

# ENVIRONMENTAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

Parcel Map 23-0004  
Santala Family Trust

June 6, 2025

ENVIRONMENTAL INITIAL STUDY &  
MITIGATED NEGATIVE DECLARATION  
WITH  
References and Documentation

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

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

- 1. Project Title:**  
Parcel Map 23-0004 (Santala Family Trust)
- 2. Lead Agency Name and Address:**  
Shasta County Department of Resource Management, Planning Division  
1855 Placer Street, Suite 103  
Redding, CA 96001-1759
- 3. Contact Person and Phone Number:**  
Adam Fieseler, Assistant Director (530) 225-5532
- 4. Project Location:**  
The 10.09-acre project site is located in the unincorporated area of Bella Vista at 21110 Rae Lane, Redding, CA 96003, which is situated on the north side of Rae Lane approximately 0.2 miles east from the Old Alturas Road and Rae Lane intersection (Assessor's Parcel Number 078-230-022).
- 5. Owner/Applicant Name and Address:**  
Santala Family Trust  
21110 Rae Lane  
Redding, CA 96003
- 6. Representative Name and Address:**  
Horrock's Engineers / DKM  
6172 Meister Way  
Anderson, CA 96007
- 7. General Plan Designation:**  
Rural Residential A (RA)
- 8. Zoning:**  
Rural Residential zone district combined with the Mobile Home and 3-Acre Minimum Lot Area Building Site zone districts (R-R-T-BA-3).
- 9. Description of Project:**  
The project is a parcel map to subdivide a 10.09-acre parcel into two (2) parcels of 6.74-acres (Parcel 1) and 3.35-acres (Parcel 2). The property is developed with a one-family residence, a detached accessory dwelling unit (ADU), and an in-ground pool. The one-family residence, detached ADU, and in-ground pool would be located on proposed Parcel 1. Proposed Parcel 2 would be available for future development of uses permissible under the R-R-T-BA-3 zoning districts.

The project would require improvements, including the construction of a 20-foot-wide chip seal surface over the existing Rae Lane roadbed and extending approximately 1,163 feet from Old Alturas Road to the proposed driveway for proposed Parcel 2; two roughly 40-foot-long trenches from an existing 6-inch waterline for the installation of a

new fire hydrant and water meter on proposed Parcel 2; and a new fire engine turn-around at the proposed driveway for Parcel 2. The proposed parcels would each be served by either existing or proposed onsite wastewater systems and potable water from the Bella Vista Water District.

**10. Setting and Surrounding Land Uses:**

The terrain within the project site is predominately level and is at an elevation of approximately 625 mean sea level (MSL). Vegetation present within the project site primarily consists of blue oak woodlands and annual grasslands. A seasonal drainage passes through the project site and connects to Clough Creek downstream. The centerline of the seasonal drainage is the approximate location of the shared property line between the proposed parcels. A 50-foot building setback from both sides of the centerline is proposed. The area within the setback will be shown and labeled as a non-building/non-disturbance on the recorded final map.

The project site is in the unincorporated community of Bella Vista. Topography in the vicinity of the project site is predominately level with an elevation ranging from 600 to 650 feet MSL. The project site and several properties in the vicinity are in the Clough Creek watershed. The seasonal drainage that flows through the project site crosses seven downstream properties before it connects with Clough Creek and, as it flows through one of these properties it passes through a large pond. Vegetation in the vicinity primarily consists of blue oak woodlands and annual grasslands.

Surrounding lands to the west, east and south are in the Rural Residential zone district combined with the Mobile Home and 3-Acre Minimum Lot Area Building Site districts (R-R-T-BA-3). Lands to the north are in the Rural Residential (R-R) zone district. Surrounding development is consistent with the residential zoning that existing in the vicinity of the project site. All adjacent parcels are developed with residential uses with the parcel sizes ranging from approximately 2.5 to 10 acres.

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

Shasta County Fire Department  
Shasta County Environmental Health Division  
Shasta County Building Division  
Shasta County Department of Public Works

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

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

Certified mail records show that on August 28, 2024, a certified tribal consultation letter was sent to the tribes and was received by the Wintu Tribe and the Paskenta Tribe on August 30, 2024. As of August 30, 2024, the tribes have not responded nor requested formal consultation. Therefore, the requirements of AB52 have been met and no AB52 project consultation with the Wintu Tribe of Northern California is required.

**NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse**

**impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of the initial evaluation:

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


I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

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

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

  
\_\_\_\_\_  
Adam Fieseler  
Assistant Director

6/5/25  
Date

  
\_\_\_\_\_  
Sean Ewing  
Director of Resource Management

6/5/25  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

- a) There is no view of the project site that include a scenic vista. Therefore, the project would not result in any adverse effect on a scenic vista nor would the project visually obstruct a scenic vista.
- b) The project site is not visible from a designated scenic highway.
- c) The project would not degrade the existing visual character or quality of the site and its surroundings. The project surroundings consist of residential development in a rural area. The project may result in the construction of a one-family residence, and residential and/or agricultural accessory buildings which is consistent with the existing visual character and quality of the site and its surroundings.
- d) The project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in a non-urbanized area. The project may result in the construction of a one-family residence, and residential and/or agricultural accessory buildings which would not create substantial light or glare.

**Mitigation/Monitoring:** None proposed.

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

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

- a) The subject property is not identified as Prime Farmland, Unique Farmland, or Statewide Importance on the map titled Shasta County Important Farmland 2020.
- b) Neither this property nor the surrounding properties are in a Williamson Act Contract.
- c) The project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). The project site is not forest land, timberland or zone Timberland Production.
- d) The project site is not forest land. The project would not result in the loss of forest land or conversion of forest land to non-forest use.
- e) The project would not result in any conflicts with existing or adjacent agricultural operations.

**Mitigation/Monitoring:** None proposed

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

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

a-b) The project would not conflict with or obstruct implementation of the 2021 Attainment Plan for the Northern Sacramento Valley Planning Air Basin as adopted by Shasta County, or any other applicable air quality plan. The NSVPA Air Quality Attainment Plan (2021) designates Shasta County as an area of Nonattainment with respect to the ozone California ambient air quality standards. Nitrogen oxides (NOx) are a group of highly reactive gasses and are also known as "oxides of nitrogen." Because NOx is an ingredient in the formation of ozone, it is referred to as an ozone precursor. NOx is emitted from combustion sources such as cars, trucks and buses, power plants, and off-road equipment. Construction equipment and activities generate air contaminants, including oxides of nitrogen (NOx), reactive organic gases (ROG), carbon dioxide (CO2) and particulate matter (PM10), in the form of engine exhaust and fugitive dust. A one-family residence would generally be expected to generate 9.52 trips per unit per day, including one trip during each of the morning and evening peak hours. Thus, the potential post-project residential development of 1 additional homesites would generate approximately 9.52 new vehicle trips per day. This is an insignificant increase in traffic. The project would require improvements, including construction of a 20-foot-wide chip seal surface over the existing Rae Lane roadbed and extending approximately 1,163 feet from Old Alturas Road to the proposed driveway for proposed Parcel 2; two roughly 40-foot long trenches from an existing 6-inch waterline for the installation of a new fire hydrant and water meter on proposed Parcel 2; and a new fire engine turn-around at the proposed driveway for Parcel 2. Construction equipment and activities associated with the proposed road improvements and potential construction of a one-family residence along with accessory structures and site improvement such as driveways the proposed parcels would generate air contaminants, including oxides of nitrogen (NOx), reactive organic gases (ROG), carbon dioxide (CO2) and particulate matter (PM10), in the form of engine exhaust and fugitive dust. The scope of the required project improvements is relatively limited and will not involve extensive vegetation removal or ground disturbance, require a significant number of equipment hours to complete, or generate significant traffic volumes during construction. Therefore, the project is not expected to be a significant source of air contaminants.

In addition, the Shasta County General Plan requires that Standard Mitigation Measures (SMM) or Best Available Mitigation Measures (BAMM), as recommended by the Shasta County Air Quality Management District, be applied to all discretionary land use applications to mitigate both direct and indirect emissions of non-attainment pollutants. With the application of SMM, in combination with the limited scope of improvements and limited daily vehicle trips projected with post-project development, the project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard and would not conflict with or obstruct implementation of the NSVPA Air Quality Attainment Plan (2021) as adopted by Shasta County, or any other applicable air quality plan.

c-d) Residential uses exist in the vicinity of the project site. Equipment used to construct the proposed improvements would temporarily produce emissions that some may find objectionable. As described above, substantial pollutant concentrations are not anticipated as a result of proposed road improvements or potential post-project construction activities on the resulting parcels. Nor, does the project involve the establishment of any new uses that would generate substantial pollution concentrations. Therefore, nearby

sensitive receptors would not be exposed to substantial pollution concentrations. Nor would a substantial number of people be exposed to objectionable odors.

**Mitigation/Monitoring:** None proposed.

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

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

- a) The project would require improvements, including the construction of a 20-foot-wide chip seal surface over the existing Rae Lane roadbed and extending approximately 1,163 feet from Old Alturas Road to the proposed driveway for proposed Parcel 2; construction of two roughly 40-foot-long trenches from an existing 6-inch waterline for the installation of a new fire hydrant and water meter on proposed Parcel 2; and a new fire engine turn-around at the proposed driveway for Parcel 2. Residential development would be permitted upon approval of the subdivision map and would be limited to areas outside the 50-foot non-building/non-disturbance areas. Project specific land disturbance is therefore limited to minor road improvements proposed in the existing Rae Lane roadway and trenching for new water service and the installation of a new fire hydrant.

