**Table 4.9.1
Project Consistency with Shasta County General Plan Objectives and Policies**

PUBLIC SAFETY GROUP	
<i>Seismic and Geologic Hazards</i>	
<i>Objective/Policy</i>	<i>Consistency</i>
<p>SG-1 Protection of all development from seismic hazards by developing standards for the location of development relative to these hazards; and protection of essential or critical structures, such as schools, public meeting facilities, emergency services, and high-rise and high-density structures, by developing standards appropriate for such protection.</p>	<p>Consistent.</p> <p>Seismic hazards are not considered to be a significant hazard on the project site; however, all development would be in accordance with Uniform Building Code standards, which would provide adequate protection from seismic hazards, as described in Section 4.6: Geology and Soils.</p>
<p>SG-2 Protection of development on unstable slopes by developing standards for the location of development relative to these hazards.</p>	<p>Consistent.</p> <p>Project plans show that building slopes would not be located on lands with greater than 30 percent slope. Further, all development would be in accordance with Uniform Building Code standards, which provide further protection with respect to unstable slopes, as described in Section 4.6: Geology and Soils.</p>
<p>SG-3 Protection of development from other geologic hazards, such as volcanoes, erosion, and expansive soils.</p>	<p>Consistent.</p> <p>The project site is not located in an area recognized by Shasta County to be prone to expansive soils or impacts related to volcanoes (Shasta County, 2004); however, all development would be in accordance with Uniform Building Code standards, which provide adequate protection from geologic hazards, as described in Section 4.6: Geology and Soils. In addition, the project applicant would be required to comply with California Regional Water Quality Control Board, including the development and implementation of a Storm Water Pollution Prevention Plan and identifying Best Management Practices for erosion control.</p>
<p>SG-4 Protection of waterways from adverse water quality impacts caused by development on highly erodible soils.</p>	<p>Consistent.</p> <p>While the project site is not considered to be in an area of highly erodible soils, Best Management Practices for erosion control would be implemented, as described in Section 4.6: Geology and Soils.</p>

**Table 4.9.1
Project Consistency with Shasta County General Plan Objectives and Policies**

SG-d	Shasta County shall develop and maintain standards for erosion and sediment control plans for new land use development. Special attention shall be given to erosion prone hillside areas, including those with extremely erodible soils types such as those evolved from decomposed granite.	Consistent. All development would comply with the erosion control standards of Shasta County and the Regional Water Quality Control Board, as described in Section 4.6: Geology and Soils.
Fire Safety and Sheriff Protection		
<i>Objective/Policy</i>		<i>Consistency</i>
FS-1	Protect development from wildland and non-wildland fires by requiring new development projects to incorporate effective site and building design measures commensurate with level of potential risk presented by such a hazard and by discouraging and/or preventing development from locating in high risk fire hazard areas.	Consistent. The project site is in a high risk fire hazard area, as described in Section 4.7: Hazards and Hazardous Materials. However, impacts related to wildland and non-wildland fires would be less than significant with incorporation of recommended mitigation measures and compliance with County Fire Safety Standards.
FS-a	All new land use projects shall conform to the County Fire Safety Standards.	Consistent. The proposed development would be reviewed for consistency with the County Fire Safety Standards, by the County Fire Marshal.
FS-b	Known fire hazard information should be reported as part of every General Plan amendment, zone change, use permit, variance, building site approval, and all other land development applications subject to the requirements of the California Environmental Quality Act (CEQA)	Consistent. Fire hazard information is presented in Section 4.7: Hazards and Hazardous Materials.
Noise		
<i>Objective/Policy</i>		<i>Consistency</i>
N-a	New noise-sensitive uses shall not be allowed in areas where the noise level created by existing non-transportation noise sources will exceed the noise level standards of Table N-IV (from the <i>Shasta County General Plan</i>) as measured immediately within the property line or within a designated outdoor activity area (at the discretion of the Planning Director) of the proposed project, unless effective noise mitigation measures will be incorporated into the project design to achieve compliance with the standards specified in Table N-IV.	Consistent. Project-related noise analyses and determinations are described in Section 4.11: Noise. While, the proposed project would result in significant traffic- and railroad-related noise impacts, non-transportation noise sources have not been identified as a significant concern.

