# MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis*
*For:*

# Tentative Parcel Map #19-04

*Prepared By*:

**COUNTY OF TEHAMA**
**Planning Department**
444 Oak Street
Courthouse Annex, Room I
Red Bluff, CA 96080

**(October 24, 2019)**

**TEHAMA COUNTY PLANNING DEPARTMENT**
**ENVIRONMENTAL SIGNIFICANCE CHECKLIST**
Meets requirements of CEQA §15063(d), Initial Study

**BACKGROUND**

1. **PROJECT TITLE:** Tentative Parcel Map #19-04; Jeremiah Grubbs

2. **LEAD AGENCY NAME AND ADDRESS:**
   Tehama County Planning Department
   444 Oak Street, Room I, Courthouse Annex
   Red Bluff, CA 96080
   (530) 527-2200
   planning@co.tehama.ca.us

3. **CONTACT PERSON:**
   Scot Timboe, Planner III

4. **APPLICANT/PROJECT PROPONENT NAME AND ADDRESS:**
   Jeremiah Grubbs
   5020 Rhonda Rd. #A
   Anderson, CA 96007
   Phone Number (805) 264-1408

5. **DESCRIPTION OF PROJECT:**
   To create two (2) parcels; one of approximately 119.07 acres and one of approximately 41.26 acres in an AG-2; Agricultural/Valley District (minimum lot size 40 acre with Williamson Act Contract) on approximately 160.33 acres.

6. **PROJECT LOCATION:**
   The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road, approximately 4 miles west of the Bowman Road /Hooker Creek intersection, APN: 006-040-058.

7. **GENERAL PLAN DESIGNATION:**
   VFA; Valley Floor Agriculture

8. **ZONING:**
   AG-2; Agricultural/Valley District

9. **SETTING AND SURROUNDING LAND USES:**
   The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road. The site can be characterized by a two tiered topography where two creeks come together. The northern portion of the property along with the southeastern corner of the 160.33 acre property exhibits the highest elevations above the two creeks. This property includes, but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. The central portion of the site contains the lowest tier of the property along with the two creeks and their water courses that combine near the eastern property line. Dry Creek is the northern most creek, which merges with the South Fork Cottonwood Creek at the lowest point of the property. There is an existing single-family residence between the two creeks; the habitat around the creeks are similar to that of the rest of the property with a mixture of trees, shrubs and other vegetation. Parcel A will continue to be accessed off of Bowman Rd. at the existing encroachment. Parcel B is proposed to have a separate encroachment off of Bowman Rd. along the eastern property line. The properties to the North, West and South are classified as Agricultural Valley Floor with single family dwellings; grazing would be the typical use for this type of setting. To the East of the property, small residentially zoned parcels are present with single family dwellings and light agricultural uses.

## 10. CALIFORNIA NATIVE AMERICAN TRIBES CONSULTATION:

There have been no California Native American tribes traditionally and/or culturally affiliated with the project area that requested consultation pursuant to Public Resources Code section 21080.3.1.

## 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 | ☐ Agriculture and Forestry Resources | ☐ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☐ Energy |
| ☐ Geology /Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials |
| ☐ Hydrology / Water Quality | ☐ Land Use / Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population / Housing | ☐ Public Services |
| ☐ Recreation | ☒ Transportation | ☐ Tribal Cultural Resources |
| ☐ Utilities / Service Systems | ☐ Wildfire | ☒ Mandatory Findings of Significance |

## ENVIRONMENTAL DETERMINATION

After Review of the Initial Study, the Environmental Determination:

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

☒ Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared. See Attached Mitigation Measures & Monitoring Program.

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

☐ Found 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.

☐ Found 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.

Scot Timboe

Scot Timboe, Planner III

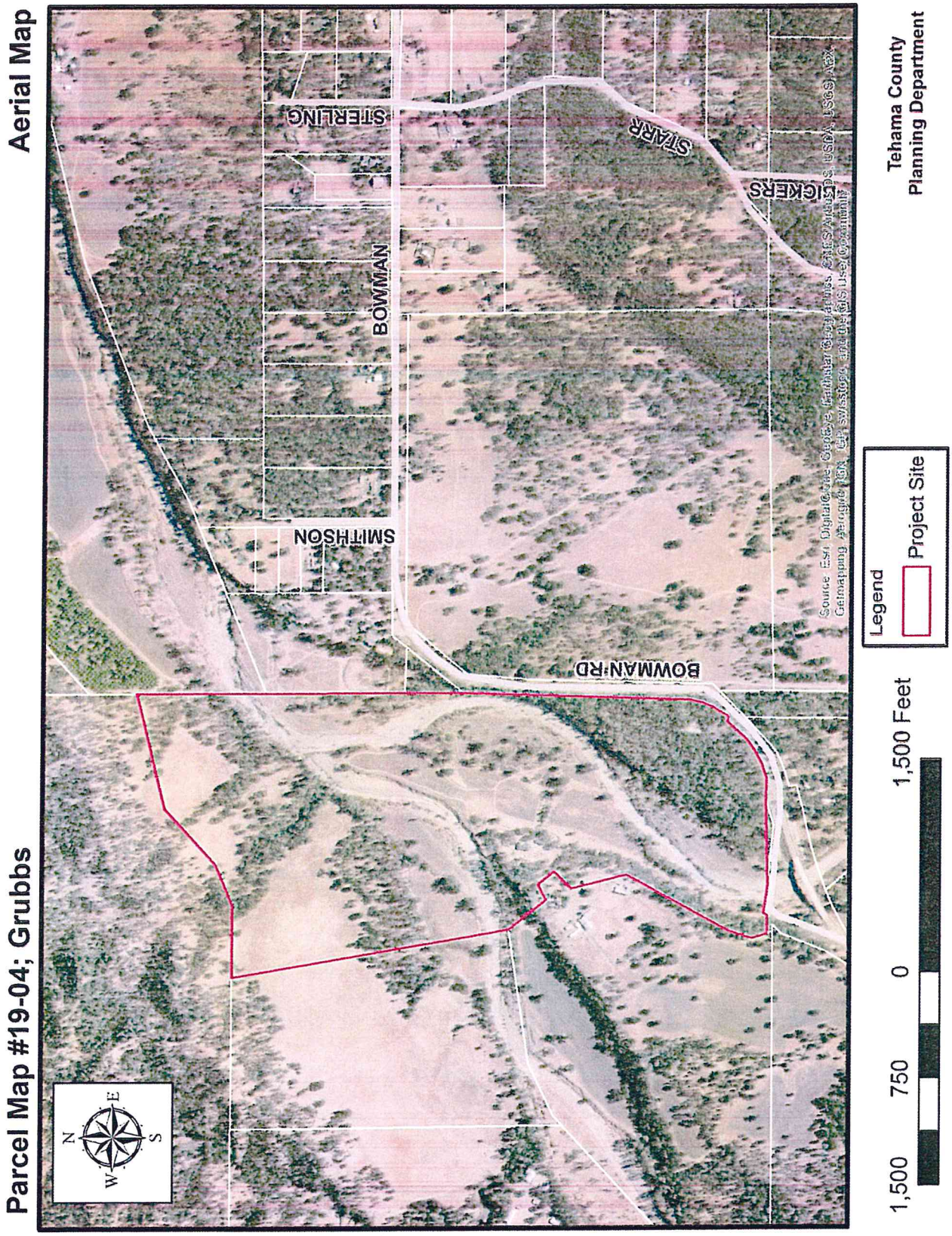
10-24-19

Date:

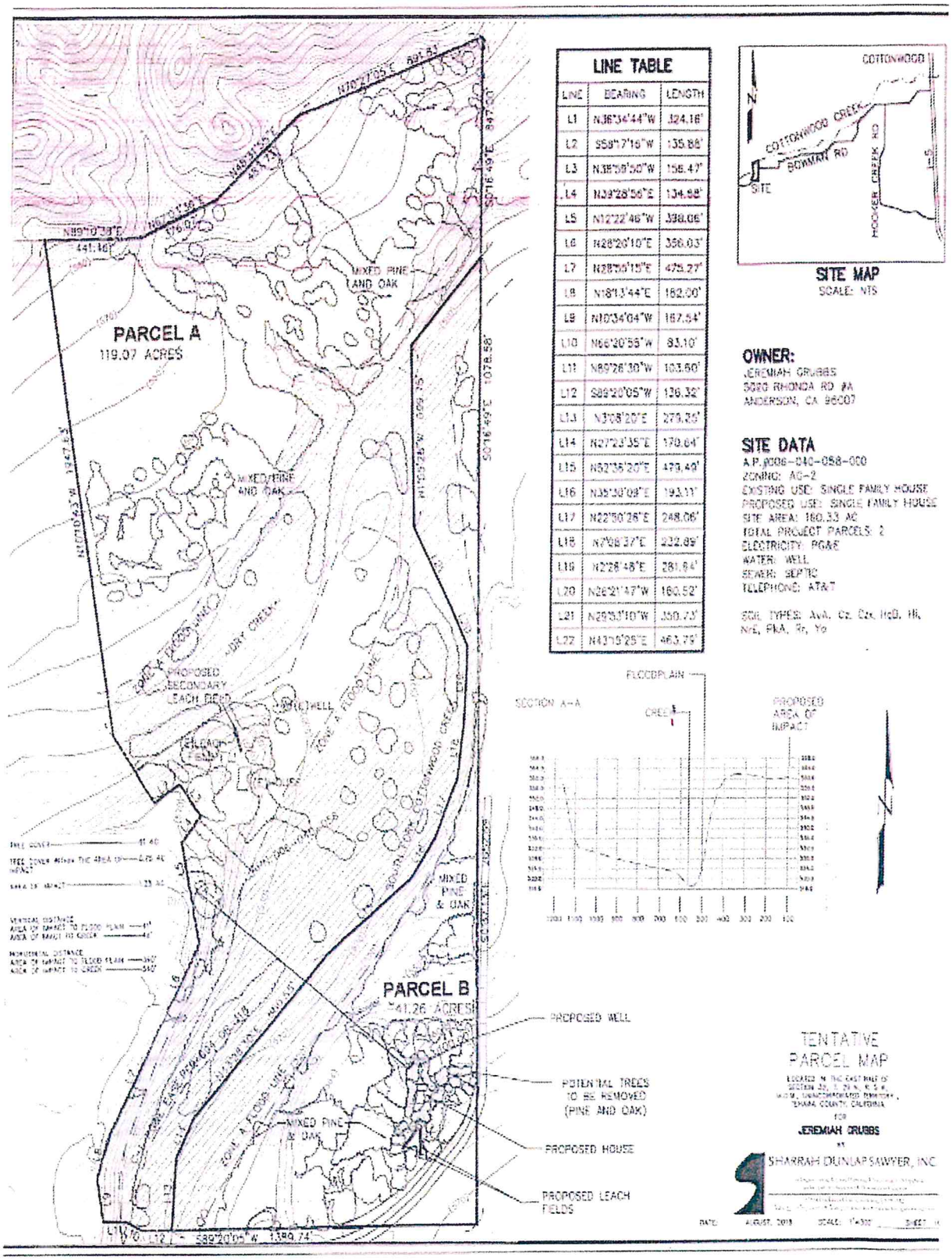
# EXHIBITS


| | |
|---|---|
| AERIAL MAP (Exhibit "A") | PAGE 6 |
| TENTATIVE PARCEL MAP #19-04 (Exhibit "B") | PAGE 7 |
| LAND USE MAP (Exhibit "C") | PAGE 8 |
| ZONING MAP (Exhibit "D") | PAGE 9 |
| FEMA MAP (Exhibit "E") | PAGE 10 |
| SOILS MAP (Exhibit "F") | PAGE 11 |
| DOC FARMLAND MONITORING MAP (Exhibit "G") | PAGE 12 |

# Exhibit "A"
# Aerial Map



# Exhibit "B"
# TENTATIVE PARCEL MAP #19-04




| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | N36°34'44"W | 324.18' |
| L2 | S59°17'15"W | 135.86' |
| L3 | N38°09'50"W | 156.47' |
| L4 | N39°28'56"E | 134.88' |
| L5 | N12°22'46"W | 338.06' |
| L6 | N28°20'10"E | 356.03' |
| L7 | N28°56'15"E | 475.27' |
| L8 | N18°13'44"E | 162.00' |
| L9 | N10°34'04"W | 167.54' |
| L10 | N66°30'59"W | 83.10' |
| L11 | N89°28'30"W | 103.60' |
| L12 | S89°20'05"W | 136.32' |
| L13 | N3°08'20"E | 279.26' |
| L14 | N27°23'35"E | 170.64' |
| L15 | N52°35'20"E | 479.49' |
| L16 | N35°30'08"E | 193.11' |
| L17 | N22°50'26"E | 248.06' |
| L18 | N7°08'37"E | 222.89' |
| L19 | N2°28'48"E | 281.84' |
| L20 | N26°21'47"W | 160.52' |
| L21 | N29°53'10"W | 350.73' |
| L22 | N43°19'26"E | 463.75' |




