



Siskiyou County
Planning Commission Staff Report
April 20, 2022

New Business Agenda Item No. 1
Shastina West Tentative Subdivision Map Time Extension
(TSM-10-01)

Applicant: Evan Chertkov
J. Dingo Development
PO Box 305
Yreka, CA 96097

Property Owners: J. Dingo Development LLC

Project Summary: The proposed project is requesting an 18-month time extension of the Shastina West Tentative Subdivision Map (TSM-10-01).

The Shastina West Subdivision is a proposed single family residential and agricultural development of 26 lots situated on 124.8 acres adjacent to Lake Shastina north of the City of Weed. The development would occur in two phases. Phase 1 includes 16 single-family residential lots with an average lot size of 0.75 acres. Phase 2 includes four single-family residential lots and six agricultural lots with sizes ranging from 2.4 acres to 26.07 acres. Water and sewer services for Lots in Phase 1 would be provided by the Lake Shastina Community Services District. Water and sewage disposal for Lots in Phase 2 would be provided by individual on-site domestic wells and septic systems.

Location: The project site is located on Dwinnell Way, approximately 0.25 mile north of the intersection of Dwinnell Way and Jackson Ranch Road, adjacent to the Lake Shastina Subdivision; T42N, R05W, Sections 10 and 11; MDB&M; APNs: 020-071-320, 330, 450 and 460.

General Plan: Erosion Hazard Area; Wildfire Hazard Area; Excessive Slope Area; and Deer Wintering Area

Zoning: Single Family Residential (RES-1) and Non-Prime Agricultural (AG-2)

Exhibits:

- A. Resolution PC 2022-006
- B. Shastina West Subdivision Time Extension Rescission staff report packet dated November 17, 2021
- C. TSM-10-01 Initial Study and Mitigated Negative Declaration

Planning Commission Staff Report November 17, 2021

Background

The Shastina West Subdivision is a proposed single family residential and agricultural development of 26 lots situated on 124.8 acres. The Shastina West Subdivision tentative subdivision map (TSM-10-01) was approved by the Planning Commission on May 11, 2011. The development would occur in two phases. Phase 1 includes 16 single-family residential lots with an average lot size of 0.75 acres. Phase 2 includes four single-family residential lots and six agricultural lots with sizes ranging from 2.4 acres to 26.07 acres. Water and sewer services for Lots in Phase 1 would be provided by the Lake Shastina Community Services District. Water and sewage disposal for Lots in Phase 2 would be provided by individual on-site domestic wells and septic systems.

At this time, the necessary infrastructure improvements required prior to final map recordation have not been completed. The applicant is requesting a second and final time extension of the tentative subdivision map in order to complete the necessary work. Once all work has been completed, the applicant would be able to move forward with recording the final subdivision map.

Discussion

The Shastina West Subdivision tentative subdivision map (TSM-10-01) was approved by the Planning Commission on May 11, 2011, with an initial expiration date of May 18, 2013. Government Code Section 66452.23, effective July 15, 2011, extended the life of the map an additional 24 months to May 18, 2015. Subsequently, Government Code Section 66452.24, effective July 11, 2013, extended the life of the map an additional 24 months to May 18, 2017. Effective October 10, 2015, Government Code Section 66452.25 allowed for another map extension of 24 months for certain economically disadvantaged counties based on certain economic factors. These applied to Siskiyou County, and therefore, applied a new expiration date of May 18, 2019.

Siskiyou County Code Section 10-4.401.8.2(c) allows for up to two 18-month time extensions. Following the three automatic State extensions, the County's Planning Commission approved an 18-month time extension, which extended the expiration date until November 18, 2020. The applicant then applied and was granted the second and final 18-month County time extension, which extended the expiration date until May 18, 2022. However, Government Code Section 65914.5 became effective on January 1, 2021 and granted an automatic extension for maps that qualified under certain criteria. In order to qualify for that automatic extension, the applicant applied for and was granted a rescission of the second extension. That rescission is now allowing the applicant to apply for the second extension again.

Environmental Analysis

The proposed project requests an extension of time for a previously approved Tentative Subdivision Map (Shastina West Subdivision TSM-10-01). Potential environmental impacts were analyzed as part of the approved Mitigated Negative Declaration in 2011. The setting for the project has not significantly changed since the adoption of the environmental document. There have been no changes to the land use designations in the area since approval of the original project. The extension of time for a tentative map does not involve any physical changes in the environment and hence does not have the potential for causing a significant effect on the environment. Therefore, the adopted Mitigated Negative Declaration is sufficient and, pursuant to State CEQA Guidelines Section 15162, which identifies the requirements for which subsequent analysis is required, no further environmental review, is required. Therefore, staff is recommending that the Planning Commission determine the proposed time extension to be exempt from further environmental analysis pursuant to CEQA Guidelines Section 15162 and 15061(b)(3).