Comments received from the California Department of Fish and Wildlife (CDFW) indicate the potential to impact sensitive biological resources and recommends a biological assessment by a qualified biologist be performed, and supplemental species-specific surveys be conducted for those with potential to occur, prior to the issuance of the first permit for construction for Parcel 2, including but not limited to, grading, sewage disposal, building or encroachment permits. Due to the limited scope of the project and existing residential development that has occurred around the project site, the mitigation measures provided are focused on candidate, sensitive, or special-status species.

IV.a.1 is incorporated into the project to require that a survey be done for bat roosting opportunities prior to tree removal and that ground disturbance and vegetation removal must take place outside of the roosting period and, if roosting habitat is discovered, said trees must be removed through a two-step process. With the mitigation measure proposed, the project would reduce any potential impacts to bats to a less-than-significant level.

Mitigation measure IV.a.2 requires that a botanical survey be completed in the spring during the blooming period (March-April) prior to any construction activities on Parcel 2, unless it can be clearly demonstrated that potential habitat for the listed and rare plants mentioned in this section are not present on site through consultation with CDFW. If the botanical survey results in a positive siting within areas outside the 50-foot non-building/non-disturbance area on Parcel 2, mitigation measure IV.a.2 requires non-disturbance area(s) encompassing the area where the species was found and the associated habitat to be disclosed on the final parcel map, and if avoidance is infeasible, a qualified botanist shall prepare and provide for alternative measures, including but not limited to an off-site conservation easement at a 2:1 ratio, and seed harvesting and/or top soil removal and stockpiling for a seed bank and/or transplanting at an appropriate off-site location for review and approval of the Planning Division, who may seek guidance from CDFW, to ensure impacts to the sensitive species are less-than-significant by analyzing the degree of potential impacts, and utilizing tools. These measures would only be necessary if sensitive or endangered botanical species are discovered and significant impacts from development would occur.

The project site is located within the range of the Crotch's bumble bee (*Bombus crotchii*) according to CDFW Crotch's Bumble Bee GIS Map. This species of bumble bee is a listed as endangered in California. Crotch's bumble bee may inhabit woodlands, grasslands, shrublands, agricultural lands, and urban landscapes. Therefore, potential suitable habitat exists on site for the species. Inadvertent impacts to bumble bees, if present, could occur during construction of residential uses, and would be significant if they are present on-site and removed for development or project operations. Mitigation Measure IV.a.3 recommends avoidance and minimization measures to avoid potential impacts to bees, if present during project related disturbance.

The project would not have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species with implementation of the proposed mitigation measures.

- b-c) Vegetation primarily consists of blue oak and annual grasslands. A seasonal drainage passes through the project site and connects to Clough Creek downstream. The centerline of the seasonal drainage is the approximate location of the shared property line between the proposed parcels. A 50-foot building setback from both sides of the centerline is proposed. The area within the setback will be shown and labeled as a non-building/non-disturbance on the recorded final map. Potential significant impacts to riparian habitat and oak woodland habitat are not expected due to the limited nature of proposed improvements and the designation of the non-building/non-disturbance areas on the final map. Substantial adverse effects on state or federally protected wetlands are therefore not anticipated as a result of project improvements and future residential development that may result from the project.
- d) Comments provided by CDFW indicated the presence of suitable habitat for tree-and ground-nesting birds. Project construction activities conducted during the bird nesting season (September 1 through January 31) could potentially impact nesting migratory birds. The CDFW recommends that construction take place outside of the nesting season to avoid substantial adverse effects of nesting birds. In the event that tree removal for future development might take place during the nesting season, Mitigation Measure IV.d.1 has been included to ensure that surveys are conducted for nesting birds prior to removal of trees and that adverse impacts to nesting birds is avoided, reduced or minimized. No other alteration is proposed to the site that would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. With the proposed mitigation measures, the impacts from the project would be less-than-significant.
- e) The project site is within an oak woodland, however, no removal of trees is proposed as part of this map approval. The existing development pattern in the vicinity of the project site includes residential structures dispersed throughout the oak woodland and all parcels adjacent to the project site and many within the vicinity are developed with residential uses and buildings. The project would not conflict with any ordinances or policies which protect biological resources. Shasta County Board of Supervisors' Resolution No. 95-157 provides guidance regarding use and protection of oak trees on a voluntary basis.
- f) There are no adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plans for the project site or project area.

**Mitigation/Monitoring:** With the following mitigation measures, the impacts from the project to biological resources would be less-than-significant.

## Bats

IV.a.1 To mitigate potential impacts to bats the applicant shall:

- a. Conduct large tree removal outside of the bat maternity season and bat hibernacula (September 1 to October 31).
- b. If removal or disturbance of trees will occur during the bat maternity season, when young are non-volant (March 1 – Aug. 31), or during the bat hibernacula (November 1 – March 1) large trees (those greater than 5 inches in diameter) shall be thoroughly surveyed for cavities, crevices, and/or exfoliated bark that may have high potential to be used by bats within 14 days of the start of construction. The survey shall be conducted by a qualified biologist or arborist familiar with these features to determine if tree features and habitat elements are present within the pine trees. Trees with features potentially suitable for bat roosting should be clearly marked prior to removal and humane evictions must be conducted by or under the supervision of a biologist with specific experience conducting exclusions. Humane exclusions could consist of a two-day tree removal process whereby the non-habitat trees and brush are removed along with certain tree limbs on the first day and the remainder of the tree on the second day.

IV.a.2 In order to avoid impacts to listed and rare plants plant species the following shall be implemented:

- a. Prior to the issuance of the first permit for construction on Parcel 2, including but not limited to a grading, sewage disposal, building or encroachment permit, a qualified biologist, shall conduct an assessment to determine whether protocol level surveys for rare and endangered plant species as defined in the California Environmental Quality Act Guidelines section 15380 are warranted. If the assessment results in an observance of such species and/or habitat for such species, a qualified biologist or botanist shall conduct a botanical survey following CDFW'S March 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plants Populations and Sensitive Natural Communities in the spring during the blooming period (March-April), unless it can be clearly demonstrated that potential habitat for the listed and rare plants mentioned in this section is not present on site through consultation with CDFW; and
- b. If avoidance of the observed plant species and/or habitat for such species is infeasible, a qualified botanist shall prepare and provide for alternative measures, including but not limited to an off-site conservation easement at a 2:1 ratio, and seed harvesting and/or top soil removal and stockpiling for a seed bank and/or transplanting at an appropriate off-site location with review and approval of the Planning Division, who may seek guidance from the CDFW, and to ensure impacts to the sensitive species are less-than-significant by analyzing the degree of potential impacts. These measures would only be necessary if sensitive or endangered botanical species are discovered and significant impacts from development would occur.

## Bumble Bees

IV.a.3 In order to avoid impacts to candidate bumble bee species:

- a. Conduct land alteration, vegetation removal, and/or construction activities outside of the queen flight season, colony active period, and gyne flight season for the Crotch's bumble bee (November 1 and January 31); or
- b. Prior to the issuance of the first permit for construction on Parcel 2, including but not limited to a grading, sewage disposal, building or encroachment permit, a qualified biologist, shall conduct an assessment to determine whether suitable habitat for special status bumble bees is present within the project site. If no suitable habitat is determined to be present, construction may occur throughout the year. If suitable habitat is determined to be present within the project site and land alteration, vegetation removal, and/or construction activities cannot occur between November 1 and January 31, a qualified biologist shall conduct surveys for special-status bumble bees prior to the start of land alteration, vegetation removal, and/or construction activities. Three on-site surveys shall be conducted two to four weeks apart, weather depending, and when floral resources are present. If surveys are required, they shall be conducted in accordance with the following protocols:
  1. Species identification and photographic vouchers shall be submitted to CDFW and experts from the Bumble Bee Watch for species verification by an experienced taxonomist prior to the start of land modification and/or vegetation removal.
  2. If special-status bumble bees are detected, a nesting survey as the protocol is described in CDFW's June 2023 Survey Considerations for CESA Candidate Bumble Bee Species, shall be performed throughout the project area.

3. If special-status bumble bees and/or their nests are detected, the potential for "take" as defined by Fish and Game Code section 86 shall be analyzed and quantified. If suitable avoidance and minimization measures to fully avoid take are not feasible, CDFW shall be consulted regarding the need for take authorization pursuant to Fish and Game Code section 2081(b). Otherwise, suitable avoidance and minimization measures to fully avoid take should be employed, and/or the formulation of a Mitigation and Monitoring Plan should be developed for impacts to suitable western bumble bee habitat.
4. All data, including negative and/or positive observations, shall be submitted to the CNDDDB and Bumble Bee Watch.