**SITE MAP**
SCALE: NTS

**OWNER:**
JEREMIAH GRUBBS
3080 RHONDA RD #A
ANDERSON, CA 96007

**SITE DATA**
A.P.#006-040-058-000
ZONING: AG-2
EXISTING USE: SINGLE FAMILY HOUSE
PROPOSED USE: SINGLE FAMILY HOUSE
SITE AREA: 160.33 AC
TOTAL PROJECT PARCELS: 2
ELECTRICITY: PG&E
WATER: WELL
SEWER: SEPTIC
TELEPHONE: AT&T

SOIL TYPES: AvA, Cz, Dzx, HcD, Ik, NrE, PkA, Ro, Yo

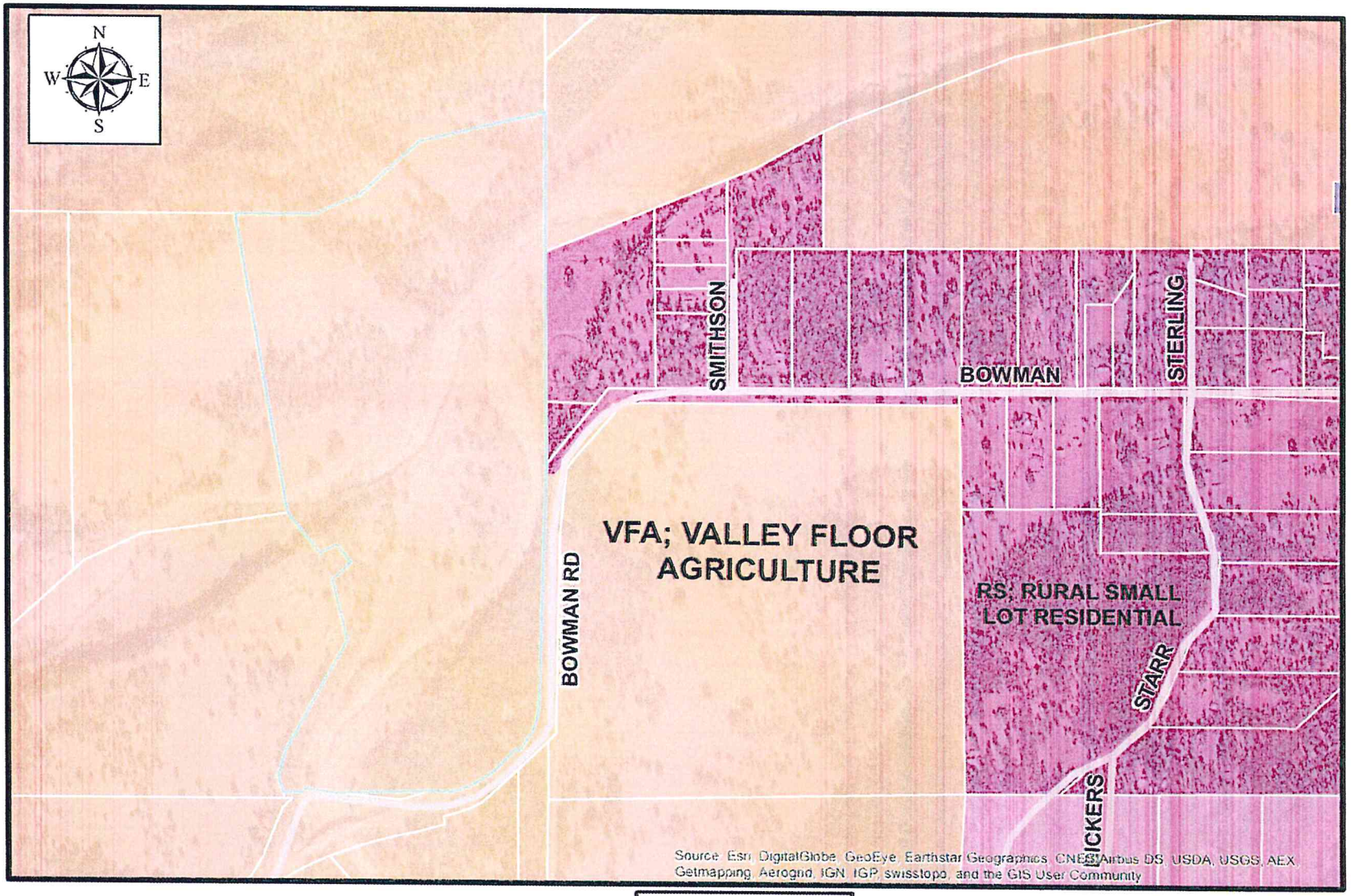



TENTATIVE PARCEL MAP
LOCATED IN THE EAST HALF OF SECTION 22, T. 29 N., R. 5 W., M.D.M., UNINCORPORATED TERRITORY, TEHAMA COUNTY, CALIFORNIA
FOR
JEREMIAH GRUBBS
BY
SHARRAH DUNLAP SAWYER, INC
DATE: AUGUST, 2019 SCALE: 1"=300' SHEET: 1

FLOODPLAIN NOTE:
APPROXIMATE 100-YEAR FLOOD BOUNDARY AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), TEHAMA COUNTY, CALIFORNIA, PANEL 06103C0400H, REVISED 09/29/2011. THIS AREA IS DENOTED AS ZONE 'A', WHICH IS THE AREA OF THE 100-YEAR FLOOD WITH BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. FLOOD LINES SHOWN ARE FROM GRAPHICAL PLOTTING ONLY.

## Parcel Map #19-04; Grubbs

## Land Use Map

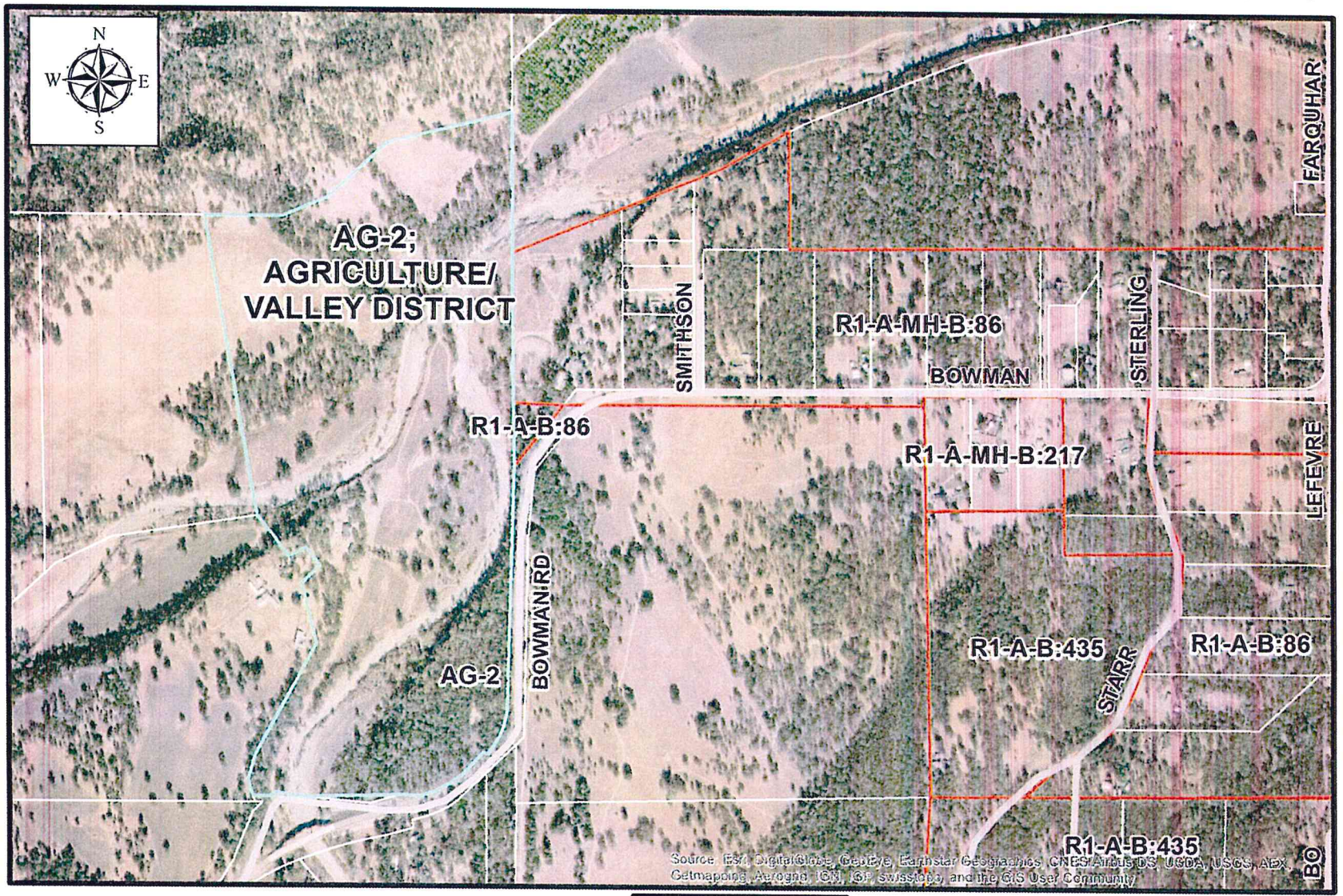



Tehama County
Planning Department

Exhibit "C"
Land Use Map

## Parcel Map #19-04; Grubbs

## Zoning Map




1,500 750 0 1,500 Feet

Legend

Project Site

Tehama County
Planning Department

Exhibit "D"
Zoning Map

# Exhibit "E"
# FEMA Map

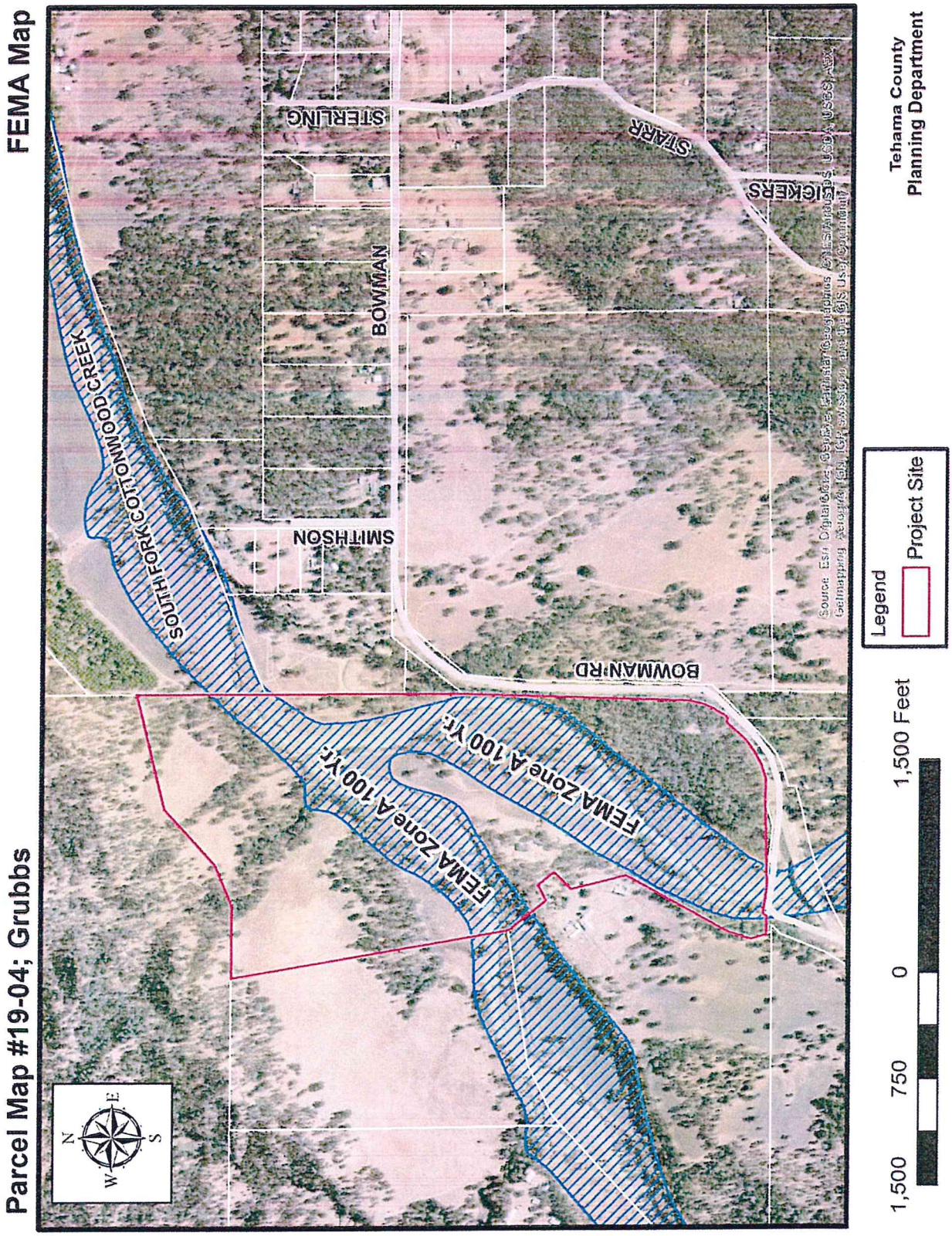
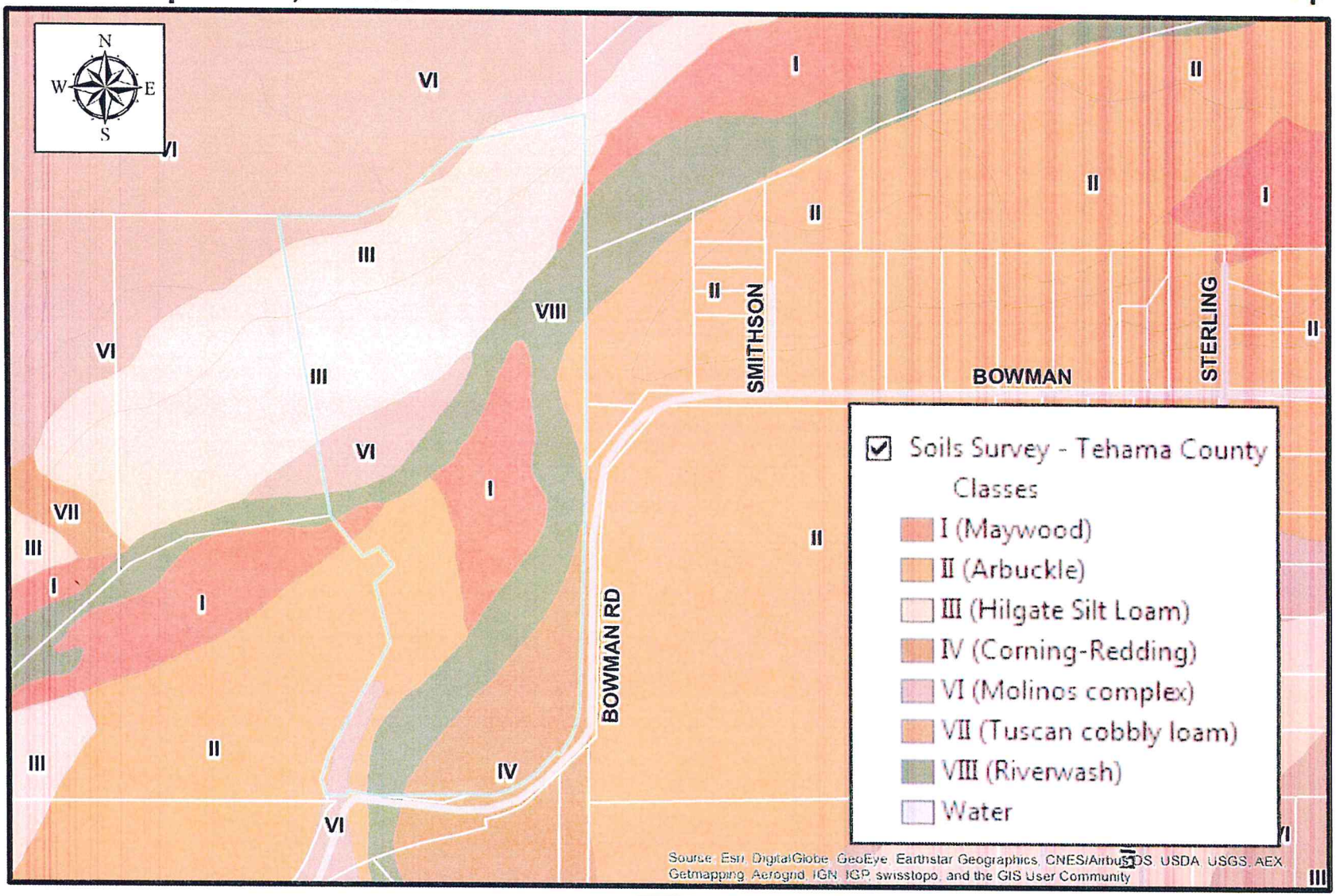