Planning Commission Staff Report
November 17, 2021

Recommended Motion

Staff is recommending approval of the proposed Shastina West Subdivision Time Extension project (TSM-10-01), and have provided the below motion for consideration:

I move to adopt Resolution PC 2022-006 hereby taking the following actions:

1. Approve the Shastina West Subdivision Time Extension project (TSM-10-01) and grant the second and final 18-month time extension for the Shastina West Subdivision); and
2. Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15162 and 15061(b)(3) of the CEQA Guidelines.

Preparation

Prepared by the Siskiyou County Planning Division.

For project specific information or to obtain copies for your review, please contact:

Rachel Jereb, Senior Planner
Siskiyou County Planning Division
806 S. Main Street
Yreka, California 96097

Resolution PC 2022-006

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Approving the Shastina West Tentative Subdivision Map Time Extension (TSM-10-01)

Whereas, an application has been received from Evan Chertkov to extend the Tentative Subdivision Map for the Shastina West Subdivision, (TSM-10-01); and

Whereas, the Tentative Subdivision Map was originally approved by the Planning Commission on May 18, 2011 with an initial expiration date of May 18, 2013; and

Whereas, Government Code Section 66452.23, effective July 15, 2011, extended the life of the map an additional 24 months to May 18, 2015; and

Whereas, subsequently, Government Code Section 66452.24 allowed for another map extension of 24 months for certain economically disadvantaged counties; and

Whereas, Siskiyou County qualified for this extension based on certain economic factors, therefore extending the expiration date of the map to May 18, 2019; and

Whereas, all previous map extensions were provided for in State law; and

Whereas, Siskiyou County Code Section 10-4.401.8.2 provides for two 18-month time extensions to tentative subdivision maps; and

Whereas, the Planning Commission approved Resolution PC 2019-018 that authorized an 18-month time extension pursuant to SCC 10-4.401.8.2, which extended the map expiration date to November 18, 2020; and

Whereas, the Planning Commission approved Resolution PC 2020-23 that authorized a second and final 18-month time extension pursuant to SCC 10-4.401.8.2, which extended the map expiration date to May 18, 2022; and

Whereas, Government Code Section 65914.5 (Assembly Bill No. 1561) became effective on January 1, 2021 and granted an automatic 18-month extension for maps that qualified under certain criteria; and

Whereas, the Shastina West Tentative Subdivision Map (TSM-10-01) would have qualified for the automatic extension had the County's second 18-month time extension not been approved; and

Whereas, the Planning Commission approved Resolution PC 2021-028 that rescinded Resolution PC 2020-023 so as to enable the statutory extension provided under Government Code Section 65914.5; and

Whereas, Government Code Section 65914.5 automatically extended the life of the map an additional 18 months to May 18, 2022; and

Whereas, the applicant reapplied for the second and final 18-month time extension pursuant to SCC 10-4.401.8.2, which would extend the map expiration date to November 18, 2023; and

Whereas, the Planning Division presented its oral and written staff report on proposed Shastina West Tentative Subdivision Map Time Extension project at the Planning Commission's regularly scheduled meeting on April 20, 2022; and

Whereas, the Planning Commission has reviewed and considered the Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program that was adopted by the Planning Commission in May 2011 (SCH#2011022056); and

Whereas, there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects; and

Whereas, the Planning Division recommended the project be determined categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15162 and 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there would not be any significant impacts to the environment resulting from the project; and

Whereas, a Notice of Public Hearing was published in the Siskiyou Daily News on April 6, 2022 for this matter to be heard at the April 20, 2022 Planning Commission meeting; and

Whereas, public hearing notices were provided pursuant to Siskiyou County Code Section 10-6.2805 *et seq.*; and

Whereas, on April 20, 2022 the Planning Commission held the duly noticed public hearing on the proposed Shastina West Tentative Subdivision Map Time Extension; and

Whereas, on April 20, 2022, the Chair of the Planning Commission opened the duly noticed public hearing on the proposed Shastina West Tentative Subdivision Map Time Extension to receive testimony both oral and written, following which the Chair closed the public hearing and the Commission discussed the proposed time extension prior to reaching its decision.

Now, Therefore, Be It Resolved that the Planning Commission hereby takes the following actions on the Shastina West Tentative Subdivision Map (TSM-10-01):

1. Approves the Shastina West Tentative Subdivision Map Time Extension project (TSM-10-01) and grants the second and final 18-month time extension, which now expires on November 18, 2023; and
2. Determines the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15162 and 15061(b)(3) of the CEQA Guidelines.