**Table 4.9.1
Project Consistency with Shasta County General Plan Objectives and Policies**

N-d	The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Figure N-1 (from <i>Shasta County General Plan</i>) and Table N-VI (from <i>Shasta County General Plan</i>).	Consistent. Project-related noise analyses and determinations have been compared to Figure N-1 (from <i>Shasta County General Plan</i>) and Table N-VI (from <i>Shasta County General Plan</i>), and are described in Section 4.11: Noise. The proposed project would result in significant traffic- and railroad-related noise impacts; however, mitigation measures have been included in the project design to reduce potential impacts to a less-than-significant level.
N-e	New development of noise-sensitive land uses will not be permitted in areas exposed to existing or projected noise levels from transportation-related sources which exceed the levels specified in Table N-VI unless the project design includes effective mitigation measures to reduce both exterior and interior noise levels to satisfy the requirements in Table N-VI.	Consistent. Project-related noise analyses and determinations have been compared to Table N-VI (from <i>Shasta County General Plan</i>), and are described in Section 4.11: Noise. Portions of the proposed development would be exposed to excessive noise levels from traffic and railroad operations. Mitigation measures have been included in the project design to reduce potential impacts to a less-than-significant level.
Hazardous Materials		
<i>Objective/Policy</i>		<i>Consistency</i>
HM-1	Protection of life and property from contact with hazardous materials through site design and land use regulations and storage and transportation standards.	Consistent. The proposed project would result in undue exposure of life or property to hazardous materials. Project-related hazardous materials analyses and determinations are described in Section 4.7: Hazards and Hazardous Materials.
HM-2	Protection of life and property in the event of the accidental release of hazardous materials through emergency preparedness planning.	Consistent. The proposed project would not result in undue exposure of life or property to the accidental release of hazardous materials. Project-related hazardous materials analyses and determinations are described in Section 4.7: Hazards and Hazardous Materials, and mitigation measures prescribed in Section 4.15: Transportation and Traffic will ensure adequate emergency access to the proposed project site.

**Table 4.9.1
Project Consistency with Shasta County General Plan Objectives and Policies**

RESOURCES GROUP	
<i>Agricultural Lands</i>	
<i>Objective/Policy</i>	<i>Consistency</i>
AG-3 Recognition by Shasta County residents that the preservation of agricultural lands for agricultural uses, both large and small scale, is in the public interest because it preserves local and regional food supplies and is an important contributing industry to the Shasta County economy.	Consistent. Project implementation would convert approximately 307 acres of land used primarily for seasonal grazing to non-agricultural uses. However, the recommended mitigation measures would reduce the potential for conflicts due to continued agricultural use of adjoining parcels and would also provide for the permanent protection of other offsite agricultural lands. These measures reinforce the importance of agricultural activities in Shasta County.
AG-4 Recognition by Shasta County residents that preservation of agricultural lands, both large and small-scale, provides privately maintained open-space, facilitates a rural lifestyle, and requires Countywide understanding of the problems facing ranchers and farmers.	Consistent. Project implementation would convert approximately 307 acres of land used primarily for seasonal grazing to non-agricultural uses. However, the recommended mitigation measures would reduce the potential for conflicts due to continued agricultural use of adjoining parcels and would also provide for the permanent protection of other offsite agricultural lands. These measures reinforce the importance of agricultural activities in Shasta County.
AG-5 Protection of agricultural lands from development pressures and or uses which will adversely impact or hinder existing or future agricultural operations.	Partially consistent. Project implementation would convert approximately 307 acres of land used primarily for seasonal grazing to non-agricultural uses. However, the recommended mitigation measures would reduce the potential for conflicts due to continued agricultural use of adjoining parcels and would also provide for the permanent protection of other offsite agricultural lands. These measures reinforce the importance of agricultural activities in Shasta County.
AG-6 Protection of water resources and supply systems vital for the continuation of agriculture.	Consistent. The ACID canal, and other water resources and supplies, would not be adversely affected by project implementation.
AG-h The site planning, design, and construction of on-site and off-site improvements for nonagricultural development in agricultural areas shall avoid unmitigatable short- and long-term adverse impacts on facilities, such as irrigation ditches, used to supply water to agricultural operations.	Consistent. The project would not result in any adverse impacts to irrigation ditches or other such facilities.

**Table 4.9.1
Project Consistency with Shasta County General Plan Objectives and Policies**

Air Quality	
<i>Objective/Policy</i>	<i>Consistency</i>
AQ-1 To protect and improve the County's air quality in accordance with Federal and State clean air laws in order to: (1) safeguard human health, and (2) minimize crop, plant, and property damage.	Consistent. Project-related air quality analyses and determinations are described in Section 4.3: Air Quality. Mitigation Measure 4.3-1(a-d) has been included in order to protect and improve the County's air quality in accordance with Federal and State clean air laws.
AQ-1a The County shall require builders/developers to limit fireplace installations in new development to low-emitting fireplaces conforming to a maximum emission limit of 7.5 grams per hour of total particulate matter by being equipped with an EPA-certified insert or by being individually certified to meet the above emission standard.	Consistent. Project-related air quality analyses and determinations are described in Section 4.3: Air Quality. As discussed in Section 4.3, Mitigation Measure 4.3-1d would preclude installation of wood-burning stoves and fireplaces within the proposed development.
AQ-1b The County will encourage the development of local programs to minimize emissions from residential wood burning.	Consistent. Project-related air quality analyses and determinations are described in Section 4.3: Air Quality. As discussed in Section 4.3, Mitigation Measure 4.3-1d would preclude installation of wood-burning stoves and fireplaces within the proposed development.
AQ-1d The County shall require residential development projects and projects categorized as sensitive receptors to be located an adequate distance from existing and potential sources of toxic emissions such as freeways, major arterials, industrial sites, and hazardous material locations.	Consistent. Project-related air quality analyses and determinations are described in Section 4.3: Air Quality. The proposed project site is located an adequate distance from existing and potential sources of toxic emissions such as freeways, major arterials, industrial sites, and hazardous material locations.
AQ-2 To meet the requirements of the: (1) Federal Clean Air Act, and (2) the California Clean Air Act as soon as feasible.	Consistent. Project-related air quality analyses and determinations are described in Section 4.3: Air Quality. The proposed project would result in significant air quality impacts in violation of the Federal Clean Air Act and/or California Clean Air Act; however, recommended mitigation measures would reduce potential impacts to a less-than-significant level.