Exhibit "F"
SOILS Map

## Parcel Map #19-04; Grubbs

## Soils Map



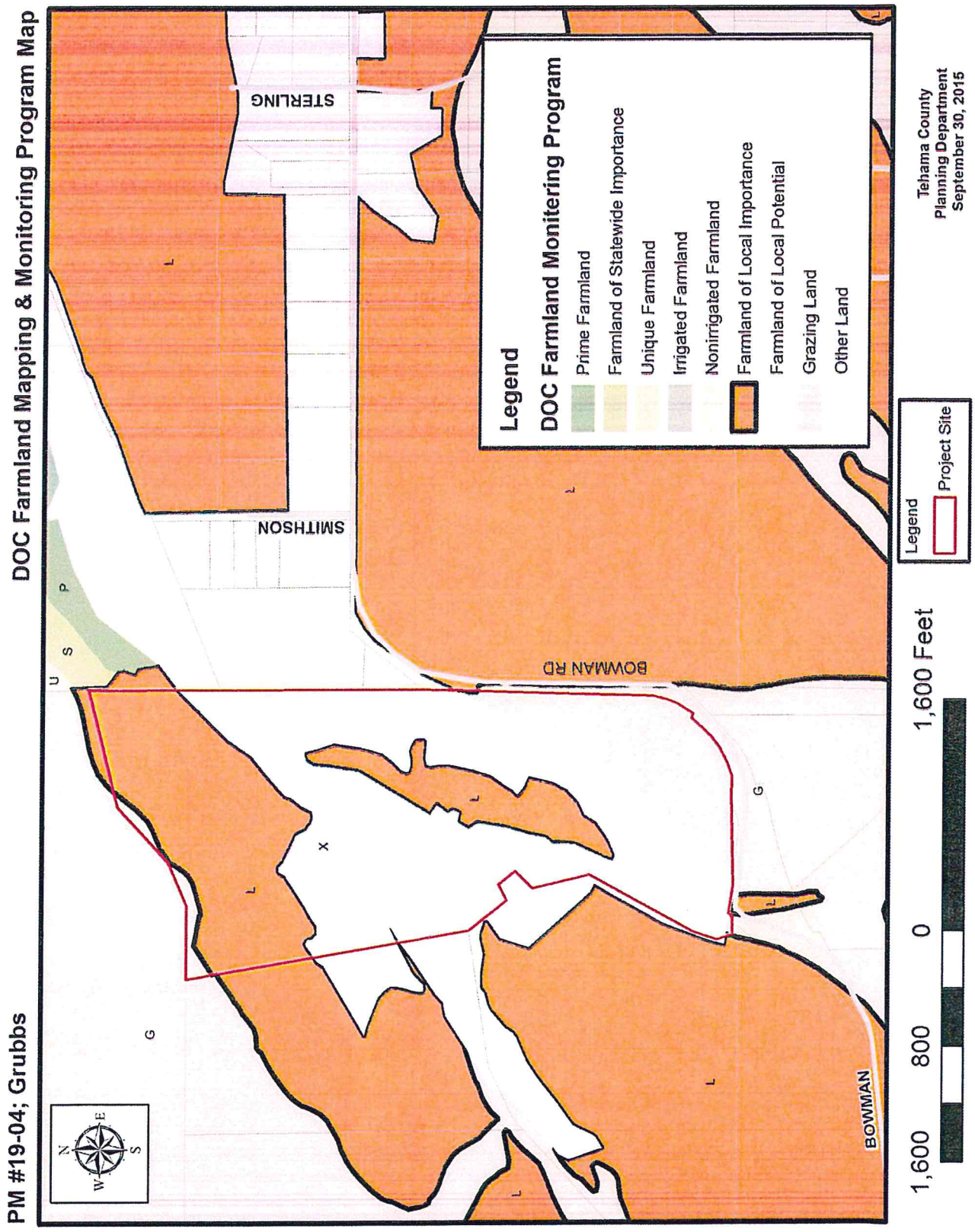

1,500 750 0 1,500 Feet

Legend

Project Site

Tehama County
Planning Department

# Exhibit "G"
## DOC-Farmland Monitoring Program Map



## EVALUATION OF ENVIRONMENTAL IMPACTS

This section discusses potential environmental impacts associated with approval of the proposed project.

The following guidance, adapted from Appendix G of the State CEQA Guidelines, was followed in answering the checklist questions:

1. A brief explanation is required for all answers except "*No Impact*" answers that are adequately supported by the information sources cited following each question. A "*No Impact*" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "*No Impact*" answer is 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 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 Tehama County Planning Department has determined that a particular physical impact may occur, then the checklist answers will 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 mitigation measures, and a brief explanation as to how they reduce the effect to a less than significant level will follow each issue section (mitigation measures from "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:

   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 significance.

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|---|---|---|
| **I. AESTHETICS** | | | | |
| Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista or scenic highway? | ☐ | ☐ | ☐ | ☒ |
| b) Substantially damage scenic resources, including, but limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ☒ |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public view 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:**

The Parcel Map will create two (2) parcels; one of approximately 119.07 acres and one of approximately 41.26 acres in an AG-2; Agricultural/Valley District (minimum lot size 40 acre with Williamson Act Contract) on approximately 160.33 acres. The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road. The site can be characterized by a two tiered topography where two creeks come together. The northern portion of the property along with the southeastern corner of the 160.33 acre property exhibits the highest elevations above the two creeks. This property includes, but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. The central portion of the site contains the lowest tier of the property along with the two creeks and their water courses that combine near the eastern property line. Dry Creek is the northern most creek, which merges with the South Fork Cottonwood Creek at the lowest point of the property. These two creeks appear to run dry in the summer and fall months until the winter rains. There is an existing single-family residence between the two creeks; the habitat around the creeks are similar to that of the rest of the property with a mixture of trees, shrubs and other vegetation. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which is consistent with the Valley Floor Agricultural setting. The properties to the North, West and South are classified as Agricultural Valley Floor with single family dwellings; grazing would be the typical use for this type of setting. To the East of the property, small residentially zoned parcels are present with single family dwellings and light agricultural uses.

The adopted 2009-2029 Tehama County General Plan Update discusses implementation measures set to preserve the aesthetic quality of Tehama County and encourage new construction projects to minimize alteration to scenic views. A scenic vista is generally defined as a view shed that provides a source of aesthetic value.

a) **No Impact.** The project is not located within or near a scenic vista.

b) **No Impact.** The project would not damage scenic resources in the area.

c) **No Impact.** The project will not degrade the visual character of the site or surroundings. The project proposes to create two parcels that are zoned to for agriculture, which including single-family residences and their accessory structures. The proposed project is compatible with the surrounding land uses that consist of single-family residential development, and/or agricultural operations. The site contain an existing single family dwelling with a well and septic. The existing residence will be located on Parcel A (119.07 acres) after the parcel map is recorded.

d) **Less Than Significant Impact.** The project would create new sources of light or glare. Any new lighting associated with the project would be for residential and/or agricultural purposes and is consistent with the current land uses in the vicinity.

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|---|---|---|

## II. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. --Would the project:

| | | | | | |
|---|---|---|---|---|---|
| a) | Convert Prime Farmland, Unique Farmland, or Farmland of 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) | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | ☐ | ☐ | ☐ | ☒ |
| d) | Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |
| e) | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |

**DISCUSSION:**

The Parcel Map will create two (2) parcels; one of approximately 119.07 acres and one of approximately 41.26 acres in an AG-2; Agricultural/Valley District (minimum lot size 40 acre with Williamson Act Contract) on approximately 160.33 acres. The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road. The site can be characterized by a two tiered topography where two creeks come together. The northern portion of the property along with the southeastern corner of the 160.33 acre property exhibits the highest elevations above the two creeks. This property includes, but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. The central portion of the site contains the lowest tier of the property along with the two creeks and their water courses that combine near the eastern property line. Dry Creek is the northern most creek, which merges with the South Fork Cottonwood Creek at the lowest point of the property. These two creeks appear to run dry in the summer and fall months until the winter rains. There is an existing single-family residence between the two creeks; the habitat around the creeks are similar to that of the rest of the property with a mixture of trees, shrubs and other vegetation. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which is consistent with the Valley Floor Agricultural setting. The properties to the North, West and South are classified as Agricultural Valley Floor with single family dwellings; grazing would be the typical use for this type of setting. To the East of the property, small residentially zoned parcels are present with single family dwellings and light agricultural uses.

The California Department of Conservation (DOC) maps and tracks the conversion and use of unique, prime farmland and farmland of importance in the state. This monitoring program is to ensure that class I soils are maintained for agriculture use and urban growth remains buffered from these areas. The project area includes soil classes I, II, III, IV, VI and VIII. The project site is encumbered by a Williamson Act Contract, which requires a minimum of 40 acres parcels within an AG-2; Agriculture Valley zoning district. The parcel map conforms to the minimum parcels sizes and will not convert farmland or discourage agricultural practices as the primary use on either of the proposed parcels.

a) **Less Than Significant Impact.** As indicated on the page 12 (DOC Farmland Map) most of the project area is designated X or other than prime farmland. A small portion of the project area is designated as Farmland of Local Importance. The property is contracted under the Williamson Act and is currently utilized for grazing land. The General Plan and Zoning have designated this area to be agricultural and the applicants will continue to use the land for agricultural purposes. Therefore the project would not convert any Prime Farmland, Unique Farmland or any other lands mapped by the Farmland Mapping and Monitoring Program.

b) **No Impact.** The land in the project is contracted under the Williamson Act. The applicants will continue to utilize this land for agricultural purposes. The proposed parcels meet the minimum acreage required within the zoning for Williamson Act Contracted lands. Therefore the proposed Parcel Map will not conflict with existing zoning or the Williamson Act Contract.

c) **No Impact.** The project is not within an area contracted for timber production. The applicants will continue to utilize this project site for agricultural purposes. The proposed parcels meet the minimum acreage required within the zoning for Williamson Act Contracted lands. Therefore the proposed Parcel Map will not conflict with existing zoning or any Timber Production Harvest Plans.

d) **No Impact.** The project will not cause the conversion or loss of forest land to non-forest land use. The applicants will continue to utilize the project site for grazing land. The project site does not include forest lands.

e) **No Impact.** The project will not involve changes to the existing environment that will convert any farmland to a non-agricultural uses or convert forest land to non-forest use.