Nesting Birds and/Raptors

IV.d.1 In order to avoid impacts to nesting migratory birds and/or raptors protected under federal Migratory Bird Treaty Act and California Fish and Game Code Section 3503 and Section 3503.5, including their nests and eggs, one of the following shall be implemented:

- a. Vegetation removal and other ground-disturbance activities associated with improvements for the map or construction on subsequent lots shall occur between September 1 and January 31 when birds are not nesting; or
- b. If vegetation removal or ground disturbance activities occur during the nesting season (February 1 through August 31), a pre-construction nesting survey shall be conducted by a qualified biologist within 14 days of vegetation removal or construction activities. 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 CDFW. No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to CDFW at [RICEQARedding@wildlife.ca.gov](mailto:RICEQARedding@wildlife.ca.gov).

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

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

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

Information about the project was sent to the Northeast Information Center of the California Historical Resources Information System, which reviewed the project and commented that the project area is considered to not be sensitive for the potential discovery of cultural resources.

Although there is no evidence to suggest that the project would result in any significant effect to archaeological, historical, or paleontological resources, there is always the possibility that such resources could be encountered. Therefore, a condition of project approval will require that if, in the course of development, any archaeological, historical, or paleontological resources are

uncovered, discovered or otherwise detected or observed, development activities in the affected area shall cease and a qualified archaeologist shall be contacted to review the site and advise the County of the site's significance. If the findings are deemed significant by the Environmental Review Officer, appropriate mitigation shall be required.

- c) The project site is not on or adjacent to any known cemetery or burial area. Therefore, there is no evidence to suggest that the project would disturb any human remains. Pursuant to California Health and Safety Code Section 7050.5, in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site until the coroner has determined if the remains are subject to his or her authority. If the coroner determines that human remains are not subject to his or her authority and recognizes or has reason to believe the remains to be those of a Native American, he or she shall contact the Native American Heritage Commission within 24 hours.

**Mitigation/Monitoring:** None proposed.

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

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

- a) The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. During construction there would be a temporary consumption of energy resources required for the movement of equipment and materials. Compliance with local, State, and federal regulations (e.g., limit engine idling times, requirement for the recycling of construction debris, etc.) would reduce and/or minimize short-term energy demand during construction to the extent feasible, and construction would not result in a wasteful or inefficient use of energy. Furthermore, through compliance with applicable requirements and/or regulations of the 2022 California Code of Regulations, Title 24, Part 6 – California Energy Code, individual project elements would be consistent with State reduction policies and strategies and would not consume energy resources in a wasteful or inefficient manner. During operation of the completed project, there are no unusual project characteristics or processes that would require the use of equipment that would be more energy intensive than is used for comparable projects or the use of equipment that would not conform to current emissions standards and related fuel efficiencies.
- b) The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. State and local agencies regulate the use and consumption of energy through various methods and programs. As a result of the passage of Assembly Bill 32 (AB 32) (the California Global Warming Solutions Act of 2006) which seeks to reduce the effects of Greenhouse Gas (GHG) Emissions, a majority of the state regulations are intended to reduce energy use and GHG emissions. These include, among others, California Code of Regulations, Title 24, Part 6 – California Energy Code, and the California Code of Regulations, Title 24, Part 11– California Green Building Standards Code (CALGreen). The project would only serve end users of electricity and fuel. It is assumed that electricity consumed by the project would be provided by the applicable service provider in accordance with state renewable energy plans and that vehicles used during the construction phase would conform with state regulations and plans regarding fuel efficiency. At the local level, the County’s Building Division enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in the California Code of Regulations, Title 24.

**Mitigation/Monitoring:** None proposed.

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

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

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

i,ii,iii) Rupture of a known earthquake fault; Strong seismic ground shaking; Seismic-related ground failure, including liquefaction;

According to the Alquist-Priolo Earthquake Fault Zoning Maps for Shasta County, there is no known earthquake fault on the project site. According to the Shasta County General Plan Section 5.1, Shasta County has a low level of historic seismic activity. The entire County is in Seismic Design Category D. According to the Seismic Hazards Assessment for the City of Redding, California, prepared by Woodward Clyde, dated July 6, 1995, the most significant earthquake at the project site may be a background (random) North American crustal event up to 6.5 on the Richter scale at distances of 10 to 20 km. All future residential structures shall be constructed according to the seismic standards and requirements of the currently adopted California Building Standards Code, including preparation of a soils report, if deemed necessary based on site specific soil conditions. Therefore, the potential impacts due to rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, would be less-than-significant.

iv) Landslides.

The project would not result in substantial soil erosion or the loss of topsoil. Any construction requiring over 1-foot of fill, cut slopes in excess of 2:1, or stem walls taller than 30 inches requires engineering and a geotechnical report to ensure stability. A

grading permit is also required prior to any grading activities. The grading permit includes requirements for erosion and sediment control. With strict conformance to the standards and requirements of the building code, potential impacts due to landslides would be less-than-significant.

- b) The United States Department of Agriculture (USDA), Soil Conservation Service Web Soil Survey identified the soils in the project site as Anderson gravelly sandy loam, moderately deep (Ac), Newtown gravelly loam, 8 to 15 percent slopes (NeC), and Red Bluff loam, 3 to 8 percent slopes (RbB). These soil types have a hazard of erosion rating of slight to moderate and a soil erosion K factor rating of low to moderate for sheet and rill erosion, indicating that there is limited potential for erosion from soil disturbance. Rae Lane is an existing private road that will provide access to the proposed parcels. The project would require improvements, including construction of a 20-foot-wide chip seal surface over the existing Rae Lane roadbed and extending approximately 1,163 feet from Old Alturas Road to the proposed driveway for proposed Parcel 2; two roughly 40-foot long trenches from an existing 6-inch waterline for the installation of a new fire hydrant and water meter on proposed Parcel 2; and a new fire engine turn-around at the proposed driveway for Parcel 2. A grading permit is required prior to any grading activities associated with the proposed road improvements. The grading permit includes requirements for erosion and sediment control, including retention of topsoil. Any future construction of residential structures, associated utilities and driveways would require a building permit and if necessary, engineering and a geotechnical report to ensure structural stability and slope stability. With strict conformance to the Building Code and provisions of any issued grading permit(s), the potential impacts of the project on soil erosion with respect to the loss of topsoil would be less-than-significant.
- c) The project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. The topography in the vicinity of the project site is predominately level with an elevation ranging from 600 to 650 feet MSL. The project site and several properties in the vicinity are in the Clough Creek watershed. The seasonal drainage that flows through the project site crosses seven downstream properties before it connects with Clough Creek. A 50-foot building setback from both sides of the centerline is proposed. The area within the setback will be shown and labeled as a non-building/non-disturbance on the recorded final map which will limit development to areas outside of potentially unstable areas. According to the Shasta County General Plan Section 5.1, Shasta County has a low level of historic seismic activity. Based on records of construction in the area, there is no evidence to support a conclusion that the project is on a geologic unit or soil that is unstable.
- d) The soil types present within the project site are not listed in the USDA, Soil Conservation Service Web Soil Survey as having a high potential for expansion.
- e) The project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. The soils on the project site have been tested for wastewater treatment and have demonstrated compliance with adopted sewage disposal criteria.
- f) There is no evidence to suggest that the project would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

**Mitigation/Monitoring:** None proposed.

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

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

- a-b) In 2005, the Governor of California signed Executive Order S-3-05, establishing that it is the State of California's goal to reduce statewide greenhouse gas (GHG) emission levels. Subsequently, in 2006, the California State Legislature adopted Assembly Bill AB 32, the California Global Warming Solutions Act. In part, AB 32 requires the California Air Resources Board to develop and adopt regulations to achieve a reduction in the State's GHG emissions to year 1990 levels by year 2020. In 2016, SB 32 and its companion bill AB 197 amended Health and Safety Code Division 25.5, establishing a new climate pollution reduction target of 40 percent below 1990 levels by 2030.

California Senate Bill (SB) 97 established that an individual project's effect on GHG emission levels and global warming must be

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

The County has historically utilized a quantitative non-zero project-specific threshold based on a methodology recommended by the California Air Pollution Officers Association (CAPCOA) and accepted by the California Air Resources Board (CARB). According to CAPCOA's Threshold 2.3, CARB Reporting Threshold, 10,000 metric tons of carbon-dioxide equivalents per year (mtCO<sub>2</sub>eq/yr) is recommended as a quantitative non-zero threshold. This threshold would be the operational equivalent of 550 dwelling units, 400,000 square-feet of office use, 120,000 square-feet of retail, or 70,000 square-feet of supermarket use. This approach is estimated to capture over half the future residential and commercial development projects in the State of California and is designed to support the goals of AB 32. The use of this quantitative non-zero project-specific threshold by Shasta County, as lead agency, would be consistent with certain practices of other lead agencies in the County and throughout the State of California.

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

- Carbon Dioxide (CO<sub>2</sub>): Emitted primarily through the burning of fossil fuels. Other sources include the burning of solid waste and wood and/or wood products and cement manufacturing.
- Methane (CH<sub>4</sub>): Emissions occur during the production and transport of fuels, such as coal and natural gas. Additional emissions are generated by livestock and agricultural land uses, as well as the decomposition of solid waste.
- Nitrous Oxide (N<sub>2</sub>O): The principal emitters include agricultural and industrial land uses and fossil fuel and waste combustion.
- Fluorinated Gases: These can be emitted during some industrial activities. Also, many of these gases are substitutes for ozone-depleting substances, such as CFC's, which have been used historically as refrigerants. Collectively, these gases are often referred to as "high global-warming potential" gases.