**Table 4.9.1
Project Consistency with Shasta County General Plan Objectives and Policies**

AQ-2b	The County will work to accurately determine and fairly mitigate the local and regional air quality impacts of projects proposed in the unincorporated portions of Shasta County.	Consistent. Project-related air quality analyses and determinations are described in Section 4.3: Air Quality. The proposed project would result in significant air quality impacts in violation of the Federal Clean Air Act and/or California Clean Air Act; however, recommended mitigation measures would reduce potential impacts to a less-than-significant level.
AQ-2c	Land use decisions, where feasible, should contribute to the improvement of air quality. New projects shall be required to reduce their respective air quality impacts to below levels of significance, or proceed as indicated in Policy AQ-2e.	Consistent. Project-related air quality analyses and determinations are described in Section 4.3: Air Quality. The proposed project would result in significant air quality impacts in violation of the Federal Clean Air Act and/or California Clean Air Act; however, recommended mitigation measures would reduce potential impacts to a less-than-significant level.
AQ-2d	Shasta County shall ensure that air quality impacts identified during CEQA review are: (1) consistently and fairly mitigated, and (2) mitigation measures are feasible.	Consistent. Project-related air quality analyses and determinations are described in Section 4.3: Air Quality. The proposed project would result in significant air quality impacts in violation of the Federal Clean Air Act and/or California Clean Air Act; however, recommended mitigation measures would reduce potential impacts to a less-than-significant level.
AQ-2e	Shasta County will cooperate with the AQMD in assuring that new projects with <u>stationary</u> sources of emissions of non-attainment pollutants or their precursors that exceed 25 tons per year shall provide appropriate emission offsets. A comparable program which offsets <u>indirect</u> emissions of these pollutants exceeding 25 tons per year from development projects shall also be utilized to mitigate air pollution impacts. An Environmental Impact Report will be required for all projects that have unmitigated emissions of non-attainment pollutants exceeding 25 tons per year.	Consistent. Project-related air quality analyses and determinations are described in Section 4.3: Air Quality. The proposed project would not result in stationary-source emissions of non-attainment pollutants or their precursors in excess of 25 tons per year.
AQ-2f	Shasta County shall require appropriate Standard Mitigation Measures and Best Available Mitigation Measures on all discretionary land use applications as recommended by the AQMD in order to mitigate both direct and indirect emissions of non-attainment pollutants.	Consistent. Project-related air quality analyses and determinations are described in Section 4.3: Air Quality. The proposed project would result in significant air quality impacts in violation of the Federal Clean Air Act and/or California Clean Air Act; however, recommended mitigation measures would reduce potential impacts to a less-than-significant level.