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|---|---|---|

## III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to the following determinations. Would the Project:

| | | | | | |
|---|---|---|---|---|---|
| a) | Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☐ | ☒ |
| b) | Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | ☐ | ☐ | ☐ | ☒ |
| c) | Expose sensitive receptors to substantial pollutants concentrations? | ☐ | ☐ | ☐ | ☒ |
| d) | Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | ☐ | ☐ | ☐ | ☒ |

**DISCUSSION:**

The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road, where the South Fork of Cottonwood Creek and Dry Creek merge. The parcel map will create Parcel A-119.07 acres, and Parcel B-41.26 acres, which are consistent with valley floor agricultural uses. The site can be characterized by a two tiered topography where two creeks come together. The northern portion of the property along with the southeastern corner of the 160.33 acre property exhibits the highest elevations above the two creeks. The central portion of the site contains the existing residence and the two creeks, which combine near the eastern property line. The habitat around the creeks are similar to that of the rest of the property, it includes but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which is consistent with the Valley Floor Agricultural setting. The properties to the North, West and South are classified as Agricultural Valley Floor with single family dwellings; grazing would be the typical use for this type of setting. To the East of the property, small residentially zoned parcels are present with single family dwellings and light agricultural uses.

Tehama County is considered a non-attainment area for State Ozone and $PM_{10}$. All new developments in the County are required to pay a standard Air Pollution Control fee (Indirect Source Fee) to help mitigate the effects of new construction and population growth. The fee is collected by the Tehama County Air Pollution Control District (TCAPCD). Contractors are given the option of paying the Indirect Source fee or provide on or off-site mitigation through an Alternative Emission Reduction Plan. Therefore, at the time future development is proposed, TCAPCD will impose their standards for construction.

a) **No Impact.** The project will not conflict with or obstruct any applicable air quality plan. Any future development on the proposed parcels would be subject to Air Quality Control measures discussed in the General Plan. There are no structures proposed on the project site at this time, however since the parcel map is being proposed for a separate buildable parcel, it is anticipated that residential development will occur in the future.

b) **No Impact.** The project will not result in a cumulatively considerable net increase of any criteria pollutant. As mentioned, all future development on the proposed parcels are subject to meet air quality standards.

c) **No Impact**. The project will not expose any sensitive receptors to substantial pollutant concentrations. The parcel map will create two parcels consistent with valley floor agricultural uses.

d) **No Impact.** The project will not result in other emissions such as odors that will adversely affect a substantial number of people. The parcel map will create two parcels consistent with valley floor agricultural uses.

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|---|---|---|
| **IV. BIOLOGICAL RESOURCES** | | | | |
| Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and 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 or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | ☐ | ☒ | ☐ | ☐ |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☐ | ☐ | ☒ |
| d) Interfere substantially with the movement of any 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 polices 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:**

The Parcel Map will create two (2) parcels; one of approximately 119.07 acres and one of approximately 41.26 acres in an AG-2; Agricultural/Valley District (minimum lot size 40 acre with Williamson Act Contract) on approximately 160.33 acres. The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road. The site can be characterized by a two tiered topography where two creeks come together. The northern portion of the property along with the southeastern corner of the 160.33 acre property exhibits the highest elevations above the two creeks. The central portion of the site contains the lowest tier of the property along with the two creeks and their water courses which combine near the eastern property line. Dry Creek is the northern most creek, which merges with the South Fork Cottonwood Creek at the lowest point of the property. Even though the two creeks appear to run dry in the summer and fall months, the South Fork of Cottonwood Creek is known to support sensitive anadromous fish populations including spring-run chinook salmon (*Oncorhynchus tshawytscha* - listed as both State and federally threatened), and the federally threatened Central Valley Distinct Population Segment of steelhead trout (*O. mykiss*). Dry Creek may provide juvenile rearing habitat for these species. Therefore, in order to protect the sensitive species residing in these creeks, the Department recommends the placement of a 150-foot no-disturbance/habitat protection buffer along the South Fork of Cottonwood Creek and a 100-foot no-disturbance/habitat protection buffer along Dry Creek to preclude future development in these areas.

There is an existing single-family residence between the two creeks; the habitat around the creeks are similar to that of the rest of the property and includes but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which will require the removal of vegetation including various species of trees. Due to resident and migratory birds, vegetation removal associated with future development of the proposed parcels should be conducted outside of the bird nesting season (generally no work during February 1 – August 31) in order to avoid 'take' as defined and prohibited by Fish and Game Code sections 86, 3503, 3503.5, 3511, and 3513. Future development of the residence should also comply with the Tehama County Oak Woodlands Management Plan to protect the on-site oak woodlands.

The 2009-2029 Tehama County General Plan Update, maps and defines areas of important biological resources. The County works closely with the California Department of Fish and Wildlife to protect biological resources and mitigate effects that future growth will have on these resources and their habitat. Therefore, to mitigate the potentially significant impacts identified in the special studies and Department of Fish and Wildlife correspondence dated October 7, 2019 to less than significant, the following mitigation measure will be incorporated.

**a-b) Potentially Significant Impact Unless Mitigated.** The CA Department of Fish and Wildlife has recommended setbacks to the South Fork of Cottonwood Creek and Dry Creek in order to avoid impacts to sensitive anadromous fish populations, the federally threatened Central Valley Distinct Population Segment of steelhead trout (*O. mykiss*), and the riparian habitats. In order to minimize the potential for future disturbance and mitigate any potential impacts to the South Fork of Cottonwood Creek and Dry Creek, the Department recommends placing a no-disturbance buffer along the creeks. Therefore, the following mitigation measure will reduce any potentially significant impacts of the project to nesting birds to less than significant:

**Mitigation Measure #IV.1:**
**NON-DISTURBANCE BUFFER.** There shall be a 150-foot no-disturbance/habitat protection buffer along the South Fork of Cottonwood Creek and a 100-foot no-disturbance/habitat protection buffer along Dry Creek to preclude future development in these areas. This buffer should be measured from the 100 year FEMA flood Hazard Zone "A" boundary line as it appears on the Tentative Parcel Map.

**c) No Impact.** The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act.

**d) Potentially Significant Unless Mitigation Incorporated.** Under the Migratory Brid Treaty Act (MBTA) of 1918, migratory bird species, their nests, and their eggs are protected from injury or death, and any project-related disturbances during the nesting period. In addition, California Fish and Game Code Section's 3503 and 3503.5 provide regulatory protection to resident and migratory birds and all birds of prey within the state. The projects proposed and anticipated development could potentially disturb nesting resident and migratory or birds of prey in and/or adjacent to the study area. Therefore, the following mitigation measure will reduce any potentially significant impacts of the project to nesting birds to less than significant:

**Mitigation #IV.2:**
**PRE-CONSTRUCTION NESTING SURVEYS.** A pre-construction surveys for nesting birds shall be conducted, if vegetation removal and/or construction activities are to take place during the nesting season (February 1 through August 31). The surveys shall be conducted by a qualified biologist no more than one week prior to vegetation removal or construction activities that are to take placed during the nesting season. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department. No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent to the California Department of Fish and Wildlife, Attn: CEQA, 601 Locust Street, Redding, CA, 96001. "

**e) Potentially Significant Unless Mitigation Incorporated.** This property includes, but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. There is an existing single-family residence between the two creeks; the habitat around the creeks are similar to that of the rest of the property and includes but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which will require the removal of vegetation including various species of trees.

**Mitigation #IV.3:**
**OAK WOODLANDS PROTECTION.** All future development shall comply with the Tehama County Oak Woodlands Management Plan.

f) **Potentially Significant Unless Mitigation Incorporated.** With the implementation of the above mitigation measure # IV.3, the proposed project will not be a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, state habitat conservation plan.

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|---|---|---|
| **V. CULTURAL RESOURCES** | | | | |
| Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | ☐ | ☐ | ☐ | ☒ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | ☐ | ☒ | ☐ | ☐ |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | ☐ | ☒ | ☐ | ☐ |

**DISCUSSION:**

The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road, where the South Fork of Cottonwood Creek and Dry Creek merge. The parcel map will create Parcel A-119.07 acres, and Parcel B-41.26 acres, which are consistent with valley floor agricultural uses. The site can be characterized by a two tiered topography where two creeks come together. The northern portion of the property along with the southeastern corner of the 160.33 acre property exhibits the highest elevations above the two creeks. The central portion of the site contains the existing residence and the two creeks, which combine near the eastern property line. The habitat around the creeks are similar to that of the rest of the property, it includes but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which is consistent with the Valley Floor Agricultural setting. The properties to the North, West and South are classified as Agricultural Valley Floor with single family dwellings; grazing would be the typical use for this type of setting. To the East of the property, small residentially zoned parcels are present with single family dwellings and light agricultural uses.

Cultural resources include prehistoric and historic period archaeological sites; historical features, such as rock walls, flumes, cemeteries; and architectural features. Cultural resources consist of any human-made site, object (i.e., artifact), or feature that defines and illuminates our past. Often such sites are found in foothill areas, areas with high bluffs, rock outcroppings, areas overlooking deer migratory corridors, or near bodies of water.

The adopted 2009-2029 Tehama County General Plan Update addresses the need to protect and preserve historic and archeological resources in the County (Policy OS-10.1) and the project will be conditioned to reflect that. Construction of a residence and/or accessories structures are anticipated in the future as indicated above and therefore it is possible that cultural resources could be discovered at that time, which could including human remains. To reduce the projects potential impacts to less than significant, a mitigation measure consistent with Northeast Information Centers (NEIC) standard feedback shall be incorporated into the project.

**a) No Impact.** The project would not cause substantial adverse change to any historical resource because the areas designated for development are currently void of structure and/or covered in vegetation, which includes, but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes.

**b-c) Potentially Significant Impact with Mitigation Incorporated.** Since the project anticipates the development of a future residence on parcel B along with the potential for accessory structures on either parcel A or B in the future, it is a possibility that resources or remains could be uncovered during construction, and therefore in order to reduce potential cultural resources impacts to less than significant, the following Mitigation Measure shall be applied and incorporation into the project:

**Mitigation Measure #V.1:**

**CULTURAL RESOURCES PROTECTION.** Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues. Such measures could include, but would not be limited to researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. In addition, pursuant to Section 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of any human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

| | *Potentially Significant Impact (PSI)* | *Potentially Significant Unless Mitigation Incorporated (PSUMI)* | *Less Than Significant Impact (LTSI)* | *No Impact (NI)* |
|---|---|---|---|---|
| **VI. ENERGY** | | | | |
| Would the project: | | | | |
| a) Result in potentially significant environmental impact to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | ☐ | ☐ | ☐ | ☒ |

**DISCUSSION:**

In 2008, California became the first state in the nation to include mandatory green building through the Title 24 California Green Building Standards Code (CAL Green Code). This groundbreaking step meant that every structure built in the state – whether a home, school, commercial building or other structure – would have to meet guidelines for energy and water efficiency, low emission flooring and building materials and more. The County is responsible for enforcing the energy conservation regulations, which also extends to building renovations. The Tehama County Building Dept. uses the most recently adopted version of Title 24. The County will continue to enforce the provisions of Title 24 of the California Administrative Code, which sets forth mandatory energy standards for new development. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which will be required to comply with local/state laws and codes.

a) **No impact.** This project would not generate environmental impact that are wasteful, inefficient, or require unnecessary consumption of energy resources, during the project construction or operation. The County participates in the Green Building Code Waste Management Plan for all construction projects.

b) **No impact**. The project will not cause any conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|---|---|---|
| **VII. GEOLOGY AND SOILS** Would the project: | | | | |
| a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving: | ☐ | ☐ | ☐ | ☒ |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? | ☐ | ☐ | ☐ | ☒ |
| ii) Strong Seismic ground shaking? | ☐ | ☐ | ☐ | ☒ |
| iii) Seismic-related ground failure, including liquefaction and seiche/tsunami? | ☐ | ☐ | ☐ | ☒ |
| 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 landslides, lateral spreading, subsidence, liquefaction or collapse? | ☐ | ☐ | ☐ | ☒ |
| d) Be located on expansive soil, as defined in table 18-1-B of the latest Uniform Building Code (1994), creating substantial direct or indirect risk to life or property? | ☐ | ☐ | ☐ | ☒ |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | ☐ | ☐ | ☐ | ☒ |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☐ | ☐ | ☒ |

**DISCUSSION:**

The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road, where the South Fork of Cottonwood Creek and Dry Creek merge. The parcel map will create Parcel A-119.07 acres, and Parcel B-41.26 acres, which are consistent with valley floor agricultural uses. The site can be characterized by a two tiered topography where two creeks come together. The northern portion of the property along with the southeastern corner of the 160.33 acre property exhibits the highest elevations above the two creeks. The central portion of the site contains the existing residence and the two creeks, which combine near the eastern property line. The habitat around the creeks are similar to that of the rest of the property, it includes but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which is consistent with the Valley Floor Agricultural setting. The properties to the North, West and South are classified as Agricultural Valley Floor with single family dwellings; grazing would be the typical use for this type of setting. To the East of the property, small residentially zoned parcels are present with single family dwellings and light agricultural uses.