The primary generators of GHG emissions in the United States are electricity generation and transportation. The EPA estimates that nearly 85 percent of the nation's GHG emissions are comprised of carbon dioxide (CO<sub>2</sub>). The majority of CO<sub>2</sub> is generated by petroleum consumption associated with transportation and coal consumption associated with electricity generation. The remaining emissions are predominately the result of natural-gas consumption associated with a variety of uses.

Operational emissions from the proposed project would be significantly less than the quantitative non-zero project-specific thresholds described above. The scope of the proposed project improvements will not involve a significant number of equipment hours to complete and would not generate significant traffic volumes during construction. A one-family residence would generally be expected to generate 9.52 trips per unit per day, including one trip during each of the morning and evening peak hours. Thus, the potential post-project residential development of 1 additional homesite would generate 9.52 new vehicle trips per day, and operational GHG emissions associated with potential post-project development are well below the threshold of 550 dwelling units. Therefore, the project is not expected to generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, nor would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

**Mitigation/Monitoring:** None proposed.

<b>IX. HAZARDS AND HAZARDOUS MATERIALS:</b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d) Be located on a site which is included on a list of hazardous				

<b>IX. HAZARDS AND HAZARDOUS MATERIALS:</b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✓
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?			✓	

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

- a-b) The scope of the required project improvements and any potential post-project residential development would be relatively limited and would not require the transport, use, storage, or disposal of significant quantities of hazardous materials commonly used in construction projects such as fuel, oil, solvents, etc. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The nearest schools are approximately 2.5 miles to the northwest.
- d) The project is not located on a site which is included on a list of hazardous materials sites compiled by the California Department of Toxic Substances Control pursuant to Government Code Section 65962.5. There is no historical evidence of any commercial activity on the site that would have used hazardous materials.
- e) The project is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f) A review of the project and the Shasta County and City of Anderson Multi-Jurisdictional Hazard Mitigation Plan, and the Shasta County Emergency Operations Plan, indicates that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- g) The project is in an area which is designated a “HIGH” fire hazard severity zone. The proposed subdivision and potential post-project development will be required to be constructed in accordance with the Shasta County Fire Safety Standards. These standards require, but are not limited to, the clearing of combustible vegetation around all structures for a distance of not less than 30 feet on each side or to the property line. The California Public Resources Code Section 4291 includes a “Defensible Space” requirement of clearing 100 feet around all buildings or to the property line, whichever is less. The existing road is a dead-end road and serves 8 additional privately owned properties. The proposed project would not exceed the Shasta County Development Standards maximum dead end road length fire safety standard of 1320 feet for parcels zoned for 1 to 4.99-acres. The two proposed residential parcels are not expected to generate a significant increase in traffic on Rae Lane during an evacuation. With the proposed improvements to the existing road and the limited additional post-project residential development, the project would not substantially increase the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

**Mitigation/Monitoring:** None proposed.

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

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

- a) The project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The project would require improvements, including the construction of a 20-foot-wide chip seal surface over the existing Rae Lane roadbed and extending approximately 1,163 feet from Old Alturas Road to the proposed driveway for proposed Parcel 2; two roughly 40-foot long trenches from an existing 6-inch waterline for the installation of a new fire hydrant and water meter on proposed Parcel 2; and a new fire engine turn-around at the proposed driveway for Parcel 2. No construction of or improvements to existing crossings are proposed. Future residential development would occur away from the seasonal drainage that flows through the property. A 50-foot building setback on both side of the centerline of seasonal drainage, which is the approximate location of the shared property line between the proposed parcels, is proposed. The 50-foot setback will be shown on the recorded final map as a non-building/non-disturbance area. During construction of road improvements and any post-project residential development, water may be used for dust control but otherwise the project would require water for residential uses, which would be supplied by Bella Vista Water District. Through adherence to construction standards, including erosion and sediment control measures, water quality and waste discharge standards will not be violated. Grading will be needed for this project and a grading permit will be required. The provisions of the grading permit will address erosion and siltation containment on- and off-site. Therefore, potential impacts of the project from violation of water quality standards, waste discharge, or other potential causes of water degradation would be less-than-significant.
- b) The project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. The project site is in the Bella Vista Water District (BVWD) service area. BVWD will provide domestic water to future residences. New development requiring a domestic water supply would increase groundwater extraction by BVWD; however, the applicant submitted a will-serve letter from BVWD indicating their intent to serve potential development at the site.
- c) The project would not substantially alter the existing drainage pattern of the site or area, or add impervious surfaces, in a manner which would (i) result in substantial erosion or siltation on- or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) impede or redirect flows.

There is one seasonal drainage originating from several miles north of State Highway 299 that runs through the project site and exits through an existing culvert. Roughly 0.6 miles to the south, the watercourse is dammed at a former fish farm prior to entering Clough Creek. The applicant has proposed a 50-foot building setback on both sides of the seasonal drainage which will be shown as a non-building/non-disturbance area on the recorded final map.

The project would require improvements, including the construction of a 20-foot-wide chip seal surface over the existing Rae Lane roadbed and extending approximately 1,163 feet from Old Alturas Road to the proposed driveway for proposed Parcel 2; two roughly 40-foot long trenches from an existing 6-inch waterline for the installation of a new fire hydrant and water meter on proposed Parcel 2; and a new fire engine turn-around at the proposed driveway for Parcel 2. A grading permit will be required for the road and driveway improvements and any future development on proposed parcels, and the grading permit includes requirements for erosion and siltation containment on- and off-site. All future residential construction would also require a building permit and if necessary, engineering and a geotechnical report to ensure structural stability and slope stability. Due to areas of proposed disturbance, and with strict conformance to the Building Code and provisions of any issued grading permit(s), the project would not substantially alter the existing drainage pattern of the site or area, or add impervious surfaces in a manner which would (i) result in substantial erosion or siltation on- or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) impede or redirect flows.

- d) The project is not in a flood hazard, tsunami, or seiche zone.
- e) Through adherence to construction standards, and the provisions of the required grading permit, including erosion and sediment control measures, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable management plan.

**Mitigation/Monitoring:** None proposed.

<b>XI. LAND USE AND PLANNING:</b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?				✓
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				✓

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

- a) The project does not include the creation of any road, ditch, wall, or other feature which would physically divide an established community.
- b) The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The property is designated Rural Residential A (RA) in the General Plan, wherein provides living environments receiving no, or only some urban services, usually within or near a Rural Community Center. Lands designated RA have a maximum residential density of 1 dwelling per 2 acres. The proposed 2-parcel subdivision meets the minimum density requirements and is consistent with the policies and objectives of the RA General Plan designation.

The project is in the Rural Residential zone district combined with the Mobile Home and 3-Acre Minimum Lot Area Building Site districts (R-R-T-BA-3). The purpose of the Rural Residential zone district is to provide rural residential living environments, usually located in and around rural communities, town centers and urban centers. The mobile home (T) district is intended to be combined with selected principal districts to provide areas where mobile homes may be located in addition to uses otherwise permitted by the principal district. The Building site (B) district minimum is intended to be combined with any principal district to modify the minimum lot area standard otherwise applicable in the principal district. The B district has four site development standards that could be applied. The site development standard applied to the current zone district is Building Acreage which establishes the minimum lot area expressed in acres, as indicated by a number following the hyphen, in this case the minimum lot area for this zone district is 3-acres. This district is consistent with the RA general plan land use designation and each parcel is greater than 3 acres in size.

The project would require improvements, including the construction of a 20-foot-wide chip seal surface over the existing Rae Lane roadbed and extending approximately 1,163 feet from Old Alturas Road to the proposed driveway for proposed Parcel 2; two roughly 40-foot long trenches from an existing 6-inch waterline for the installation of a new fire hydrant and water meter on

proposed Parcel 2; and a new fire engine turn-around at the proposed driveway for Parcel 2.. The applicant will be required to enter into a deferral agreement to construct asphalt paving in the future.

**Mitigation/Monitoring:** None proposed.

<b><u>XII. MINERAL RESOURCES:</u></b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				✓
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, specific plan or other land use plan?				✓

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

- a) There are no known mineral resources of regional value located on or near the project site. Therefore, the project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State.
- b) The project site is not identified in the General Plan Minerals Element as containing a locally-important mineral resource. There is no other land use plan which addresses minerals. Therefore, the project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

**Mitigation/Monitoring:** None proposed.

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

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

- a) The project would not result in a substantial temporary or permanent increase in ambient noise levels in the project vicinity in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies. Per the County’s General Plan, noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table N-IV of the Noise Element as measured immediately within the property line of lands designated for noise-sensitive uses. These noise level performance standards for non-transportation sources are 55 dB hourly Leq for daytime (7:00 a.m. to 10:00 p.m.) hours and 50 dB hourly Leq for nighttime (10:00 p.m. to 7:00 a.m.) hours. The project would not generate noise levels in excess of this standard. Construction of require project improvements and potential post-project residential development of proposed Parcel 2 would cause temporary and periodic increases in ambient noise levels in the project vicinity. Construction activities will be limited to daylight hours between 7:00 a.m. and 7:00 p.m. and will be prohibited on Sundays and

Federal holidays. The temporary increase in ambient noise levels in the vicinity of the project is expected to be less-than-significant. Due to the short duration of construction, the temporary increase in ambient noise levels in the vicinity of the project is expected to be less-than-significant.