It Is Hereby Certified that the foregoing Resolution PC-2022-06 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____, at a regular meeting of the Siskiyou County Planning Commission held on the 20th day of April, 2022, by the following roll call vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

Danielle Lindler, Chair

Witness, my hand and seal this 20th day of April 2022

Hailey Lang, Secretary of the Commission



Siskiyou County
Planning Commission Staff Report
November 17, 2021

New Business Agenda Item No. 2
Shastina West Tentative Subdivision Map Time Extension Rescission
(TSM-10-01)

Applicant: Evan Chertkov
208 South Street
Yreka, CA 96097

Property Owners: J Dingo Development LLC
11230 Gold Express Drive #310-222
Gold River, CA 95670-4484

Project Summary: The proposed project is requesting the previously approved second 18-month time extension of the Shastina West Tentative Subdivision Map (TSM-10-01) be rescinded for the purpose of qualifying for a new statutory extension.

The Shastina West Subdivision is a proposed single family residential and agricultural development of 26 lots situated on 124.8 acres adjacent to Lake Shastina north of the City of Weed. The development would occur in two phases. Phase 1 includes 16 single-family residential lots with an average lot size of 0.75 acres. Phase 2 includes four single-family residential lots and six agricultural lots with sizes ranging from 2.4 acres to 26.07 acres. Water and sewer services for Lots in Phase 1 would be provided by the Lake Shastina Community Services District. Water and sewage disposal for Lots in Phase 2 would be provided by individual on-site domestic wells and septic systems.

Location: The project site is located on Dwinnell Way, approximately 0.25 mile north of the intersection of Dwinnell Way and Jackson Ranch Road, adjacent to the Lake Shastina Subdivision; T42N, R05W, Sections 10 and 11; MDB&M; APNs: 020-071-320, 330, 450 and 460.

General Plan: Erosion Hazard Area; Wildfire Hazard Area; Excessive Slope Area; and Deer Wintering Area

Zoning: Single Family Residential (RES-1) and Non-Prime Agricultural (AG-2)

Exhibits:

- A. Resolution PC 2021-028
- B. Shastina West Subdivision Time Extension staff report packet dated October 21, 2020
- C. Government Code Section 65914.5

Background

The Shastina West Subdivision is a proposed single family residential and agricultural development of 26 lots situated on 124.8 acres. The Shastina West Subdivision tentative subdivision map (TSM-10-01) was approved by the Planning Commission on May 11, 2011. The development would occur in two phases. Phase 1 includes 16 single-family residential lots with an average lot size of 0.75 acres. Phase 2 includes four single-family residential lots and six agricultural lots with sizes ranging from 2.4 acres to 26.07 acres. Water and sewer services for Lots in Phase 1 would be provided by the Lake Shastina Community Services District. Water and sewage disposal for Lots in Phase 2 would be provided by individual on-site domestic wells and septic systems.

At this time, the necessary infrastructure improvements required prior to final map recordation have not been completed. The applicant is requesting that the second and final time extension of the tentative subdivision map be rescinded in order to qualify the project for a State of California automatic extension, after which the applicant would then be able to reapply for the second 18-month extension with the County. Once all work has been completed, the applicant would be able to move forward with recording the final subdivision map.

Discussion

The Shastina West Subdivision tentative subdivision map (TSM-10-01) was approved by the Planning Commission on May 11, 2011, with an initial expiration date of May 18, 2013. Government Code Section 66452.23, effective July 15, 2011, extended the life of the map an additional 24 months to May 18, 2015. Subsequently, Government Code Section 66452.24, effective July 11, 2013, extended the life of the map an additional 24 months to May 18, 2017. Effective October 10, 2015, Government Code Section 66452.25 allowed for another map extension of 24 months for certain economically disadvantaged counties based on certain economic factors. These applied to Siskiyou County, and therefore, applied a new expiration date of May 18, 2019.

Siskiyou County Code Section 10-4.401.8.2.c allows for up to two 18-month time extensions. Following the three automatic State extensions, the County's Planning Commission approved an 18-month time extension, which extended the expiration date until November 18, 2020. The applicant then applied and was granted the second and final 18-month County time extension, which extended the expiration date until May 18, 2022.

The applicant is requesting that the Planning Commission rescind the discretionary extension for the Shastina West tentative parcel map granted by Planning Commission under Resolution PC 20-023. That Resolution extended the tentative parcel map to May 18, 2022. The purpose of seeking the rescission is so that the map will qualify for an automatic statutory extension that came into law earlier this year.