**Table 4.9.1
Project Consistency with Shasta County General Plan Objectives and Policies**

AQ-2g	Significance thresholds as proposed by the AQMD for emissions shall be utilized when appropriate for: (1) Reactive Organic Gases (ROG) and Oxides of Nitrogen (NO _x), both of which are precursors of ozone, and (2) inhalable particulate matter (PM ₁₀) in determining mitigation of air quality impacts.	Consistent. Project-related air quality analyses and determinations are described in Section 4.3: Air Quality. The proposed project would exceed significance thresholds as proposed by the AQMD; however, recommended mitigation measures would reduce potential impacts to a less-than-significant level.
AQ-2j	The County shall work toward measures to reduce particulate emissions from construction, grading, excavation, and demolition to the maximum extent feasible.	Consistent. Project-related air quality analyses and determinations are described in Section 4.3: Air Quality. The proposed project would exceed significance thresholds related to particulate emissions during construction activities; however, recommended mitigation measures would reduce potential impacts to a less-than-significant level.
AQ-3	To integrate air quality, land use, housing, transportation, and energy planning efforts to achieve the most efficient use of public resources and to create a healthier and more livable environment through reductions in air pollution contaminants.	Consistent. The project design represents an integrated planning effort to create a healthier and more livable environment through implementation of a Class I Bikeway, as well as pedestrian trails and walkways, open space, and energy efficient planning.
AQ-3a	The County shall consider potential air quality impacts when planning the land uses and transportation systems needed to accommodate expected growth.	Consistent. Shasta County has addressed potential air quality impacts during preparation of the <i>Shasta County General Plan</i> . Potential project-related impacts related to the proposed General Plan Amendment are addressed in Section 4.3: Air Quality.
AQ-3b	The County shall work towards creating a land use pattern that encourages people to walk, bicycle, or use public transit for a significant number of their daily trips.	Consistent. The project is located within the Cottonwood Community Plan area. As described in Section 4.15: Transportation and Traffic, the project would include a Class I Bikeway. In addition, the proposed project would include open space, pedestrian trails and walkways, and sidewalks with a minimum 4-foot-wide landscaped area with trees located between the roadway and sidewalk.
AQ-3c	The County shall encourage projects proposing pedestrian- or transit-oriented designs at suitable locations.	Consistent. The project includes pedestrian-oriented designs. Public transit is not currently available in the proposed project area.

**Table 4.9.1
Project Consistency with Shasta County General Plan Objectives and Policies**

AQ-3f	Existing town centers and rural community centers should be recognized among the primary pedestrian-oriented commercial and service centers as major contributors in promoting air quality goals in the unincorporated portions of the County.	Consistent. The project is located within the Cottonwood Community Plan area, and Cottonwood is identified as a town center. Given its proximity to a town center and the provision of bicycle/pedestrian paths within the proposed project, the project is consistent with this policy.
AQ-3h	The County will encourage higher residential densities in areas served by the full range of urban services.	Consistent. The project is located within the Cottonwood Community Plan area, and most urban services are provided in Cottonwood. In recognition of this, the proposed project design includes higher residential densities.
AQ-4	To reduce traffic congestion, vehicle trips, vehicle miles traveled, and increase average vehicle ridership through more efficient use of infrastructure and support for trip reduction programs.	Consistent. The project is located within the Cottonwood Community Plan area. The availability of most urban services in Cottonwood would help minimize vehicle usage. Further, mitigation measures have been included to reduce traffic congestion.
AQ-4b	The County's development standards shall require the paving of roads as a part of new development permits to the extent necessary to meet access and air quality objectives. These requirements shall be designed to help mitigate potentially significant adverse air quality impacts created by particulate emissions on both an individual and cumulative basis.	Consistent. All project roads would be paved.
AQ-4c	The County will encourage and publicize the use of public transit; ridesharing and van pooling; shortened and combined motor vehicle trips for work, shopping and services; use of bicycles; "pedestrian friendly" design criteria and walking.	Consistent. The project is located within the Cottonwood Community Plan area. The availability of most urban services in Cottonwood would help minimize vehicle usage. As described in Section 4.15: Transportation and Traffic, the project would include a Class I Bikeway, as well as pedestrian trails and walkways.
AQ-4f	The County shall consult as appropriate with transit providers to determine potentially significant project impacts on long-range transit plans to ensure that impacts are adequately mitigated.	Consistent. The DEIR will be submitted to the appropriate transit providers for review.
AQ-5b	The Shasta County Department of Resource Management will consult with the AQMD, where appropriate, when conducting CEQA reviews for all discretionary development applications.	Consistent. The AQMD has been consulted during preparation of the DEIR. The DEIR will be submitted to the AQMD for review during the public review period.

**Table 4.9.1
Project Consistency with Shasta County General Plan Objectives and Policies**

AQ-6	To promote site designs that encourage walking, cycling, and transit use.	<p>Consistent.</p> <p>As described in Section 4.15: Transportation and Traffic, the project would include a Class I Bikeway, as well as pedestrian trails and walkways.</p>
AQ-6a	The County shall encourage project sites designed to increase the convenience, safety, and comfort of people using transit, walking, or cycling.	<p>Consistent.</p> <p>As described in Section 4.15: Transportation and Traffic, the project would include a Class I Bikeway, as well as pedestrian trails and walkways. This would encourage convenient, safe, comfortable non-motorized transportation.</p>
AQ-6b	The County shall review all subdivision street and lot designs, commercial site plans and multi-family site plans to identify design changes that can improve access by transit, bicycle, or walking.	<p>Consistent.</p> <p>Project plan and design review is an integral part of the EIR process.</p>
AQ-8	To reduce emissions related to energy consumption and area sources.	<p>Consistent.</p> <p>As described in Section 3: Project Description, the project would include a passive solar design in all new homes within the development, as well as other features to ensure that project buildings provide 15 percent greater energy efficiency than required under the Title 24 regulations (California Energy Commission) in effect at the time of construction.</p> <p>Project-related air quality analyses and determinations are described in Section 4.3: Air Quality.</p>
AQ-8a	The County will encourage new development projects to reduce air quality impacts from area sources and energy consumption requirements for heating and cooling.	<p>Consistent.</p> <p>As described in Section 3: Project Description, the project would include a passive solar design in all new homes within the development, as well as other features to ensure that project buildings provide 15 percent greater energy efficiency than required under the Title 24 regulations (California Energy Commission) in effect at the time of construction.</p> <p>Project-related air quality analyses and determinations are described in Section 4.3: Air Quality.</p>