- b) The project would not result in the generation of excessive groundborne vibration or groundborne noise levels. Vibration attenuates rapidly with distance. The construction and operation of the project would not involve equipment or activities that could generate perceptible vibrations. Project related construction is limited in scope. Any groundborne vibration or noise levels as a result of road improvement work are expected to be less-than-significant.
- c) The project is not located within the vicinity of a private airstrip or an airport land use plan, or within two miles of a public airport or public use airport.

**Mitigation/Monitoring:** None proposed.

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

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

- a) The project would not induce substantial unplanned population growth in an area, either directly or indirectly. This request would subdivide one parcel into two parcels. The population growth resulting from the potential residential construction of one additional parcel would lead to an insignificant potential population growth within the County. The project does not include the extension of any permanent roads or other infrastructure. Labor for construction would likely be drawn from the local labor pool and/or temporary labor from outside the area. Any increase in construction related jobs would depend on general trends in the local construction market and would not increase significantly from the project alone.
- b) The project does not include demolition of any existing housing. The project would not displace any people or existing housing, necessitating the construction of replacement housing elsewhere. There would be no impact.

**Mitigation/Monitoring:** None proposed.

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

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

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

**Fire Protection:**

The project is in an area which is designated a “HIGH” fire hazard severity zone. The property is within the State Responsibility Area and receives fire protection services from the California Department of Forestry and Fire Protection (Cal Fire) which operates as the Fire Department for the County. The proposed subdivision and potential post-project development will be required to comply with the Shasta County Fire Safety Standards related to construction. The two proposed residential parcels are not expected to generate a significant increase in traffic on Rae Lane during an evacuation. The project would require improvements to Rae Lane that would improve circulation for fire fighters in the event of a fire emergency fire engine turn-around at the proposed driveway for Parcel 2. With the proposed improvements for emergency access and the limited additional post-project residential development, the project would not result in the additional levels of fire protection in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.

**Police Protection:**

The County employs a total of 165 sworn and 69 non-sworn County peace officers (Sheriff’s deputies) to serve a population of 66,850 persons that reside in the unincorporated area of the County (United States Census Bureau April 1, 2020). This level of staffing equates to a ratio of approximately one officer per 286 persons. The project may result in the development of 4 residential units. This is not considered significant enough to warrant any additional sworn or non-sworn peace officers. No significant additional level of police protection is necessary.

**Schools:**

The project is not expected to directly affect schools or indirectly generate a significant amount of new school enrollments. Potential impacts to schools would be mitigated through the payment of applicable development impact fees prior to the issuance of a Certificate of Occupancy.

**Parks:**

The project is located in the unincorporated portion of Shasta County which does not have a formal park and recreation program normally found within incorporated cities.

**Other public facilities:**

As noted in section XIV. Population and Housing, subsection a), the project is not expected to result in substantial population growth. Therefore, the project would not create a need for the provision of new or physically altered governmental facilities or physically altered governmental facilities the construction of which could cause significant environmental impacts. Development of the site would increase its value for property tax purposes. County General Fund revenue derived from property taxes can be spent on general government services, public health, the library system, animal control, and other public facilities at the discretion of the Shasta County Board of Supervisors. Any funds dedicated to the provision of new or physically altered governmental facilities or physically altered governmental facilities would be subject to review under the California Environmental Quality Act (CEQA).

**Mitigation/Monitoring:** None proposed.

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

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

- a) The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The County does not have a neighborhood or regional parks system or other recreational facilities.
- b) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

**Mitigation/Monitoring:** None proposed.

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

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

- a) The project would not conflict with a program, ordinance or policy establishing measures of effectiveness for the performance of addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The project site is in a rural area with no transit, bicycle or pedestrian facilities or associated programs or plans in the project vicinity. The project would subdivide one parcel into two parcels and may result in an additional residential units of development. A one-family residence would generally be expected to generate 9.52 trips per unit per day, including one trip during each of the morning and evening peak hours. Thus, the potential post-project residential development of 1 additional homesite would generate approximately 9.52 new vehicle trips per day.

The project would require improvements, including the construction of a 20-foot-wide chip seal surface over the existing Rae Lane roadbed and extending approximately 1,163 feet from Old Alturas Road to the proposed driveway for proposed Parcel 2; two roughly 40-foot long trenches from an existing 6-inch waterline for the installation of a new fire hydrant and water meter on proposed Parcel 2; and a new fire engine turn-around at the proposed driveway for Parcel 2.

- b) The project would not conflict or be inconsistent with State CEQA Guidelines Section 15064.3, subdivision (b). Senate Bill (SB) 743 of 2013 (State CEQA Guidelines Section 15064.3 et seq.) established a change in the metric to be applied in determining transportation impacts associated with development projects. Rather than the delay-based criteria associated with a Level of Service (LOS) analysis, the change in vehicle miles traveled (VMT) as a result of a project is now the basis for determining CEQA impacts with respect to transportation and traffic. As of the date of this analysis, the County of Shasta has not yet adopted thresholds of significance related to VMT. As a result, the project related VMT impacts were assessed based on guidance provided by the California Governor’s Office of Planning and Research (OPR) in the publication Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory, 2018.

The project is expected to generate approximately 9.52 new vehicle trips per day. Pursuant to the Governor’s Office of Planning and Research’s December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA, this project would be considered a small project, generating significantly fewer than 110 trips per day, and is assumed to have a less-than-significant transportation impact.

- c) The project would not substantially increase hazards due to a geometric design feature or incompatible uses. Access to the project site would be from Rae Lane. The project would require improvements, including but not limited to the construction of a 20-foot-wide chip seal surface over the existing Rae Lane roadbed and extending approximately 1,163 feet from Old Alturas Road to the proposed driveway for proposed Parcel 2 and a new fire engine turn-around at the proposed driveway for Parcel which should improve access to the project site and other properties accessed from Rae Lane.
- d) The project would not result in inadequate emergency access. Access to the project site would be from Rae Lane. The project

would require improvements, including but not limited to the construction of a 20-foot-wide chip seal surface over the existing Rae Lane roadbed and extending approximately 1,163 feet from Old Alturas Road to the proposed driveway for proposed Parcel 2 and a new fire engine turn-around at the proposed driveway for Parcel which should improve access to the project site and other properties accessed from Rae Lane.

**Mitigation/Monitoring:** None proposed.

<b>XVIII. TRIBAL CULTURAL RESOURCES:</b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <p>i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p> <p>ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>				✓

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

- a) The project would not cause a substantial adverse change in the significance of a tribal cultural resource as there is no evidence of historical resources at the site that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources; or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

Information about the project was sent to the Northeast Information Center of the California Historical Resources Information System, which reviewed the project and commented that the project area is considered not to be sensitive for discovery of cultural resources.

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

**Mitigation/Monitoring:** None proposed.

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

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

a-c) The project would not require or result in the relocation or construction of new or expanded water or, wastewater treatment facilities or expansion of existing storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocations of which could cause significant environmental effects.

The project will be served by Bella Vista Water District. Each parcel has an identified site for sewage disposal and soil test information has demonstrated adequate area to meet sewage disposal standards. The project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities. This is a rural large-lot land division that does not require any drainage facilities.

d) The project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. The project would be served by Waste Management disposal services and by the West Central Landfill which has sufficient capacity to accommodate the project's solid waste disposal needs.

e) The project would comply with Federal, State, and local management and reduction statutes and regulations related to solid waste. The project will not generate any new solid waste other than common household waste.

**Mitigation/Monitoring:** None proposed.

<b>XX. WILDFIRE:</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			✓	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			✓	

<b>XX. WILDFIRE:</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✓
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			✓	

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

- a) A review of the project and the Shasta County and City of Anderson Multi-Jurisdictional Hazard Mitigation Plan, and the Shasta County Emergency Operations Plan, indicates that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Increased residential growth can significantly increase a jurisdiction’s risk to wildfires. If the growth occurs in the WUI or Intermix, the total risk increases. Conformance to the Shasta County Fire Safety Standards related to construction would mitigate the risk of the proposed new residential lot by introducing structural standards which help prevent the spread of wildfire, creating defensible spaces and buffer zones.
- b) The project is in an area which is designated as “HIGH” fire hazard severity zone. The property is within the State Responsibility Area and receives fire protection services from the California Department of Forestry and Fire Protection (Cal Fire) which operates as the Fire Department for the County. The proposed subdivision and potential post-project development will be required to comply with the Shasta County Fire Safety Standards related to construction. The two proposed residential parcels are not expected to generate a significant increase in traffic on Rae Lane during an evacuation. The project would require improvements, including the construction of a 20-foot-wide chip seal surface over the existing Rae Lane roadbed and extending approximately 1,163 feet from Old Alturas Road to the proposed driveway for proposed Parcel 2; two roughly 40-foot long trenches from an existing 6-inch waterline for the installation of a new fire hydrant and water meter on proposed Parcel 2; and a new fire engine turn-around the proposed driveway for Parcel 2. With the proposed improvements for emergency access and the limited additional post-project residential development, the project would not result in the additional levels of fire protection in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.
- c) The project would not require the installation or maintenance of new 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) The project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. A grading permit will be required for the road and driveway improvements and any future development on proposed parcels, and the grading permit includes requirements for erosion and siltation containment on- and off-site. All future residential construction would also require a building permit and if necessary, engineering and a geotechnical report to ensure structural stability and slope stability. Due to the limited areas of proposed disturbance, and with strict conformance to the Building Code and provisions of any issued grading permit(s), the project would not substantially expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

**Mitigation/Monitoring:** None proposed.

<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE:</b>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or		✓		

<b>XXI. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u></b>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
eliminate important examples of the major periods of California history or prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

**Discussion:**

- a) Based on the discussion and findings in Section IV. Biological Resources, there is evidence to support a finding that the project would have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. With the incorporation of mitigation measures into the project specified in Section IV. Biological Resources, the impacts will be less-than-significant.