Tehama County is relatively safe from earth quake activity because of its geographic location and lack of proximity to any active fault lines. Based on the California Geological Survey maps nothing more than the potential for minor seismic ground shaking secondary to earthquakes outside of Tehama County. The County may also experience minor ground shaking as a precursor to eruption of Mt.

to earthquakes outside of Tehama County. The County may also experience minor ground shaking as a precursor to eruption of Mt. Lassen. The Alquist-Prilio Earthquake Fault Zoning Act restricts new construction in zones which soils are at risk of displacement; however, Tehama County does not fall within this zone. All new construction in the county is required to meet California Building Code which addresses seismic design requirements, such as automatic earthquake gas shutoff valves in high-occupancy facilities and engineered assessment of potential soil and seismic impacts in the case of earthquake activity. Grading and excavation done by new developments are closely monitored by the Public Works Department and an engineered plan for these procedures is required.

a) **No Impact**

i. The project will not expose people or structures to the risk of harm or death involving rapture of known earthquake fault.

ii. The project will not expose people or structures to the risk of harm or death involving strong seismic shaking.

iii. The project will not expose people or structures to the risk of harm or death involving seismic related ground failure including liquefaction.

iv. The project will not expose people or structures to the risk of harm or death involving landslides.

b) **No Impact**. The project will not result in substantial soil erosion or loss of topsoil due to the projects design, including storm run-off and site improvements that will meet local, state and federal standards/regulations.

c-e)**No Impact.** The site can be characterized by a two tiered topography where two creeks come together. A Single-family dwelling is anticipated to be constructed on Parcel B, which is located on the upper tier of the property near Bowman Road and over 400 feet from the top of the creek bank. The property is covered in vegetation, which includes, but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. The soils types consist of class I and II in the central portion of the project where the creeks are located, soil classes III, IV, VI and VIII cover the remaining portions of the property. These soils are suitable for this type of development and will not become unstable as a result of this project.

f) **No Impact.** The terrain on the project site exhibits two tiers of topographic relief. The central portion of the site contains the existing residence and the two creeks, which combine near the eastern property line; the habitat around the creeks are similar to that of the rest of the property with a mixture of trees, shrubs and other vegetation. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which is consistent with the Valley Floor Agricultural setting. There does not appear to be any paleontological resources or unique geological features based on the environmental studies on record. Therefore, the project will be considered a less than a significant impact on said resources and features.

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|---|---|---|
| **VIII. GREENHOUSE GAS EMISSION** | | | | |
| Would the project: | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | ☐ | ☐ | ☐ | ☒ |

**DISCUSSION:**

The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road, where the South Fork of Cottonwood Creek and Dry Creek merge. The parcel map will create Parcel A-119.07 acres, and Parcel B-41.26 acres, which are consistent with valley floor agricultural uses. This property includes, but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. The central portion of the site contains the existing residence and the two creeks, which combine near the eastern property line; the habitat around the creeks are similar to that of the rest of the property with a mixture of trees, shrubs and other vegetation. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future.

Global climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans along with other significant changes in climate (such as precipitation or wind) that last for an extended period of time. The term "global climate change" is often used interchangeably with the term "global warming," but "global climate change" is preferred to "global warming" because it helps convey that there are other changes in addition to rising temperatures. Global surface temperatures have risen by 0.74°C ± 0.18°C over the last 100 years (1906 to 2005). The rate of warming over the last 50 years is almost double that over the last 100 years. The prevailing scientific opinion on climate change is that most of the warming observed over the last 50 years is attributable to human activities. The increased amounts of carbon dioxide ($CO_2$) and other greenhouse gases (GHGs) are the primary causes of the human-induced component of warming. GHGs are released by the burning of fossil fuels, land clearing, agriculture, and other activities that lead to an increase in the greenhouse effect.

As part of the 2009-2029 General Plan Update process, the County considered a wide range of policies and actions to reduce greenhouse gas emissions, and all feasible measures are included. However, they do not ensure that the County will meet its reduction goal, so the impact is considered cumulatively significant and unavoidable.

Section 15064 (h)(3)of the CEQA Guidelines specifies that a project's contribution to a cumulative effect may be found 'not cumulatively considerable' if the project will comply with the requirements in a previously approved plan or mitigation program, including plans or regulations for the reduction of greenhouse gas emissions. While Tehama County has not adopted a plan or mitigation program for the reduction of greenhouse gases as of the publication of this study, the potential additional development is consistent with the Tehama County General Plan whose EIR incorporated a statement of overriding considerations for cumulative impacts of greenhouse gas emissions.

a) **No impact.** Greenhouse gas (GHG) emissions contribute to the significant adverse environmental impacts of global climate change on a cumulative basis. This project would not generate enough GHG emissions to noticeably change the global average temperature whether it is measured directly, indirectly, or cumulative.

b) **No impact.** Tehama County implements AB32 and SB375 to acknowledge GHG emissions and its level of significance within environmental quality review. The project does not propose any GHG emission levels that would cause any adverse effect upon the state's air quality.

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

**DISCUSSION:**

The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road, where the South Fork of Cottonwood Creek and Dry Creek merge. The parcel map will create Parcel A-119.07 acres, and Parcel B-41.26 acres, which are consistent with valley floor agricultural uses. The central portion of the site contains the existing residence and the two creeks, which combine near the eastern property line. The habitat around the creeks are similar to that of the rest of the property, it includes but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which is consistent with the Valley Floor Agricultural setting. The two parcels will use Bowman Road to access their property, which leads to Interstate 5 approximately 7.5 miles to the east. Bowman Road serves the agricultural and rural residential areas between SR 36W and Interstate 5, it is considered a two land arterial road under the Tehama County General Plans Circulation Element. This thoroughfare will allow the residence an easterly or westerly route to evacuate their property in case of wildland fires.

The proposed project lies within an area of Tehama County which is primarily State Responsibility Area (SRA) for wildland fire suppression provided by the California Department of Forestry and Fire Protection (CAL FIRE). Structural fire protection and other related emergency services are the responsibility of the Tehama County Fire Department which is administered under contract by CAL FIRE. This project area is rated "High to Very High" for wildland fire severity. The closest career staffed fire station is TCFD Fire Station #3 – Bowman, located at 18355 Bowman Road, approximately 2 miles east of the project site. The current Insurance Service Office (ISO) Public Protection Class Rating for this area is an 8b.

a) **No Impact.** The project does not include the transport, use or disposal of hazardous material. It is not presumed that any future development on the site would include transport or storage of any hazardous material.

b) **No Impact.** There is no reasonable foreseeable cause for a significant hazard to the public through the upset or an accidental conditions resulting in the release of hazardous material into the environment.

c) **No Impact.** The project site is not within one quarter mile of a school.

d) **No Impact.** The project is not located on a site which is included on a list of hazardous material sites.

e) **No Impact.** The project is not located within an airport land use plan or within two miles of an airport.

f) **No Impact.** The project will not impair or interfere with an adopted emergency response plan.

g) **Less Than Significant Impact.** The project will not expose people or structures to a significant risk involving wildland fires due to the type of development anticipated in the future. Residential structures are required to comply with all current building and fire codes. Bowman road acts as a thoroughfare between SR36W and various county roads, collector roads and Interstate 5 to the east.

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|---|---|---|
| **X. HYDROLOGY AND WATER QUALITY** | | | | |
| Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? | ☐ | ☐ | ☐ | ☒ |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | ☐ | ☐ | ☐ | ☒ |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | ☐ | ☐ | ☐ | ☒ |
| i) result in substantial erosion or siltation on-or off-site; | ☐ | ☐ | ☐ | ☒ |
| ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite; | ☐ | ☐ | ☐ | ☒ |
| iii) create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoof; or | ☐ | ☐ | ☐ | ☒ |
| iv) impeded or redirect flood flows? | ☐ | ☐ | ☐ | ☒ |
| d) In flood hazard, tsunami, seiche zones, risk release of pollutants due to project inundation? | ☐ | ☐ | ☐ | ☒ |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | ☐ | ☐ | ☐ | ☒ |

**DISCUSSION:**

The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road, where the South Fork of Cottonwood Creek and Dry Creek merge. The parcel map will create Parcel A-119.07 acres, and Parcel B-41.26 acres, which are consistent with valley floor agricultural uses. The site can be characterized by a two tiered topography where two creeks come together. The northern portion of the property along with the southeastern corner of the 160.33 acre property exhibits the highest elevations above the two creeks. The central portion of the site contains the existing residence and the two creeks, which combine near the eastern property line. The habitat around the creeks are similar to that of the rest of the property, it includes but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which is consistent with the Valley Floor Agricultural setting. The properties to the North, West and South are classified as Agricultural Valley Floor with single family dwellings; grazing would be the typical use for this type of setting. To the East of the property, small residentially zoned parcels are present with single family dwellings and light agricultural uses.

Development on Parcel's A are B are prohibited from encroaching within 150 feet of the FEMA Flood Hazard Zone "A" delineated on the parcel map for the South Fork of Cottonwood Creek, and prohibited within 100 feet of the FEMA Flood Hazard Zone "A" shown on the Parcel Map for Dry Creek. Because these setbacks establish a buffer around the creek areas and the topography is stepped, all of the anticipated development will avoids all wetland areas and will not encroach within the 100 year flood hazard area. FEMA as well as California Department of Water Resources create and facilitate construction regulation and standards for development in flood hazard area. The County maintains the State and Federal standards for property in the flood hazard zones. All local agencies have

to maintain standards at least as affective as those of the State and/or Federal agencies in protecting life and property within the flood hazard areas.

The primary source of water in unincorporated areas of Tehama County is groundwater. There are over 10,000 wells meeting the water needs of 59 percent of the population.

The 2009-2029 General Plan recognizes the need to encourage population density growth in areas which can support further use of the water table and will not deplete the water source. Tehama County General Plan policy states that for all new large construction projects, proposed water supply and delivery system shall be in place before construction begins. Goals of the 2009-2029 Tehama County General Plan are set out to protect water resources in the county for future needs, encouraging water conservation and protection of groundwater supplies from urban pollutants in runoff.

a) **No Impact.** The project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality because the project will rely on conventional construction practices to develop the residential uses anticipated on Parcel's A and/or B. Well and Septic system instillation shall meet all local, state and federal standards/regulations.

b) **No Impact.** The project will not substantially deplete groundwater supplies, interfere with groundwater recharge or impede sustainable groundwater management of the basin. The project will create two (2) parcels; on approximately 160.33 acres, which will be consistent with the surrounding land uses and setting. The 2009-2029 General Plan update anticipated this type of development and density in this area, which can support further use of the water table and will not deplete the water source. The project will not violate any water quality standards or waste discharge requirements.

c& i-iv) **No Impact.** The anticipated development associated with residential uses will create an insignificant amount of flow to the existing storm water runoff within the area. The project will develop minimal impervious surfaces on Parcel A and/or B, and therefore the project will not create and/or contribute to water runoff exceeding the capacity of a storm water drainage systems.

d) **No Impact**. Future residential development on Parcel's A and/or B will be required to maintain a setback of at least 100 feet from any FEMA Flood Hazard Zone "A" boundary as shown on the map. The project is not located within a seiche or tsunami zone and therefore there is no risk of releasing pollutants due to project inundation.

e.) **No impact**. The project will not substantially affect water quality control plan or sustainable groundwater management plan. A single family residence developed on parcel B will not deplete groundwater supplies or interfere with groundwater recharge. Any future development on the site is encouraged to promote water conservation.

| | | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|---|---|---|---|
| **XI. LAND USE AND PLANNING** | | | | | |
| Would the project: | | | | | |
| a) | Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| b) | Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☐ | ☒ |

**DISCUSSION:**

The Parcel Map will create two (2) parcels; one of approximately 119.07 acres and one of approximately 41.26 acres in an AG-2; Agricultural/Valley District (minimum lot size 40 acre with Williamson Act Contract) on approximately 160.33 acres. The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road. The site can be characterized by a two tiered topography where two creeks come together. The northern portion of the property along with the southeastern corner of the 160.33 acre property exhibits the highest elevations above the two creeks. This property includes, but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. The central portion of the site contains the lowest tier of the property along with the two creeks and their water courses that combine near the eastern property line. Dry Creek is the northern most creek, which merges with the South Fork Cottonwood Creek at the lowest point of the property. These two creeks appear to run dry in the summer and fall months until the winter rains. There is an existing single-family residence between the two creeks; the habitat around the creeks are similar to that of the rest of the property with a mixture of trees, shrubs and other vegetation. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which is consistent with the Valley Floor Agricultural setting. The properties to the North, West and South are classified as Agricultural Valley Floor with single family dwellings; grazing would be the typical use for this type of setting. To the East of the property, small residentially zoned parcels are present with single family dwellings and light agricultural uses.