**Table 4.9.1
Project Consistency with Shasta County General Plan Objectives and Policies**

<p>AQ-8b The County will encourage use of energy conservation features and low-emission equipment for all new residential and commercial development.</p>	<p>Consistent.</p> <p>As described in Section 3: Project Description, the project would include a passive solar design in all new homes within the development, as well as other features to ensure that project buildings provide 15 percent greater energy efficiency than required under the Title 24 regulations (California Energy Commission) in effect at the time of construction.</p> <p>Project-related air quality analyses and determinations are described in Section 4.3: Air Quality.</p>
<p><i>Water Resources and Water Quality</i></p>	
<p><i>Objective/Policy</i></p>	<p><i>Consistency</i></p>
<p>W-9 Institute effective measures to protect groundwater quality from potential adverse effects of increased pumping or potential sources of contamination.</p>	<p>Consistent.</p> <p>Project-related hydrology and water quality analyses and determinations are described in Section 4.8: Hydrology and Water Quality. The proposed project would have a less-than-significant impact to groundwater quality.</p>
<p>W-a Sedimentation and erosion from proposed developments shall be minimized through grading and hillside development ordinances and other similar safeguards as adopted and implemented by the County.</p>	<p>Consistent.</p> <p>The project applicant would be required to comply with Shasta County and California Regional Water Quality Control Board requirements related to sedimentation and erosion prior to initiating construction, including the development and implementation of a Storm Water Pollution Prevention Plan and identifying Best Management Practices for erosion control.</p> <p>Project-related hydrology and water quality analyses and determinations are described in Section 4.8: Hydrology and Water Quality. Project-related geology and soils analyses and determinations are described in Section 4.6: Geology and Soils.</p>
<p>W-b Septic systems, waste disposal sites, and other sources of hazardous or polluting materials shall be designed to prevent contamination to streams, creeks, rivers, reservoirs, or groundwater basins in accordance with standards and water resource management plans adopted by the County.</p>	<p>Consistent.</p> <p>No septic systems are associated with the project. The County Service Area No. 17 wastewater treatment plant would be upgraded to ensure that applicable County standards and water management plans are met.</p>

**Table 4.9.1
Project Consistency with Shasta County General Plan Objectives and Policies**

<i>Fish and Wildlife Habitat</i>	
<i>Objective/Policy</i>	<i>Consistency</i>
FW-1 Protection of significant fish, wildlife, and vegetation resources.	Consistent. Project-related biological resources analyses and determinations are described in Section 4.4: Biological Resources. The proposed project would result in significant impacts to biological resources; however, recommended mitigation measures would reduce potential impacts to a less-than-significant level.
FW-c Projects that contain or may impact endangered and/or threatened plant or animal species, as officially designated by the California Fish and Game Commission and/or the U. S. Fish and Wildlife Service, shall be designed or conditioned to avoid any net adverse project impacts on those species.	Consistent. Project-related biological resources analyses and determinations are described in Section 4.4: Biological Resources. The proposed project would result in significant impacts to biological resources; however, recommended mitigation measures would reduce potential impacts to a less-than-significant level.
FW-h The County shall encourage efforts to develop tree protection standards which focus on the County's differing land use types, namely; lowland urban, upland urban, rural residential and resource lands. Urban tree protection standards shall focus on landscaping that promotes energy conservation and design aesthetics, as opposed to preserving native vegetation.	Consistent. Project-related biological resources analyses and determinations are described in Section 4.4: Biological Resources. The proposed project would result in significant impacts to on-site oak woodland areas; however, recommended mitigation measures would reduce potential impacts to a less-than-significant level. In addition, project design includes sidewalks with a minimum 4-foot-wide landscaped area with trees located between the roadway and sidewalk, which will promote energy conservation and design aesthetics.
<i>Open Space and Recreation</i>	
<i>Objective/Policy</i>	<i>Consistency</i>
OSR-1 Protection of the open space and recreation resources of Shasta County for the use and enjoyment by County residents both now and in the future.	Consistent. The project would retain and protect approximately 137 acres of open space acres, including ±58 acres of transmission line corridor rights-of-way and ±79 acres of open space.