Based on the discussion and findings in Section V. Cultural Resources, there is no evidence to support a finding that the project would have the potential to eliminate important examples of the major periods of California history or prehistory.

- b) Based on the discussion and findings in all Sections above, there is no evidence to suggest that the project would have significant impacts that are cumulatively considerable.
- c) Based on the discussion and findings in all Sections above, there is no evidence to support a finding that the project would have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Any exposure to hazardous materials or other impacts to humans are considered to be less-than-significant.

**Mitigation/Monitoring:** With the mitigation measures being proposed, the impacts from the project would be less-than-significant. See the attached Mitigation Monitoring Program (MMP) for a complete listing of the proposed mitigation measures, timing/implementation of the measures, and enforcement/monitoring agent(s).

## INITIAL STUDY COMMENTS

PROJECT NUMBER PM23-0004 – Santala Family Trust

### GENERAL COMMENTS:

**Special Studies:** The following project-specific studies have been completed for the proposal and will be considered as part of the record of decision for the Mitigated Negative Declaration. These studies are available for review through the Shasta County Planning Division and online via the link [CEQA Documents and Notices \(non-EIR documents\) | Shasta County California](https://www.shastacounty.gov/planning/page/ceqa-documents-and-notice-non-eir-documents) or via the browser web address at: <https://www.shastacounty.gov/planning/page/ceqa-documents-and-notice-non-eir-documents>.

1. None

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

1. California Department of Fish and Wildlife
2. Northeast Information Center

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

## SOURCES OF DOCUMENTATION FOR INITIAL STUDY CHECKLIST

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

### GENERAL PLAN AND ZONING

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

### ENVIRONMENTAL IMPACTS

#### I. AESTHETICS

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

#### II. AGRICULTURAL AND FORESTRY RESOURCES

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

#### III. AIR QUALITY

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

#### IV. BIOLOGICAL RESOURCES

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

#### V. CULTURAL RESOURCES

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

#### VI. ENERGY

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

#### VII. GEOLOGY AND SOILS

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

#### VIII. GREENHOUSE GAS EMISSIONS

1. Shasta Regional Climate Action Plan
2. California Air Pollution Control Officers Association (White Paper) CEQA & Climate Change, Evaluating and Addressing

**IX. HAZARDS AND HAZARDOUS MATERIALS**

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

**X. HYDROLOGY AND WATER QUALITY**

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

**XI. LAND USE AND PLANNING**

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

**XII. MINERAL RESOURCES**

1. Shasta County General Plan Section 6.3 Minerals.

**XIII. NOISE**

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

**XIV. POPULATION AND HOUSING**

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

**XV. PUBLIC SERVICES**

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

**XVI. RECREATION**

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

**XVII. TRANSPORTATION/TRAFFIC**

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

**XVIII. TRIBAL CULTURAL RESOURCES**

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

**XIX. UTILITIES AND SERVICE SYSTEMS**

1. Records of, or consultation with, the following:
  - a. Pacific Gas and Electric Company.
  - b. Pacific Power and Light Company.
  - c. Pacific Bell Telephone Company.
  - d. Citizens Utilities Company.
  - e. T.C.I.

- f. Marks Cablevision.
- g. Shasta County Department of Resource Management, Environmental Health Division.
- h. Shasta County Department of Public Works.

**XX. WILDFIRE**

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

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

None

**MITIGATION MONITORING PROGRAM (MMP)  
FOR PARCEL MAP 23-0004 – Santala Family Trust**

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<b>Section IV. Biological Resources</b>			
<p>IV.a.1 To mitigate potential impacts to bats the applicant shall:</p> <ul style="list-style-type: none"> <li>a. Conduct large tree removal outside of the bat maternity season and bat hibernacula (September 1 to October 31).</li> <li>b. If removal or disturbance of trees will occur during the bat maternity season, when young are non-volant (March 1 – Aug. 31), or during the bat hibernacula (November 1 – March 1) large trees (those greater than 5 inches in diameter) shall be thoroughly surveyed for cavities, crevices, and/or exfoliated bark that may have high potential to be used by bats within 14 days of the start of construction. The survey shall be conducted by a qualified biologist or arborist familiar with these features to determine if tree features and habitat elements are present within the pine trees. Trees with features potentially suitable for bat roosting should be clearly marked prior to removal and humane evictions must be conducted by or under the supervision of a biologist with specific experience conducting exclusions. Humane exclusions could consist of a two-day tree removal process whereby the non-habitat trees and brush are removed along with certain tree limbs on the first day and the remainder of the tree on the second day.</li> </ul>	<p>Prior to issuance of the first permit on Parcel 2 for construction including but not limited to a grading, sewage disposal, building or encroachment permit</p>	<p>Resource Management, Planning Division / CA Department of Fish and Wildlife</p>	
<p>IV.a.2). In order to avoid impacts to listed and rare plants plant species the following shall be implemented:</p> <ul style="list-style-type: none"> <li>a. Prior to the issuance of the first permit for construction on Parcel 2, including but not limited to a grading, sewage disposal, building or encroachment permit, a qualified biologist, shall conduct an assessment to determine whether protocol level surveys for rare and endangered plant species as defined in the California Environmental Quality Act Guidelines section 15380 are warranted. If the assessment results in an observance of such species and/or habitat for such species, a qualified biologist or botanist shall conduct a botanical survey following CDFW’S March 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plants Populations and Sensitive Natural Communities in the spring during the blooming period (March-April), unless it can be clearly demonstrated that potential habitat for the listed and rare plants mentioned in this section</li> </ul>	<p>Prior to issuance of the first permit on Parcel 2 for construction including but not limited to a grading, sewage disposal, building or encroachment permit</p>	<p>Resource Management, Planning Division / Building Division / CA Department of Fish and Wildlife</p>	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>is not present on site through consultation with CDFW; and</p> <p>b. If avoidance of the observed plant species and/or habitat for such species is infeasible, a qualified botanist shall prepare and provide for alternative measures, including but not limited to an off-site a conservation easement at a 2:1 ratio, and seed harvesting and/or top soil removal and stockpiling for a seed bank and/or transplanting at an appropriate off-site location with review and approval of the Planning Division, who may seek guidance from the California Department of Fish and Wildlife, and to ensure impacts to the sensitive species are less-than-significant by analyzing the degree of potential impacts. These measures would only be necessary if sensitive or endangered botanical species are discovered and significant impacts from development would occur.</p> <p>IV.a.3) In order to avoid impacts to candidate bumble bee species:</p> <p>a. Conduct land alteration, vegetation removal, and/or construction activities outside of the queen flight season, colony active period, and gyne flight season for the Crotch's bumble bee (November 1 and January 31); or</p> <p>b. Prior to the issuance of the first permit for construction on Parcel 2, including but not limited to a grading, sewage disposal, building or encroachment permit, a qualified biologist, shall conduct an assessment to determine whether suitable habitat for special status bumble bees is present within the project site. If no suitable habitat is determined to be present, construction may occur throughout the year. If suitable habitat is determined to be present within the project site and land alteration, vegetation removal, and/or construction activities cannot occur between November 1 and January 31, a qualified biologist shall conduct surveys for special-status bumble bees prior to the start of land alteration, vegetation removal, and/or construction activities. Three on-site surveys shall be conducted two to four weeks apart, weather depending, and when floral resources are present. If surveys are required, they shall be conducted in accordance with the following protocols:</p> <ol style="list-style-type: none"> <li>1. Species identification and photographic vouchers shall be submitted to CDFW and experts from the Bumble Bee Watch for species verification by an experienced taxonomist prior to the start of land modification and/or vegetation removal.</li> <li>2. If special-status bumble bees are detected, a nesting survey as the protocol is described in CDFW's June 2023 Survey Considerations</li> </ol>	<p>Prior to issuance of the first permit on Parcel 2 for construction including but not limited to a grading, sewage disposal, building or encroachment permit</p>	<p>Resource Management, Planning Division /Building Division / CA Department of Fish and Wildlife</p>	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>for CESA Candidate Bumble Bee Species, shall be performed throughout the project area.</p> <p>3. If special-status bumble bees and/or their nests are detected, the potential for "take" as defined by Fish and Game Code section 86 shall be analyzed and quantified. If suitable avoidance and minimization measures to fully avoid take are not feasible, CDFW shall be consulted regarding the need for take authorization pursuant to Fish and Game Code section 2081(b). Otherwise, suitable avoidance and minimization measures to fully avoid take should be employed, and/or the formulation of a Mitigation and Monitoring Plan should be developed for impacts to suitable western bumble bee habitat.</p> <p>4. All data, including negative and/or positive observations, shall be submitted to the CNDDDB and Bumble Bee Watch.</p> <p>IV.d.1) In order to avoid impacts to nesting migratory birds and/or raptors protected under federal Migratory Bird Treaty Act and California Fish and Game Code Section 3503 and Section 3503.5, including their nests and eggs, one of the following shall be implemented:</p> <p>a. Vegetation removal and other ground-disturbance activities associated with improvements for the map or construction on subsequent lots shall occur between September 1 and January 31 when birds are not nesting; or</p> <p>b. If vegetation removal or ground disturbance activities occur during the nesting season (February 1 through August 31), a pre-construction nesting survey shall be conducted by a qualified biologist within 14 days of vegetation removal or construction activities. 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 of Fish and Wildlife (CDFW). No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to CDFW at <a href="mailto:RICEQARedding@wildlife.ca.gov">RICEQARedding@wildlife.ca.gov</a>.</p>	<p>Prior to issuance of the first permit on Parcel 2 for construction including but not limited to a grading, sewage disposal, building or encroachment permit.</p>	<p>Resource Management, Planning Division /Building Division / CA Department of Fish and Wildlife</p>	