The 2009-2029 Tehama County General Plan Update encourage growth in an organized, cohesive pattern through the use of existing major roadways, utilities, public facilities and the expansion of these services as they are needed. The 2009-2029 General Plan update anticipated this type of development and density in this area. Therefore, the project is not considered growth inducing and is consistent with the surrounding Land Use Designations and Zoning.

a.) ***No impact.*** The project will not divide an established community.

b.) ***No impact.*** The project will not conflict with any applicable land use plan, policy etc. The project does not propose any new development on the property or interference with the existing agricultural operation.

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|---|---|---|
| **XII. MINERAL RESOURCES** | | | | |
| Would the project: | | | | |
| 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:**

The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road, where the South Fork of Cottonwood Creek and Dry Creek merge. The site can be characterized by a two tiered topography where two creeks come together. This property includes, but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. The central portion of the site contains the existing residence and the two creeks, which combine near the eastern property line; the habitat around the creeks are similar to that of the rest of the property with a mixture of trees, shrubs and other vegetation. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which is consistent with the Valley Floor Agricultural setting. The soils types consist of class I and II in the central portion of the project where the creeks are located, soil classes III, IV, VI and VIII cover the remaining portions of the property.

Tehama County offers an abundance of mineral resources derived from the extraction of non-metallic sources such as sand, gravel and volcanic cinder. The County currently recognizes 20 mineral excavation sites which are permitted in the county, none of which occur on or near the project site. Mineral excavation sites are identified and monitored by the State Geologist as Mineral Resource Zones (MRZs) or Scientific Zones in order to conserve mining resources for future use. These areas are to be protected and buffered from future development through buffer zones and setback requirements from non-compatible land use.

a) **No Impact.** The project would not result in the loss of availability of a known mineral resource of value, it is also not located in a MRZ or Scientific zone.

b) **No Impact.** The project will not result in the loss of availability of a locally-important mineral source, it is also not located in a MRZ or Scientific zone.

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|---|---|---|
| ***XIII. NOISE*** | | | | |
| Would the project result in: | | | | |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☐ | ☒ |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☐ | ☒ |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |

**DISCUSSION:**

The Noise Element of the Tehama County General Plan identifies land use compatibility standards for exterior community noise for a variety of sensitive land uses. In addition Tehama County Noise Element standards are in coordination with Government Section 65302(f). The 2009-2029 Tehama County General Plan Update promotes the mitigation and control of noise causing sources. Sources of existing noise-producing areas have been identified as near airports (Corning and Red Bluff), near railways and busy roadways (I-5, Southern Pacific Railway). The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road, where the South Fork of Cottonwood Creek and Dry Creek merge. The site can be characterized by a two tiered topography where two creeks come together. This property includes, but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. The central portion of the site contains the existing residence and the two creeks, which combine near the eastern property line; the habitat around the creeks are similar to that of the rest of the property with a mixture of trees, shrubs and other vegetation. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which is consistent with the Valley Floor Agricultural setting.

**a) No Impact.** The project would not result in the exposure of persons to ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Noise levels may increase temporarily during construction. This project is not anticipated to generate excessive noise located near noise sensitive land uses.

**b) No Impact.** The project is consists the agricultural General Plan and Zoning designation. Residential uses typically will not generate excessive groundborne vibration or groundborne noise level. However, the temporary construction of the structures and associated improvements may generate groundborne vibration and/or groundborne noise as allowed and anticipated within the 2009-2029 General Plan.

**c) No Impact.** The project is not within the vicinity of a private air-strip.

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|---|---|---|
| **XIV. POPULATION AND HOUSING** | | | | |
| Would the project: | | | | |
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example through extension of roads or other infrastructure)? | ☐ | ☐ | ☐ | ☒ |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |

**DISCUSSION:**

The Parcel Map will create two (2) parcels; one of approximately 119.07 acres and one of approximately 41.26 acres in an AG-2; Agricultural/Valley District (minimum lot size 40 acre with Williamson Act Contract) on approximately 160.33 acres. The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road, where the South Fork of Cottonwood Creek and Dry Creek merge. The site can be characterized by a two tiered topography where two creeks come together. This property includes, but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. The central portion of the site contains the existing residence and the two creeks, which combine near the eastern property line; the habitat around the creeks are similar to that of the rest of the property with a mixture of trees, shrubs and other vegetation. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which is consistent with the Valley Floor Agricultural setting. Parcel A will continue to be accessed off of Bowman Road at the existing encroachment. Parcel B is proposed to have a separate encroachment off of Bowman Road along the eastern property line. The properties to the North, West and South are classified as Agricultural Valley Floor with single family dwellings; grazing would be the typical use for this type of setting. To the East of the property, small residentially zoned parcels are present with single family dwellings and light agricultural uses.

The population for Tehama County was estimated to be 63,463 in 2010 and 56,039 in 2000, resulting in a total population growth of 7,424 during this 10-year period (US Census), an average of 22 residents per square mile. The 2009-2029 General Plan recognizes population growth will occur and has implemented goals to prepare and accommodate this growth in nearly all of its elements (ex: Economic Development, Land Use, Transportation, Safety, Public Services and Open Space and Conservation). General Plan goals are set to encourage growth in an organized, cohesive pattern through the use of existing major roadways, utilities, public facilities and the expansion of these services as they are needed. The proposed project is not considered growth inducing and is consistent with the surrounding Land Use Designations and Zoning.

**a.)** **No impact**. The development of a residence on parcel B along with the potential for accessory structures on both parcels in the future will not induce substantial population growth in the area, either directly or indirectly. The 2009-2029 General Plan update anticipated this type of development and density in this area. Therefore, the project is not considered growth inducing and is consistent with the surrounding Land Use Designations and Zoning.

**b.)** **No impact.** The creation of two parcels on 160.3 acres of land will not displace a substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|---|---|---|

## XV. PUBLIC SERVICES

a) 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:

| | | | | |
|---|---|---|---|---|
| 1) Fire protection? | ☐ | ☐ | ☐ | ☒ |
| 2) Police protection? | ☐ | ☐ | ☐ | ☒ |
| 3) Schools? | ☐ | ☐ | ☐ | ☒ |
| 4) Parks? | ☐ | ☐ | ☐ | ☒ |
| 5) Other public facilities? | ☐ | ☐ | ☐ | ☒ |

**DISCUSSION:**

The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road, where the South Fork of Cottonwood Creek and Dry Creek merge. The parcel map will create Parcel A-119.07 acres, and Parcel B-41.26 acres, which are consistent with valley floor agricultural uses. The site can be characterized by a two tiered topography where two creeks come together. The northern portion of the property along with the southeastern corner of the 160.33 acre property exhibits the highest elevations above the two creeks. The central portion of the site contains the existing residence and the two creeks, which combine near the eastern property line. The habitat around the creeks are similar to that of the rest of the property, it includes but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which is consistent with the Valley Floor Agricultural setting. The two parcels will use Bowman Road to access their property, which leads to Interstate 5 approximately 7.5 miles to the east. Bowman Road serves the agricultural and rural residential areas between SR 36W and Interstate 5, it is considered a two land arterial road under the Tehama County General Plans Circulation Element. This thoroughfare will allow the residence an easterly or westerly route to evacuate their property in case of wildland fires. The development of a residence on parcel B along with the potential for accessory structures on either parcel A or B in the future will not induce substantial population growth in the area. The 2009-2029 General Plan update anticipated this type of development and density in this area. Therefore, the project is not considered growth inducing and is consistent with the surrounding Land Use Designations and Zoning.

The 2009-2029 Tehama County General Plan Update recognizes several goals to further meet the public service needs of Tehama County. The County works closely with related agencies in order to monitor and develop the need for local services. Goals of the 2009-2029 Tehama County General Plan Update are set with an objective to meet the goals quickly, efficiently and in a cost-friendly manner at the time services are needed or underfunded. The 2009-2029 Tehama County General Plan Update recognizes the possibility of future population growth and that public services will need to increase to meet these needs. Periodic evaluation of and communication with public service departments will ensure the proper growth of these services when the time comes whether that be through the construction of new facilities or increased funding to existing ones.

a)

1. **Less than Significant Impact.** The project will not have adverse physical impacts on or physically alter fire protection and facilities. Should future development occur on the site, public service needs will be periodically reevaluated to consider any new population growth.

2. **Less than Significant Impact.** The project will not have adverse physical impacts on or physically alter police protection and facilities. Should future development occur on the site, public service needs will be periodically reevaluated to consider any new population growth.

3. **Less than Significant Impact.** The project will not have adverse physical impacts on or physically alter school facilities. Should future development occur on the site, public service needs will be periodically reevaluated to consider any new population growth.

4. **Less than Significant Impact.** The project will not have adverse physical impacts on or physically alter parks and recreation facilities. This project may reduce pressure on local public facilities such as parks due to its potential use.

5. **Less than Significant Impact.** The project will not have adverse physical impacts on or physically alter any other public facilities. Should future development occur on the site, public service needs will be periodically reevaluated to consider any new population growth.

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|---|---|---|
| **XVI. RECREATION** | | | | |
| a) Would the project increase the use of the 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 construction or require the expansion of recreational facilities which might have an adverse effect on the environment? | ☐ | ☐ | ☐ | ☒ |

**DISCUSSION:**

The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road, where the South Fork of Cottonwood Creek and Dry Creek merge. The parcel map will create Parcel A-119.07 acres, and Parcel B-41.26 acres, which are consistent with valley floor agricultural uses. This property includes, but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. The central portion of the site contains the existing residence and the two creeks, which combine near the eastern property line; the habitat around the creeks are similar to that of the rest of the property with a mixture of trees, shrubs and other vegetation. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which is consistent with the Valley Floor Agricultural setting. The two parcels will use Bowman Road to access their property, which leads to Interstate 5 approximately 7.5 miles to the east. Bowman Road serves the agricultural and rural residential areas between SR 36W and Interstate 5, it is considered a two land arterial road under the Tehama County General Plans Circulation Element. The development of a residence on parcel B along with the potential for accessory structures on either parcel A or B in the future will not induce substantial population growth in the area. The 2009-2029 General Plan update anticipated this type of development and density in this area. Therefore, the project is not considered growth inducing and is consistent with the surrounding Land Use Designations and Zoning.

Because of its geographic setting, Tehama County offers an abundance of recreational outlets within its several national parks and access to the Sacramento River. The 2009-2029 Tehama County General Plan encourages the growth of recreation facilities in order to meet the needs of a growing population. It is to be expected that with new development, the recreational needs of the population will grow and new parks or facilities will need to be built, or existing ones be updated.

**a-b.)** ***No impact.*** Increase in the demand for recreational facilities is typically associated with substantial increases in population. As discussed in Section *XIII. Population and Housing,* the proposed project will generate a negligible amount of growth in the local population, because it has already been anticipated and planned for by the 2009-2029 General Plan. The project will not result in a substantial increase in demand for recreational facilities or adversely affect Tehama County park/population standards due the limited growth potential of a parcel map for two parcel in an AG-2; Agriculture Valley District. The proposed project does not include plans for additional publicly operated/supported recreational facilities nor would it require expansion of existing recreational facilities. Therefore, the proposed project would result in no adverse physical effects on the environment from construction or expansion of recreational facilities.

| | | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|---|---|---|---|
| **XVII. TRANSPORTATION** | | | | | |
| Would the project: | | | | | |
| a) | Conflict with program plan, ordinance or policy addressing the circulation system, including taking into account all modes of transportation including transit, roadway, bicycle and pedestrian facilities? | ☐ | ☐ | ☒ | ☐ |
| b) | Would the project conflict or be inconsistent with CEQA Guidelines section 10564.3,subdivision (b)? | ☐ | ☐ | ☒ | ☐ |
| c) | Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ☐ | ☐ | ☒ | ☐ |
| d) | Result in inadequate emergency access? | ☐ | ☐ | ☒ | ☐ |

**DISCUSSION:**

The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road, where the South Fork of Cottonwood Creek and Dry Creek merge. The parcel map will create Parcel A-119.07 acres, and Parcel B-41.26 acres, which are consistent with valley floor agricultural uses. This property includes, but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. The central portion of the site contains the existing residence and the two creeks, which combine near the eastern property line. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which is consistent with the Valley Floor Agricultural setting.

The two parcels will use Bowman Road to access their property, which leads to Interstate 5 approximately 7.5 miles to the east. Bowman Road serves the agricultural and rural residential areas between SR 36W and Interstate 5, it is considered a two land arterial road under the Tehama County General Plans Circulation Element. This thoroughfare will allow the residence an easterly or westerly route to evacuate their property in case of wildland fires. The development of a residence on parcel B along with the potential for accessory structures on either parcel A or B in the future will not induce a substantial amount of vehicle miles traveled in the area. The 2009-2029 General Plan update anticipated this type of development and density in this area. The creation of two agriculturally and residentially developable parcels on a 160.33 acre that are consistent with the surrounding Land Use Designations and Zoning will generate a negligible amount of vehicular miles traveled to and from the nearest service points, which are located along Interstate 5. Therefore, a qualitative vehicular analyses on transportation impacts has resulted in no impact.