**Table 4.9.1
Project Consistency with Shasta County General Plan Objectives and Policies**

OSR-2	Provision of public access to open space and recreation resources consistent with the need to protect these resources and the rights of private property owners.	Consistent. Project open space would include a public-use pedestrian trail system.
Heritage Resources		
<i>Objective/Policy</i>		<i>Consistency</i>
HER-1	Protection of significant prehistoric and historic cultural resources.	Consistent. Project-related cultural resources analyses and determinations are described in Section 4.5: Cultural Resources. The project site does not contain significant cultural resources. However, there is a limited possibility that undiscovered cultural resources may be found in the course of future development work. Implementation of Mitigation Measure 4.5-1 will ensure that any subsurface cultural resources are not adversely affected.
HER-a	Development projects in areas of known heritage value shall be designed to minimize degradation of these resources. Where conflicts are unavoidable, mitigation measures which reduce such impacts shall be implemented. Possible mitigation measures may include clustering, buffer or nondisturbance zones, and building siting requirements.	Consistent. Project-related cultural resources analyses and determinations are described in Section 4.5: Cultural Resources; however, the project would not affect areas of known heritage value.
COMMUNITY DEVELOPMENT GROUP		
Community Organization and Development Pattern		
<i>Objective/Policy</i>		<i>Consistency</i>
CO-1	To promote a development pattern which will accommodate, consistent with the other objectives of the Plan, the growth which will be experienced by Shasta County during the planning period (2005-2025), and/or such periods as may be extended by future revisions of the Plan.	Consistent. The <i>Shasta County General Plan</i> encourages development of higher density uses in areas served by most urban services. The project is located within the Cottonwood Community Plan area, which is one such area.

**Table 4.9.1
Project Consistency with Shasta County General Plan Objectives and Policies**

<p>CO-2 To guide development in a pattern that will provide opportunities for present and future County residents to enjoy the variety of living environments which currently exist within the County, including:</p> <ul style="list-style-type: none"> • Incorporated communities served by the full range of urban services. • Unincorporated communities served by most but not all urban services. • Unincorporated rural communities provided with very limited or no urban services. • Rural homesites located outside of community centers on relatively large lots or in clustered development accompanied by open space areas within the project provided that the clustering does not create an adverse impact on neighboring properties. 	<p>Consistent.</p> <p>The project is located within the Cottonwood Community Plan area; Cottonwood is an unincorporated community providing most urban services.</p>
<p>CO-3 To guide development in a pattern that will respect the natural resource values of County lands and their contributions to the County's economic base.</p>	<p>Consistent.</p> <p>Project impacts as they related to natural resource values are addressed in Section 4.2: Agricultural Resources, Section 4.3: Air Quality, Section 4.4: Biological Resources, Section 4.10: Mineral Resources, and Section 4.14: Recreation. In general, the proposed project design includes consideration of the natural resource values of County lands. All potentially significant impacts with regard to natural resources have been mitigated to a less-than-significant level, with the exception of impacts to agricultural resources. Impacts to on-site agricultural resources remain significant and unavoidable.</p>
<p>CO-4 To guide development in a pattern that will minimize land use conflicts between adjacent land users.</p>	<p>Consistent.</p> <p>Mitigation measures included in Section 4.2: Agricultural Resources and Section 4.3: Air Quality have been designed to minimize land use conflicts between adjacent land users by including a deed restriction on all residential parcels notifying future residents of potential discomforts related to nearby industrial and agricultural uses.</p>

**Table 4.9.1
Project Consistency with Shasta County General Plan Objectives and Policies**

<p>CO-6</p>	<p>To fashion a development pattern whose implementation mechanisms such as zoning, subdivision, and other regulations, explicitly define a relationship between public and private expectations and responsibilities concerning land use that is based on the following principles:</p> <ul style="list-style-type: none"> • Public programs shall recognize both the expectations of individual property owners to be able to use their lands as they desire, and the responsibility of government to provide a regulatory climate which does not impede reasonable private expectations. • Property owners shall recognize public programs emphasizing that land be used in a responsible manner that does not adversely affect either adjacent property owners, the County's fiscal ability to provide services, or the community values of the citizens of Shasta County. • A workable relationship between public and private land use expectations must be achieved in order for each to be well served. • Periodic review of the relationship between public and private land use expectations is necessary to reflect changing community values. 	<p>Consistent.</p> <p>The Planned Development zoning designation establishes a detailed development pattern and implementation mechanisms.</p>
<p>CO-7</p>	<p>To recognize that the major economic resources for achieving the development pattern will come from the private sector, rather than government, and that the General Plan, as the expression of community values, will guide the use of these resources.</p>	<p>Consistent.</p> <p>The proposed project would be privately funded and, subject to concurrence by the County Board of Supervisors, the proposed land use would be consistent with General Plan guidelines.</p>
<p>CO-h</p>	<p>A land capability analysis demonstrating that criteria in the County Development Standards will be met shall be used to establish actual residential densities and parcel sizes for all development projects including lands proposed for General Plan or zone amendments which increase the residential density. The development standards should be periodically reviewed and revised to further refine the application of the land capability analysis concept.</p>	<p>Consistent.</p> <p>This EIR serves the function of performing the land capability analysis.</p>
<p>CO-j</p>	<p>Areas designated Urban (UR) or Suburban (SR) in excess of 30 percent slope should not be developed, but the residential density of 3 dwelling units (d.u.) per acre for areas designated UR and 1 d.u. per 2 acres for areas designated SR may be credited to the developable portions of the property. In areas designated Rural Residential A (RA) or Rural Residential B (RB), lands in excess of 30 percent slope may be either developed at 1 d.u. per 10 acres for RA designated areas and 1 d.u. per 80 acres for RB designated areas or an equivalent density credit may be additionally applied to the land that is less than 30 percent slope provided that other site capability criteria can be met.</p>	<p>Consistent.</p> <p>Project site slope constraints are described in Section 3.4: Panorama Planned Development Regulatory Setting. Following the General Plan Amendment and Zone Amendment associated with the project, project development would be in accordance with slope constraints described in the <i>Shasta County General Plan</i>.</p>