OLD ALTURAS RD


HESTON LN


RAE LN

OAK KNOLL LN

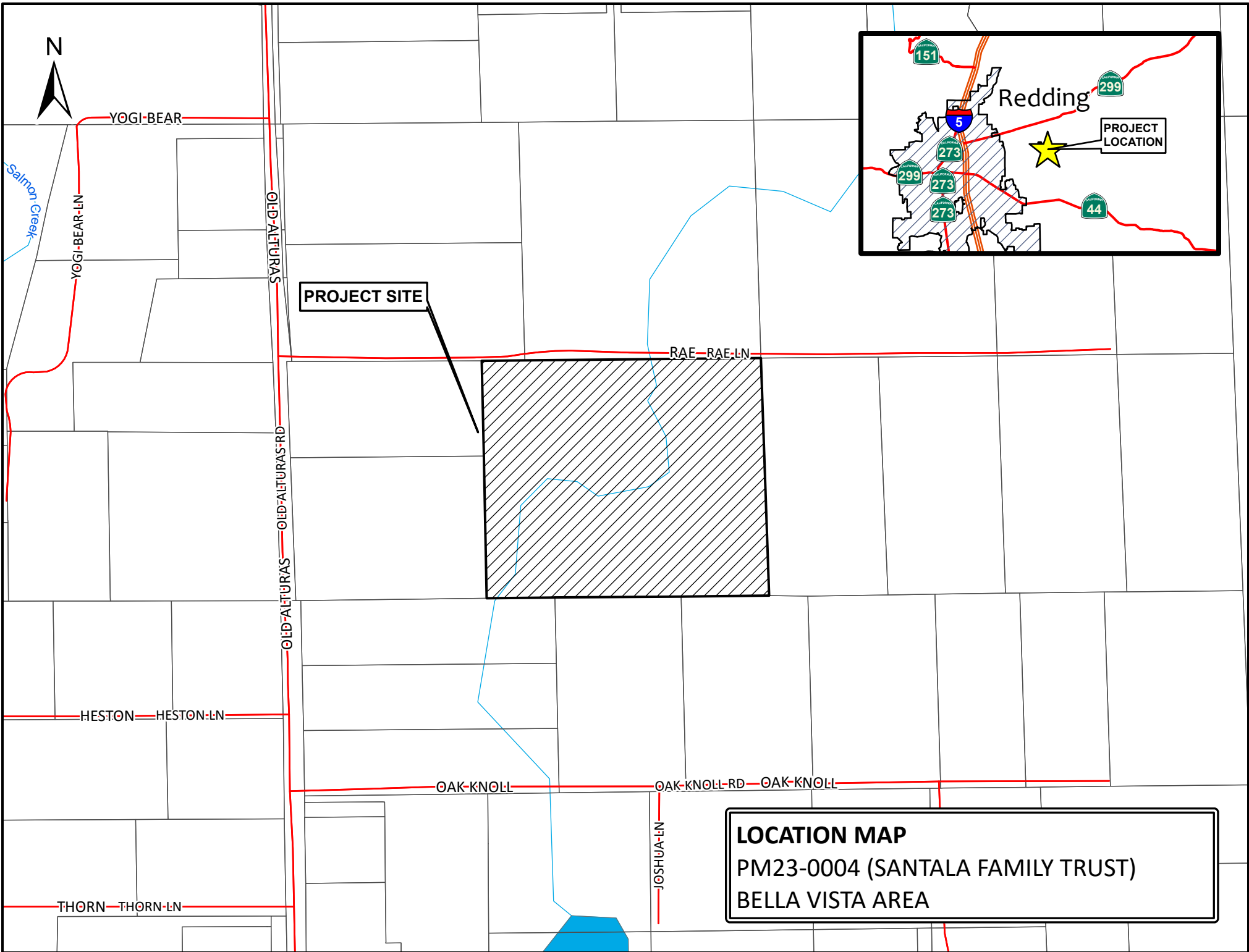
PROJECT SITE

RA

 RURAL RESIDENTIAL A (RA)

 PROJECT SITE

**GENERAL PLAN DESIGNATION MAP**  
PM23-0004 (SANTALA FAMILY TRUST)  
BELLA VISTA AREA

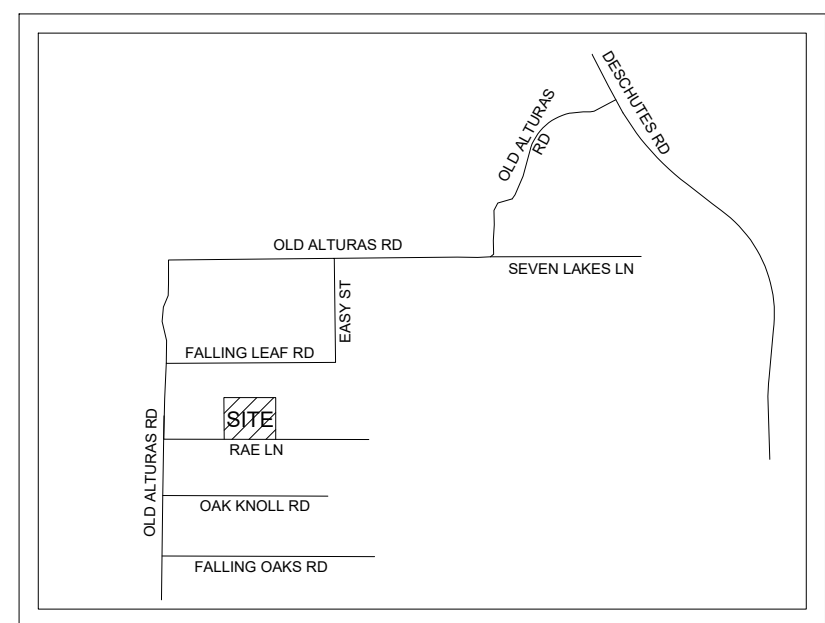
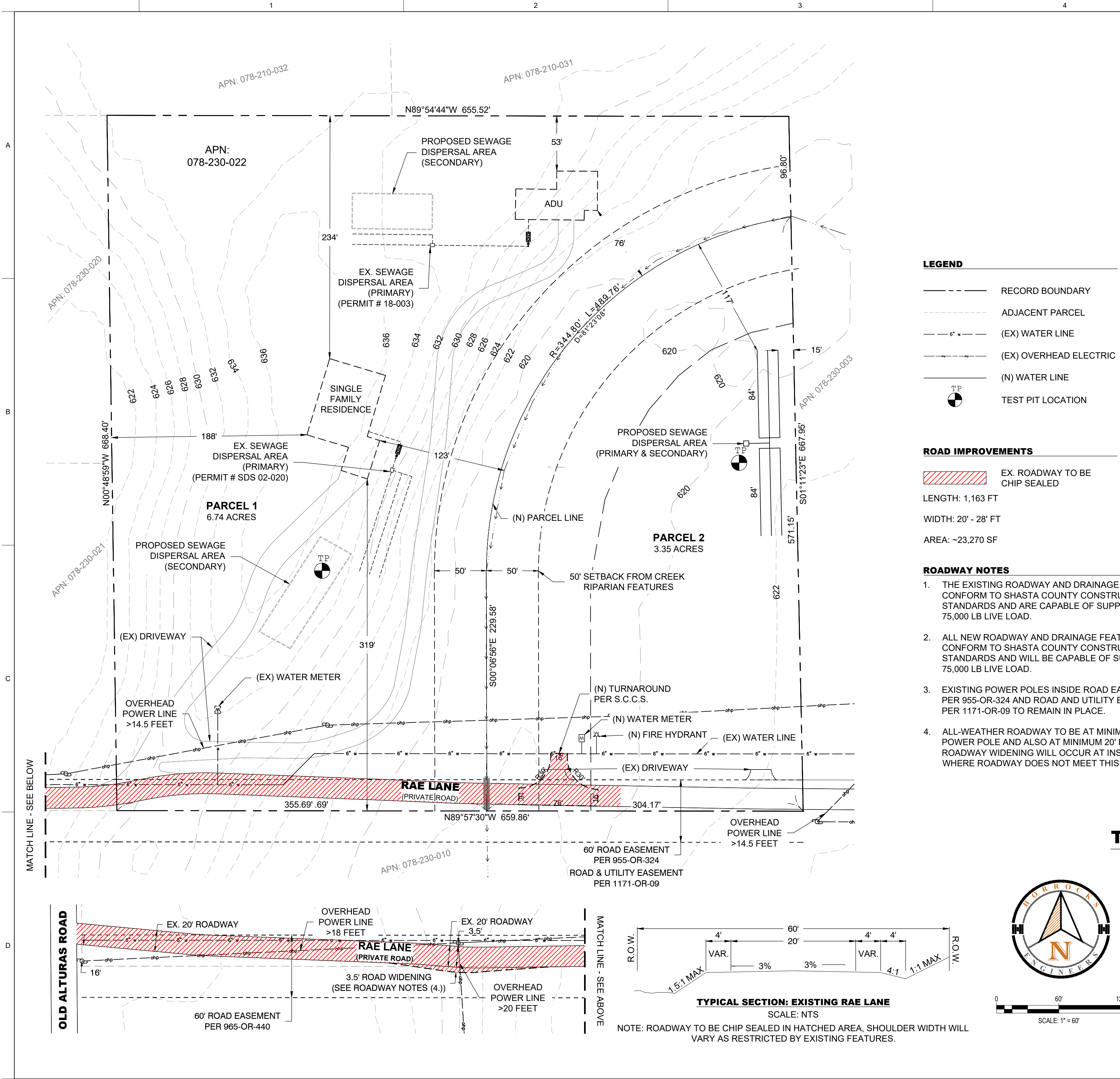