The roadways of Tehama County are classified as mostly rural. While there are some major regional routes used for the transportation of people, goods and services (I-5, Highway 99E, Highway 99W and Highway 36), most local traffic uses arterial and connector roadways. The 2009-2029 Tehama County General Plan Update recognizes several essential roadways which include Bowman Road, Jelly's Ferry, 99E, 99W, South Avenue and Lake California Drive (Outside the private community's gates). As populations increase and development occurs, it is expected that these roadways will need to be evaluated and updated to meet increased capacity and safety needs. Within the Tehama County General Plan, the Circulation Element is coordinated with the Land Use, Noise, and other elements that address topics related to circulation and transportation. The Circulation Element outlines the necessary transportation system and related components to serve the future needs of residents and visitors of Tehama County. The element also provides a framework to guide transportation planning throughout Tehama County. Goals, objectives, policies, and implementation measures provide direction for maintaining and improving Tehama County's transportation system.

***a-b.)*** **Less than significant impact.** The creation of two agriculturally and residentially developable parcels on a 160.33 acre that are consistent with the surrounding Land Use Designations and Zoning will generate a negligible amount of vehicular miles traveled to and from the nearest service centers, which are located along Interstate 5.

c.) **Less than significant impact.** Any access and/or roadway improvements required would be subject to Caltrans highway safety standards and guidelines. The project would not introduce any new types of vehicles to the Bowman Road thoroughfare. Parcel A will continue to be accessed off of Bowman Road at the existing encroachment. Parcel B is proposed to have a separate encroachment off of Bowman Road along the eastern property line. There is a curve and slope on Bowman Road along the southeastern property line that may need to be considered when the new driveway encroachment for Parcel B is requested from the Tehama County Public Works Department. However, since the exact location of the proposed driveway encroachment is not know at this time, the placement of the driveway will be analyzed and evaluated upon Building Permit/encroachment permit application(s) submittal.

d.) **Less than significant impact.** Standard road improvements will be a condition of the project. However, the project is not required to develop a secondary access due the limited residential development potential. The Bowman Road thoroughfare allows two ways in and out of the project, which will help facilitate evacuation by the residence on an as needed bases.

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|---|---|---|
| ***XVIII. TRIBAL CULTURAL RESOURCES*** | | | | |
| Would the project: | | | | |
| a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as eiter a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | |
| i)Listed or eligible for listing in the California register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | ☐ | ☐ | ☐ | ☒ |
| ii)A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision(c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe. | ☐ | ☐ | ☐ | ☒ |

**DISCUSSION:**

The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road, where the South Fork of Cottonwood Creek and Dry Creek merge. The parcel map will create Parcel A-119.07 acres, and Parcel B-41.26 acres, which are consistent with valley floor agricultural uses. This property includes, but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. The central portion of the site contains the existing residence and the two creeks, which combine near the eastern property line. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which is consistent with the Valley Floor Agricultural setting.

Cultural resources include prehistoric and historic period archaeological sites; historical features, such as rock walls, flumes, cemeteries; and architectural features. Cultural resources consist of any human-made site, object (i.e., artifact), or feature that defines and illuminates our past. Often such sites are found in foothill areas, areas with high bluffs, rock outcroppings, areas overlooking deer migratory corridors, or near bodies of water. Staff reviewed the relative sources regarding the identification of tribal cultural resources possibly located on the project site. There is a possibility that resources within the proposed areas to be disturbed may meet the criteria set forth in subdivision(c) of Public Resources Code section 5024.1, and that the lead agency would consider to be a significance resource to a California Native American Tribe. Therefore, a Mitigation Measure for inadvertent discovery and the protocol required to protect such a discovery has been incorporated into the project.

The adopted 2009-2029 Tehama County General Plan Update addresses the need to protect and preserve historic and archeological resources in the County (Policy OS-10.1) and the project will be conditioned to reflect that. There have been no California Native American tribes traditionally and/or culturally affiliated with the project area that requested consultation pursuant to Public Resources Code section 21080.3.1. To date, the tribes have not requested consultation for the purpose of preserving or mitigating impacts to places, features, and/or objects described in Sections 5097.9 and 5097.993 of the Public Resources Code that are located within project boundaries.

**ai) No Impact.** The areas designated for development do not contain any structures and/or development other than a conventionally built modern house. The site does not contain any listed or eligible features within the California register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).

aii) **Potentially Significant Impact with Mitigation Incorporated.** The lead agency has considered sources regarding the identification of tribal cultural resources possibly located on the project site. There is a possibility that resources within the proposed areas to be disturbed may contain resources that meet the criteria set forth in subdivision(c) of Public Resources Code section 5024.1, and that the lead agency would consider to be a significance resource to a California Native American Tribe. Therefore, a Mitigation Measure for inadvertent discovery and the protocol required to protect such a discovery has been incorporated into the project.

**Mitigation Measure #XVIII.1**

**INADVERTENT DISCOVERY PROTOCOL**. The Final Map shall contain the following Note, "If any new cultural resources are located during project activities, all work in the vicinity of the discovery must stop and a qualified archaeologist must immediately be notified. Archaeological and historic-period resources in the region may include:

§ **Archeological materials**: flaked stone tools (projectile point, biface, scraper, etc.) and debitage (flakes) made of chert, obsidian, etc., groundstone milling tools and fragments (mortar, pestle, handstone, millingstone, etc.), faunal bones, fire-affected rock, dark middens, housepit depressions and human interments.

§ **Historic-era resources:** may include, but are not limited to, small cemeteries or burial plots, cut (square) nails, containers or miscellaneous hardware, glass fragments, cans with soldered seams or tops, ceramic or stoneware objects or fragments, milled or split lumber, earthworks, feature or structure remains and trash dumps."

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|---|---|---|
| **XIX. UTILITIES AND SERVICE SYSTEMS** | | | | |
| Would the project: | | | | |
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | ☐ | ☐ | ☐ | ☒ |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | ☐ | ☐ | ☐ | ☒ |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ☐ | ☐ | ☐ | ☒ |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | ☐ | ☐ | ☐ | ☒ |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☐ | ☐ | ☐ | ☒ |

**DISCUSSION:**

The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road, where the South Fork of Cottonwood Creek and Dry Creek merge. The parcel map will create Parcel A-119.07 acres, and Parcel B-41.26 acres, which are consistent with valley floor agricultural uses. This property includes, but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. The central portion of the site contains the existing residence and the two creeks, which combine near the eastern property line. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which is consistent with the Valley Floor Agricultural setting. Parcel A will continue to be accessed off of Bowman Road at the existing encroachment. Parcel B is proposed to have a separate encroachment off of Bowman Road along the eastern property line. The properties to the North, West and South are classified as Agricultural Valley Floor with single family dwellings; grazing would be the typical use for this type of setting. To the East of the property, small residentially zoned parcels are present with single family dwellings and light agricultural uses.

a) **No Impact.** The project will not cause significant effects on the environmental due to new construction related to water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities. The project will rely on conventional construction practices to develop the residential uses anticipated on Parcel's A and/or B. Well and Septic system instillation shall meet all local, state and federal standards/regulations.

b) ***No impact.*** The project will not substantially deplete groundwater supplies, interfere with groundwater recharge or impede sustainable groundwater management of the basin. The project will create two (2) parcels; on approximately 160.33 acres, which will be consistent with the surrounding land uses and setting. The 2009-2029 General Plan update anticipated this type of development and density in this area, which can support further use of the water table and will not deplete the water source.

c) ***No impact.*** There is no wastewater treatment provider within the vicinity of the project site. The project will rely on conventional construction practices to develop the residential uses anticipated on Parcel's A and/or B. The applicants would be required to have a septic system that would meet the requirements of the Tehama County Environmental Health Department.

d) ***No impact.*** The project will not have any impact on the landfill's capacity to accommodate project needs.

e) ***No impact.*** Compliance with all federal, state and local statutes related to solid waste is required.

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|---|---|---|
| ***XX. WILDFIRE-*** | | | | |
| *If located in or near state responsibility areas* or lands classified as Very high fire hazard severity zones, would the project: | | | | |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plans? | ☐ | ☐ | ☐ | ☒ |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled speed of a wildfire? | ☐ | ☐ | ☐ | ☒ |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☐ | ☐ | ☐ | ☒ |
| d) Expose people or structures to significant risk, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes? | ☐ | ☐ | ☐ | ☒ |

**DISCUSSION:**

The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road, where the South Fork of Cottonwood Creek and Dry Creek merge. The parcel map will create Parcel A-119.07 acres, and Parcel B-41.26 acres, which are consistent with valley floor agricultural uses.. This property includes, but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. The central portion of the site contains the existing residence and the two creeks, which combine near the eastern property line; the habitat around the creeks are similar to that of the rest of the property with a mixture of trees, shrubs and other vegetation. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which is consistent with the Valley Floor Agricultural setting. The two parcels will use Bowman Road to access their property, which leads to Interstate 5 approximately 7.5 miles to the east. Bowman Road serves the agricultural and rural residential areas between SR 36W and Interstate 5, it is considered a two land arterial road under the Tehama County General Plans Circulation Element. This thoroughfare will allow the residence an easterly or westerly route to evacuate their property in case of wildland fires.

The proposed project lies within an area of Tehama County which is primarily State Responsibility Area (SRA) for wildland fire suppression provided by the California Department of Forestry and Fire Protection (CAL FIRE). Structural fire protection and other related emergency services are the responsibility of the Tehama County Fire Department which is administered under contract by CAL FIRE. This project area is rated "High to Very High" for wildland fire severity. The closest career staffed fire station is TCFD Fire Station #3 – Bowman, located at 18355 Bowman Road, approximately 2 miles east of the project site. The current Insurance Service Office (ISO) Public Protection Class Rating for this area is an 8b.

**a)** **No impact.** The project will not substantially impair an adopted emergency response plan or emergency evacuation plan due to the nature and scope of the parcel map. The project is not required to develop a secondary access due the limited residential development potential. The Bowman Road thoroughfare allows two ways in and out of the project, which will help facilitate evacuation by the residence on an as needed bases.

**b)** **No impact.** The site can be characterized by a two tiered topography where two creeks come together. The areas designated for development on the parcel map are relatively flat. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on both parcels in the future, which is consistent with the Valley Floor Agricultural setting. The development of a residence on parcel B along with the potential for accessory

accessory structures on either parcel A or B in the future will not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled speed of a wildfire.

c) ***No impact.*** The development of a residence on parcel B along with the potential for accessory structures on either parcel A or B in the future will not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

d) **No impact.** The areas designated for development on the parcel map are relatively flat. The project will rely on conventional construction practices to develop the single-family residence on parcel B along with the potential for accessory structures on either parcel A or B in the future, which will be required to comply with local/state laws and codes. Since the potential development is consistent with the General Plan and local/state laws, the project will not expose people or structures to significant risk, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes.

| | | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|---|---|---|---|---|
| **XXI.** | **MANDATORY FINDINGS OF SIGNIFICANCE** | | | | |
| The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines. | | | | | |
| a) | **Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?** | ☐ | ☒ | ☐ | ☐ |
| b) | **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with 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?** | ☐ | ☒ | ☐ | ☐ |

**RESPONSE TO CHECK LIST:**

The project is located South of Cottonwood Creek and West of Interstate 5 on the Northwest side of Bowman Road, where the South Fork of Cottonwood Creek and Dry Creek merge. The parcel map will create Parcel A-119.07 acres, and Parcel B-41.26 acres, which are consistent with valley floor agricultural uses. The two parcels will use Bowman Road to access their property, which leads to Interstate 5 approximately 7.5 miles to the east. Bowman Road serves the agricultural and rural residential areas between SR 36W and Interstate 5, it is considered a two land arterial road under the Tehama County General Plans Circulation Element. This thoroughfare will allow the residence an easterly or westerly route to evacuate their property in case of wildland fires. The 2009-2029 General Plan update anticipated this type of development and density in this area. The properties to the North, West and South are classified as Agricultural Valley Floor with single family dwellings; grazing would be the typical use for this type of setting. To the East of the property, small residentially zoned parcels are present with single family dwellings and light agricultural uses.

The site can be characterized by a two tiered topography where two creeks come together. The northern portion of the property along with the southeastern corner of the 160.33 acre property exhibits the highest elevations above the two creeks. This property includes, but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. The central portion of the site contains the lowest tier of the property along with the two creeks and their water courses which combine near the eastern property line. Dry Creek is the northern most creek, which merges with the South Fork Cottonwood Creek at the lowest point of the property. Even though the two creeks appear to run dry in the summer and fall months, the South Fork of Cottonwood Creek is known to support sensitive anadromous fish populations including spring-run chinook salmon (*Oncorhynchus tshawytscha* - listed as both State and federally threatened), and the federally threatened Central Valley Distinct Population Segment of steelhead trout (*O. mykiss*). Dry Creek may provide juvenile rearing habitat for these species. Therefore, In order to protect the sensitive species residing in these creeks, the Department recommends the placement of a 150-foot no-disturbance/habitat protection buffer along the South Fork of Cottonwood Creek and a 100-foot no-disturbance/habitat protection buffer along Dry Creek to preclude future development in these areas.