**Table 4.9.1
Project Consistency with Shasta County General Plan Objectives and Policies**

<p>CO-k</p>	<p>The minimum parcel size for lands located within the SR or UR land use designation shall be limited to five acres until one of the following conditions is met:</p> <ul style="list-style-type: none"> • The land will be included within a publicly-financed assessment district specifically designed to provide community water and sewage disposal services. Sewage services shall include collection, treatment, and disposal facilities and water service shall include treatment and distribution systems. • The land, as a condition of development approval, will be provided with community water and sewage service from either an existing municipal system, assessment district, or special district. <p>The use of individual wastewater disposal systems or common wastewater disposal fields do not qualify for meeting the requirements of this policy.</p>	<p>Consistent.</p> <p>As described in Section 4.16: Utilities and Service Systems, the project would be provided with community water and wastewater services.</p>
<p>CO-l</p>	<p>If a residential planned development is proposed in a UR or SR designated area, a density bonus of up to 25 percent over that allowed by the General Plan designation may be awarded, based on design and environmental amenities which are demonstrated to exceed established development standards, and provided that when combined with other density bonuses, the overall density bonus does not exceed 25 percent.</p>	<p>Consistent.</p> <p>Project density is described in Section 3: Project Description.</p> <p>To support the increase in residential density that would result from the proposed General Plan amendment and rezoning, Shasta County required that the applicant incorporate amenities into the project design that conform to the density bonus section of the Planned Development zone. Accordingly, the applicant is proposing the following design features: (1) inclusion of a passive solar design in all new homes within the development, as well as other features to ensure that project buildings provide 15 percent greater energy efficiency than required under the Title 24 regulations (California Energy Commission) in effect at the time of construction; (2) provision of lot sizes between 4,000 and 5,000 square feet for construction of detached single-family housing involving 43 percent of all proposed dwelling units; (3) an 8-foot-wide Class 1 public bikeway that would connect Locust Road to Balls Ferry Road through the project site; and (4) sidewalks with a minimum 4-foot-wide landscaped area with trees located between the roadway and sidewalk.</p>

**Table 4.9.1
Project Consistency with Shasta County General Plan Objectives and Policies**

CO-m	<p>Proposed land divisions that lie in two or more General Plan land use designations that allow residential development may be permitted to create smaller parcels (including clustering), than indicated by the density of any of the land use designations provided that:</p> <ul style="list-style-type: none"> • The maximum number of residential units does not exceed the combined total allowed by each designation, and • If the area is designated as a resource area, the resource is protected or enhanced. • If developed to the maximum allowable combined density, further residential development for the property will be forfeited unless additional density is permitted by a General Plan amendment. 	<p>Consistent.</p> <p>The project would include a General Plan Amendment to a single land use designation.</p>
CO-p	<p>Areas designated Urban Residential (UR) or Suburban Residential (SR) shall be located within the adopted sphere of influence of a city or the special district(s) that serve towncenters. The County shall adopt urban development standards for UR and SR areas.</p>	<p>Consistent.</p> <p>The project is located within the Cottonwood Community Plan area. The project site is within current Cottonwood Water District boundaries and would be annexed into County Service Area #17.</p>
CO-q	<p>All development applications within the adopted sphere of influence of a city or special district shall be referred to the city or special district for review and comments as to the effect the proposal may have on future orderly urbanization and/or the provision of public services.</p>	<p>Consistent.</p> <p>The DEIR will be submitted to the appropriate cities and special districts for review and comment.</p>
CO-t	<p>Infill development is encouraged for those areas served by community water and sewer service to maintain and improve air quality, conserve energy, and maximize use of the transportation network and other existing infrastructure.</p>	<p>Consistent.</p> <p>While the project is not an infill development, the project is located within the Cottonwood Community Plan area, and would be served by community water and wastewater services.</p>
Circulation		
<i>Objective/Policy</i>		<i>Consistency</i>
C6-a	<p>Future road and street development including future right-of-way shall comply with the adopted County Development Standards.</p>	<p>Consistent.</p> <p>Project design would comply with the adopted County Development Standards.</p>