**PROJECT SITE**

**PROJECT AERIAL**  
PM23-0004 (SANTALA FAMILY TRUST)  
BELLA VISTA AREA

RAE LN



**VICINITY MAP**  
NOT TO SCALE

**LEGEND**

- RECORD BOUNDARY
- - - ADJACENT PARCEL
- - - (EX) WATER LINE
- - - (EX) OVERHEAD ELECTRIC
- - - (N) WATER LINE
- ⊙ TEST PIT LOCATION

**ROAD IMPROVEMENTS**

- EX. ROADWAY TO BE CHIP SEALED
- LENGTH: 1,163 FT
- WIDTH: 20' - 28' FT
- AREA: ~23,270 SF

**ROADWAY NOTES**

1. THE EXISTING ROADWAY AND DRAINAGE FEATURES CONFORM TO SHASTA COUNTY CONSTRUCTION STANDARDS AND ARE CAPABLE OF SUPPORTING 75,000 LB LIVE LOAD.
2. ALL NEW ROADWAY AND DRAINAGE FEATURES SHALL CONFORM TO SHASTA COUNTY CONSTRUCTION STANDARDS AND WILL BE CAPABLE OF SUPPORTING 75,000 LB LIVE LOAD.
3. EXISTING POWER POLES INSIDE ROAD EASEMENT PER 955-OR-324 AND ROAD AND UTILITY EASEMENT PER 1171-OR-09 TO REMAIN IN PLACE.
4. ALL-WEATHER ROADWAY TO BE AT MINIMUM 7' FROM POWER POLE AND ALSO AT MINIMUM 20' IN WIDTH. ROADWAY WIDENING WILL OCCUR AT INSTANCES WHERE ROADWAY DOES NOT MEET THIS CONDITION.

OWNERS  
**MITCHELL R. & LANISE D. SANTALA,**  
TRUSTEES OF THE SANTALA FAMILY TRUST  
21110 RAE LANE  
REDDING, CA 96003

ENGINEER  
**HORROCKS**  
PO BOX 1307  
ANDERSON, CA 96007

PROJECT ADDRESS  
21110 RAE LANE  
REDDING, CA 96003

WATER  
**BELLA VISTA WATER**

SEWER  
**SEPTIC**

ELECTRICITY  
**PG&E**

TELEPHONE  
**AT&T**

EXISTING USE  
**RESIDENTIAL**

PROPOSED USE  
**RESIDENTIAL**

APN  
**078-230-022**

TOTAL AREA  
**10.09 ACRES**

ZONING  
**EXISTING ZONING: R-R-T-BA-3**

GENERAL PLAN  
**RURAL RESIDENTIAL A**

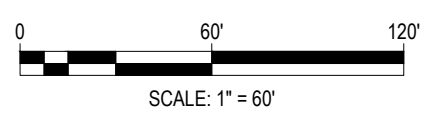
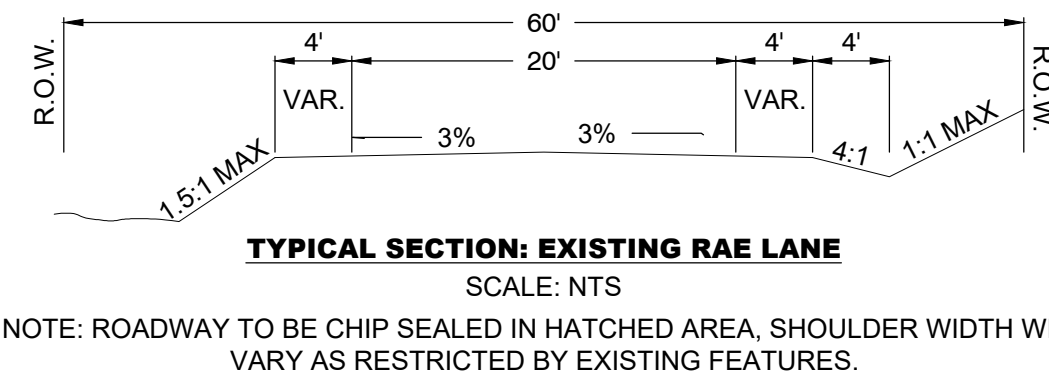
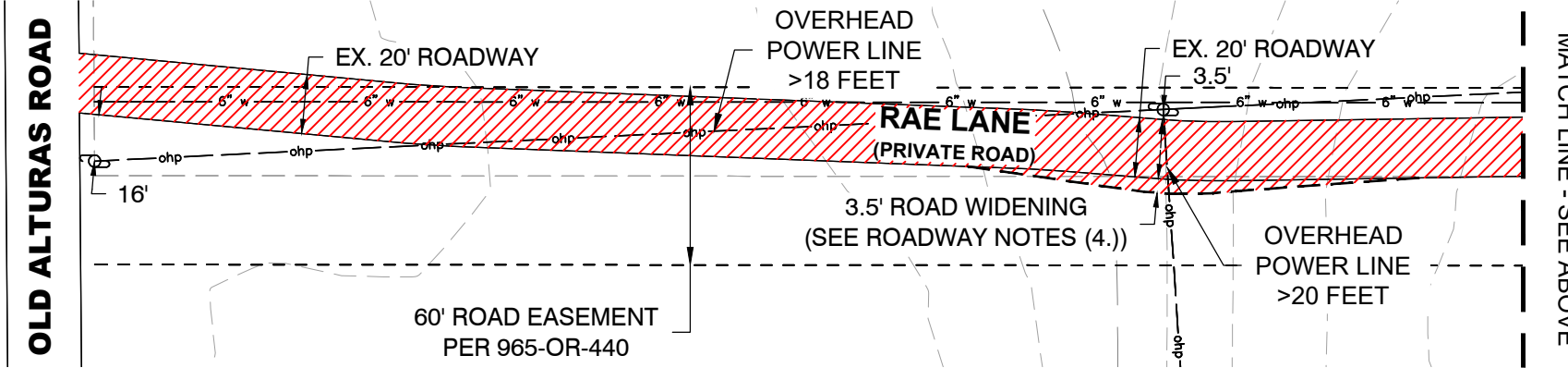
**TENTATIVE PARCEL MAP 22-0004**

BEING A PORTION OF THE SW 1/4 OF SECTION 24, TOWNSHIP 32 NORTH, RANGE 4 WEST M.D.M., IN THE UNINCORPORATED TERRITORY OF SHASTA COUNTY, STATE OF CALIFORNIA

FOR  
**MITCHELL & LANISE SANTALA**

BY  
**HORROCKS**

6172 MEISTER WAY, UNIT 1  
PO BOX 1307  
ANDERSON, CA 96007  
(530) 365-5610



**Horrocks**  
6172 Meister Way, Suite 1  
Anderson, CA 96007  
(530) 365 - 5610  
www.horrocks.com

**WARNING**  
IF THIS PARCEL IS NOT MEASURED THEN DRAWING IS NOT TO SCALE

REVISIONS	REV #	DATE	ZAT,JD	JDM	PROJECT
DRAWING INFO	05.08.24				CA-7227-23
DESIGNED					
DRAWN					
CHECKED					
PROJECT					SEE GENERAL NOTES SHEET



**TPM.01**  
PAGE 1



OLD-ALTURAS RD




RAE LN

PROJECT SITE

R-R-BA-3

R-R-T-BA-3

HESTON LN

-  RURAL RESIDENTIAL BUILDING SITE (R-R-BA-3)
-  RURAL RESIDENTIAL MOBILE HOME BUILDING SITE (R-R-T-BA-3)
-  PROJECT SITE

**ZONE DISTRICT MAP**  
PM23-0004 (SANTALA FAMILY TRUST)  
BELLA VISTA AREA