There is an existing single-family residence between the two creeks; the habitat around the creeks are similar to that of the rest of the property with a mixture of trees, shrubs and other vegetation. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which will require the removal of vegetation including various species of trees. Due to resident and migratory birds, vegetation removal associated with future development of the

proposed parcels should be conducted outside of the bird nesting season (generally no work during February 1 – August 31) in order to avoid 'take' as defined and prohibited by Fish and Game Code sections 86, 3503, 3503.5, 3511, and 3513. Future development of the residence should also comply with the Tehama County Oak Woodlands Management Plan to protect the on-site oak woodlands.

The proposed project lies within an area of Tehama County which is primarily State Responsibility Area (SRA) for wildland fire suppression provided by the California Department of Forestry and Fire Protection (CAL FIRE). Structural fire protection and other related emergency services are the responsibility of the Tehama County Fire Department which is administered under contract by CAL FIRE. The closest career staffed fire station is TCFD Fire Station #3 – Bowman, located at 18355 Bowman Road, approximately 2 miles east of the project site. The current Insurance Service Office (ISO) Public Protection Class Rating for this area is an 8b. This project area is rated "High to Very High" for wildland fire severity.

As indicated below and based on the information contained in this environmental document the project will need to incorporate and apply five mitigation measures in order to reduce the Biological Resources, Cultural Resources and Tribal Cultural Resources potentially significant impacts to less than significant.

a) **Potentially Significant Unless Mitigation Incorporated.** The project will have less than significant impacts on the environment, fish and wildlife habitat or reduce the number of rare or endangered species with the incorporation of the following mitigation measures. Specifically Biological Resources MM # IV.1 thru 3; for a detailed discussion of the topic please see Biological Resources Section IV, and Cultural Resources MM # V.1; for a detailed discussion of the topic please see Cultural Resources Section V.

b) **Less than Significant Impact.** Cumulative impacts of the project have been considered and based on the size, location and use have been determined to be Less than a significant impact on the environment and the county.

c) **Potentially Significant Unless Mitigation Incorporated.** The project does not have environmental effects that will cause substantial adverse effects of human beings with mitigations incorporated. Specifically Cultural Resources MM# V.1; for a detailed discussion of the topic please see Cultural Resources Section V, and Tribal Cultural Resources MM # XVIII.1; for a detailed discussion of the topic please see Tribal Cultural Resources Section XVIII.

## PERSONS AND ORGANIZATIONS CONSULTED

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

### A. COUNTY OF TEHAMA

- Tehama County Planning Department
- Tehama County Air Pollution-Control District
- Tehama County Fire Department
- Tehama County Public Works Department
- Tehama County Environmental Health Department
- Tehama County's Surface Mining Reclamation Act (SMARA)

### B. OTHER AGENCIES/ORGANIZATIONS

- California Department of Fish and Wildlife

### C. REFERENCES

1. Tehama County General Plan Update 2009-2029;
2. Tehama County Zoning Ordinance
3. Tehama County Williamson Act Program
4. Tehama County Preserve Security Maps
5. Tehama County Environmental Health Provisions & Regulations
6. Tehama County Air Pollution Control Guidelines
7. Alquist-Priolo Geological Maps
8. Alquist-Prilio Earthquake Fault Zoning Act
9. Tehama County's Surface Mining Reclamation Act (SMARA)

# MITIGATION MONITORING PROGRAM

TENTATIVE PARCEL MAP # 19-04
TEHAMA COUNTY PLANNING DEPARTMENT
444 Oak Street
Courthouse Annex, Room I
Red Bluff, CA 96080

The size and complexity of the proposed project require development of a formal mitigation monitoring program to ensure that monitoring is carried out in all stages. Monitoring is divided into three categories related to the timing of activities and implementation of mitigations.

1. Pre-Construction Mitigations (PC). These are activities that precede any actual land disturbance. Included among these mitigations are the development of drainage, erosion control and tree management plans. Also included are the delineation of any wetlands that may be subject to development impact and the establishment of Environmentally Sensitive Areas (ESAs) or Zones (ESZs) around archaeological sites and specimen oak trees.

2. Construction-Related Mitigations (DC). These include implementation of the drainage and erosion control plans, building setbacks from sensitive areas, and all other measures required to reduce the impacts of construction and development.

3. Ongoing Mitigations (OG). These include the maintenance programs necessary to ensure long-term control of erosion, protection of surface water quality in runoff, and protection of the wildlife and wildlife habitat resources on the project.

Monitoring will be the responsibility of various county and state agencies, although the physical inspections may be delegated to a private company or individuals chosen by these agencies and/or an environmental coordinator. All costs of mitigation monitoring will be borne by the developers, who are usually required to deposit money with the county or state agency in advance of the required monitoring effort.

The following environmental mitigation measures were incorporated in the conditions of approval for this project in order to mitigate identified environmental impacts to a level of insignificance. For tentative maps, some mitigation measures must be completed prior to map recordation (PR). Others are implemented during permitting stages following map recordation (AR), or are ongoing mitigation measures. A completed and signed checklist for each mitigation measure indicates that the mitigation measure has been complied with and implemented, and fulfills the monitoring requirements with respect to Assembly Bill 3180 (PRC Section 21081.6).

Currently, the applicant is seeking approval of Tentative Parcel Map # 19-04. A description of the pending project can be found in the initial study. Questions about this monitoring program should be directed to the Tehama County Planning Department.

# ACRONYMS USED

| | |
|---|---|
| CDFW | California Department of Fish and Wildlife |
| CalTrans | California Department of Transportation |
| CDF | California Department of Forestry |
| CSD | Community Services District |
| CVRWQCB | Central Valley Regional Water Quality Control Board |
| DEV | Developer |
| HOA | Homeowners' Association |
| TC | Tehama County |
| TCAPCD | Tehama County Air Pollution Control District |
| TCBD | Tehama County Building Department |
| TCEH | Tehama County Environmental Health |
| TCFD | Tehama County Fire Department |
| TCPD | Tehama County Planning Department |
| TCPWD | Tehama County Public Works Department |
| USACOE | United States Army Corps of Engineers |

Monitoring Phases

PC Pre-Construction

DC During Construction

OG Ongoing

BP During Building Permit Approval

Subdivision Map Phase (Tentative Maps)

PR Prior to Map Recordation

AR After Map Recordation

Monitoring Agency:

California Department of Fish and Wildlife

# MITIGATION MONITORING PROGRAM

ISSUE: Biological Resources

IMPACT(S): **Potentially Significant unless Mitigation Incorporated.** The CA Department of Fish and Wildlife has recommended setbacks to the South Fork of Cottonwood Creek and Dry Creek in order to avoid impacts to sensitive anadromous fish populations, the federally threatened Central Valley Distinct Population Segment of steelhead trout (O. mykiss), and the riparian habitats. In order to minimize the potential for future disturbance and mitigate any potential impacts to the South Fork of Cottonwood Creek and Dry Creek, the Department recommends placing a no-disturbance buffer along the creeks. Therefore, the following mitigation measure will reduce any potentially significant impacts of the project to nesting birds to less than significant:

## MITIGATION MEASURES

**Mitigation Measure #IV.1:**
**NON-DISTURBANCE BUFFER.** There shall be 150-foot no-disturbance/habitat protection buffer along the South Fork of Cottonwood Creek and a 100-foot no-disturbance/habitat protection buffer along Dry Creek to preclude future development in these areas. This buffer should be measured from the 100 year FEMA flood Hazard Zone "A" boundary line as it appears on the Tentative Parcel Map.

Implementing Agency: Project applicant

Monitoring Agency: California Department of Fish and Wildlife

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/A

Phase of Monitoring: PC/OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Note:_____

COMPLIANCE VERIFIED (see attached verification report)

DATE _____

Monitoring Agency:

California Department of Fish and Wildlife

# MITIGATION MONITORING PROGRAM

ISSUE: Biological Resources

IMPACT(S): **Potentially Significant unless Mitigation Incorporated.** Under the Migratory Brid Treaty Act (MBTA) of 1918, migratory bird species, their nests, and their eggs are protected from injury or death, and any project-related disturbances during the nesting period In addition, California Fish and Game Code Section's 3503 and 3503.5 provide regulatory protection to resident and migratory birds and all birds of prey within the state. The projects proposed and anticipated development could potentially disturb nesting resident and migratory or birds of prey in and/or adjacent to the study area. Therefore, the following mitigation measure will reduce any potentially significant impacts of the project to nesting birds to less than significant:

## MITIGATION MEASURES

**Mitigation #IV.2:**
**PRE-CONSTRUCTION NESTING SURVEYS.** A pre-construction surveys for nesting birds shall be conducted, if vegetation removal and/or construction activities are to take place during the nesting season (February 1 through August 31). The surveys shall be conducted by a qualified biologist no more than one week prior to vegetation removal or construction activities that are to take placed during the nesting season. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department. No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent to the Department at: California Department of Fish and Wildlife, Attn: CEQA, 601 Locust Street, Redding, CA, 96001."No Impact.

Implementing Agency: Project applicant

Monitoring Agency: California Department of Fish and Wildlife

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/A

Phase of Monitoring: PC/OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Note:_____

COMPLIANCE VERIFIED (see attached verification report)

DATE _____

Monitoring Agency:

Tehama County Planning Department

# MITIGATION MONITORING PROGRAM

ISSUE: Biological Resources

IMPACT(S): **Potentially Significant unless Mitigation Incorporated.** This property includes, but is not limited to oaks, pines, manzanita, native/non-native grasses and forbes. There is an existing single-family residence between the two creeks; the habitat around the creeks are similar to that of the rest of the property with a mixture of trees, shrubs and other vegetation. It is anticipated that a single-family dwelling will be constructed on parcel B along with the potential for accessory structures on either parcel A or B in the future, which will require the removal of vegetation including various species of trees.

## MITIGATION MEASURES

**Mitigation #IV.3:**
**OAK WOODLANDS PROTECTION.** All future development shall comply with the Tehama County Oak Woodlands Management Plan.

Implementing Agency: Project applicant

Monitoring Agency: Tehama County Planning Dept.

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/A

Phase of Monitoring: PC/OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Note:_____

COMPLIANCE VERIFIED (see attached verification report)

DATE _____

Monitoring Agency:

Tehama County Planning Department

# MITIGATION MONITORING PROGRAM

ISSUE: Cultural Resources

IMPACT(S) : **Potentially Significant Impact with Mitigation Incorporated.** The site can be characterized by a two tiered topography where two creeks come together. The northern portion of the property along with the southeastern corner of the 160 plus acre property exhibits the highest elevations above the two creeks. The central portion of the site contains the lowest tier of the property along with the two creeks and their water courses which combine near the eastern property line. Since the project anticipates the development of a future residence on parcel B, it is a possibility that resources or remains could be uncovered during construction, and therefore in order to reduce potential cultural resources impacts to less than significant, the following Mitigation Measure shall be applied and incorporation into the project:

## MITIGATION MEASURES

### Mitigation Measure #5.3.5(a):

**CULTURAL RESOURCES PROTECTION.** Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues. Such measures could include (but would not be limited to) researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. In addition, pursuant to Section 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of any human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

Implementing Agency: Project applicant

Monitoring Agency: Tehama County Planning Department

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/A

Phase of Monitoring: OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Note: _____

COMPLIANCE VERIFIED (see attached verification report)

DATE _____

# MITIGATION MONITORING PROGRAM

ISSUE: Tribal Cultural Resources

IMPACT(S) : **Potentially Significant Impact with Mitigation Incorporated.** The lead agency has considered sources regarding the identification of tribal cultural resources possibly located on the project site. There is a possibility that resources within the proposed areas to be disturbed may contain resources that meet the criteria set forth in subdivision(c) of Public Resources Code section 5024.1, and that the lead agency would consider to be a significance resource to a California Native American Tribe. Therefore, a Mitigation Measure for inadvertent discovery and the protocol required to protect such a discovery has been incorporated into the project.

## MITIGATION MEASURES

**Mitigation Measure #XVIII.1**
**INADVERTENT DISCOVERY PROTOCOL.** The Final Map shall contain the following Note, "If any new cultural resources are located during project activities, all work in the vicinity of the discovery must stop and a qualified archaeologist must immediately be notified. Archaeological and historic-period resources in the region may include:

§ **Archeological materials**: flaked stone tools (projectile point, biface, scraper, etc.) and debitage (flakes) made of chert, obsidian, etc., groundstone milling tools and fragments (mortar, pestle, handstone, millingstone, etc.), faunal bones, fire-affected rock, dark middens, housepit depressions and human interments.

§ **Historic-era resources:** may include, but are not limited to, small cemeteries or burial plots, cut (square) nails, containers or miscellaneous hardware, glass fragments, cans with soldered seams or tops, ceramic or stoneware objects or fragments, milled or split lumber, earthworks, feature or structure remains and trash dumps."

Implementing Agency: Project applicant

Monitoring Agency: Tehama County Planning Department

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/A

Phase of Monitoring: OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Note:_____

COMPLIANCE VERIFIED (see attached verification report)

DATE _____