**Table 4.9.1
Project Consistency with Shasta County General Plan Objectives and Policies**

C6-j	New development shall provide circulation improvements for emergency access by police, fire, and medical vehicles; and shall provide for escape by residents/occupants in accordance with the Fire Safety Standards.	Consistent. Project design would comply with the adopted County Development Standards. Circulation is described in Section 4.15: Transportation and Traffic, and, with mitigation, would provide adequate emergency access.
C6-k	Shasta County shall adopt the following Level of Service (LOS) standards for considering any new roads: -Rural arterials and collectors - LOS C -Urban/suburban arterials and collectors - LOS C	Consistent. All new roads within the project site would operate at a LOS C or better.
C-6l	New development, which may result in exceeding LOS E on existing facilities, shall demonstrate that all feasible methods of reducing travel demand have been attempted to reach LOS C. New development shall not be approved unless traffic impacts are adequately mitigated. Such mitigation may take the form of, but not be limited to the following: <ul style="list-style-type: none">• Provision of capacity improvements to the specific road link to be impacted, the transit system, or any reasonable combination;• Provision of demand reduction measures included as part of the project design or project operation or any feasible combination.	Consistent. As described in Section 4.15: Transportation and Traffic, mitigation measures are proposed for all situations in which new development would result in traffic Levels of Service exceeding existing standards.
Design Review		
<i>Objective/Policy</i>		<i>Consistency</i>
DR-1	Promote a visually appealing developed environment in urban, suburban, town center, mixed use, and rural residential settings.	Consistent. A project description is included in Section 3: Project Description. As discussed in Section 3.2: Project Purpose and Objectives, the project applicant intends to provide a well-designed residential neighborhood that is integrated with existing surrounding uses and that uses high-quality architecture and landscaping throughout. In addition, the project would include open space, a trails system, a community-use building, a 4-foot-wide landscaped area with trees located between the roadway and sidewalk, and Class I Bikeways.
DR-2	Provide the County's communities the opportunity to develop their individual and local character, as reflected by citizens involved in their planning process.	Consistent. The EIR process is a mechanism for encouraging citizen involvement.

**Table 4.9.1
Project Consistency with Shasta County General Plan Objectives and Policies**

COTTONWOOD COMMUNITY PLAN	
<i>Land Use</i>	
<i>Objective/Policy</i>	<i>Consistency</i>
CCP-1 Provide a compact land use pattern for urban and suburban uses to maintain Cottonwood's small town atmosphere.	Consistent. A project description is included in Section 3: Project Description. The project would include a mix of housing types and lot sizes, arranged in a compact land use pattern, with consideration given for natural resources and open space.
CCP-2 Provide a land supply that will accommodate growth for the 20-year planning period.	Consistent. The County is required to ensure availability of housing opportunities for all income levels, to accommodate projected growth. The project would contribute to regional housing opportunities.
CCP-3 Provide areas for a variety of housing types to accommodate a diversity of housing needs.	Consistent. A project description is included in Section 3: Project Description. The project would include a mix of housing types and lots sizes.
CCP-7 Provide for a land use pattern which facilitates the efficient and economic extension of public services, including needed improvements to the public water system.	Consistent. The project would include needed public service system improvements.
CCP-8 To guide development in a way that minimizes impacts on nearby agricultural uses.	Consistent. Mitigation Measure AGR-4.2-3, included in Section 4.2: Agricultural Resources, would minimize the potential for the proposed development to adversely affect nearby agricultural uses.
CCP-9 Recognize that development along the freeway and the railroad will be required to mitigate noise impacts.	Consistent. Mitigation Measure NOI-4.11-1, included in Section 11: Noise, would mitigate for noise impacts resulting from local roads and the UPRR.
CCP-a The County shall adopt appropriate zoning for the entire area within the <i>Cottonwood Community Plan</i> to implement the objectives of the Plan.	Consistent. The proposed rezoning would be consistent with the proposed General Plan amendment.

Source: ENPLAN (data summary from *Shasta County General Plan* and *Cottonwood Community Plan*)

4.9.4 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Project implementation would not result in impacts exceeding the thresholds of significance for land use and planning. However, this conclusion assumes that all mitigation measures are included, and that the Shasta County Board of Supervisors approves the proposed *Shasta County General Plan* and *Shasta County Zoning Plan* amendments. No mitigation is required.

End of Section.