On January 1, 2021, Government Code Section 65914.5 became effective and granted an automatic extension for maps that qualified under certain criteria. The stated purpose of the statute was to accommodate development that may have been hindered because of COVID. Generally, the statute states that any developer's parcel map that was approved *before* March 4, 2020 and set to expire *before* December 31, 2021 receive an automatic extension.¹

¹ Specifically including a housing development project under Government Code § 65914.5(d)(1)(B).
Shastina West Subdivision Time Extension Rescission (TSM-10-01)

Planning Commission Staff Report November 17, 2021

The applicant's map otherwise would have qualified for the extension under § 65914.5 but for the extension the Planning Commission provided in Resolution PC 20-023, which resulted in taking the map out of the "automatic" extension criteria pursuant to Government Code 65914.5(c), which states a map extended after March 4, 2020 will not qualify for the automatic extension.,

The first of the County's two discretionary extensions would have expired on November 18, 2020. If the second discretion extension is rescinded (i.e. the one granted in October of 2020), the tentative map would revert to the first extension's expiration date, which will cause the project to fit within the criteria for an automatic statutory extension under Section 65914.5 as it will become a map that otherwise would have expired between the dates of March 4, 2020 and December 31, 2021.

Should the Planning Commission approve the requested time extension rescission, all required subdivision improvements would need to be completed and the final subdivision map recorded prior to May 18, 2022. If all required improvements are not completed prior to the May 18, 2022 deadline, the project would again be eligible for the County's second 18-month extension.

Environmental Analysis

The proposed project requests that an extension of time for a previously approved Tentative Subdivision Map (Shastina West Subdivision TSM-10-01) be rescinded. The rescinding of an extension of time for a tentative map does not involve any physical changes in the environment and hence does not have the potential for causing a significant effect on the environment. Therefore, staff is recommending that the Planning Commission determine the proposed time extension rescission to be exempt from further environmental analysis pursuant to CEQA Guidelines Section 15061(b)(3).

Recommended Motion

Staff is recommending approval of the proposed Shastina West Subdivision Time Extension Rescission project (TSM-10-01), and have provided the below motion for consideration:

I move to adopt Resolution PC 2021-028 hereby taking the following actions:

1. Approve the Rescission of the Shastina West Subdivision Time Extension project (TSM-10-01) and rescind Resolution PC 2020-023 that approved the second and final 18-month time extension for the Shastina West Subdivision); and
2. Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Preparation

Prepared by the Siskiyou County Planning Division.

For project specific information or to obtain copies for your review, please contact:

Rachel Jereb, Senior Planner
Siskiyou County Planning Division
806 S. Main Street
Yreka, California 96097

Resolution PC 2021-028

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Rescinding Resolution PC 2020-023

Whereas, an application has been received from Evan Chertkov to rescind the County's approval of the second 18-month time extension of the Tentative Subdivision Map for the Shastina West Subdivision, (TSM-10-01) and confirm that the Tentative Subdivision Map for the Shastina West Subdivision was automatically extended for 18 months by Assembly Bill No. 1561; and

Whereas, the Tentative Subdivision Map was originally approved by the Planning Commission on May 18, 2011 with an initial expiration date of May 18, 2013; and

Whereas, Government Code Section 66452.23, effective July 15, 2011, extended the life of the map an additional 24 months to May 18, 2015; and

Whereas, subsequently, Government Code Section 66452.24 allowed for another map extension of 24 months for certain economically disadvantaged counties; and

Whereas, Siskiyou County qualified for this extension based on certain economic factors, therefore extending the expiration date of the map to May 18, 2019; and

Whereas, all previous map extensions were provided for in State law; and

Whereas, Siskiyou County Code Section 10-4.401.8.2 provides for two 18-month time extensions to tentative subdivision maps; and

Whereas, the Planning Commission approved Resolution PC 2019-018 that authorized an 18-month time extension pursuant to SCC 10-4.401.8.2, which extended the map expiration date to November 18, 2020; and

Whereas, the Planning Commission approved Resolution PC 2020-23 that authorized a second and final 18-month time extension pursuant to SCC 10-4.401.8.2, which extended the map expiration date to May 18, 2022; and

Whereas, Government Code Section 65914.5 (Assembly Bill No. 1561) became effective on January 1, 2021 and granted an automatic 18-month extension for maps that qualified under certain criteria; and

Whereas, the Shastina West Tentative Subdivision Map (TSM-10-01) would have qualified for the automatic extension had the County's second 18-month time extension not been approved; and

Whereas, the Planning Division presented its oral and written staff report on proposed Shastina West Tentative Subdivision Map Time Extension Rescission project at the Planning Commission's regularly scheduled meeting on November 17, 2021; and

Whereas, the Planning Division recommended the project be determined categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there would not be any significant impacts to the environment resulting from the project; and

Whereas, a Notice of Public Hearing was published in the Siskiyou Daily News on November 3, 2021 for this matter to be heard at the November 17, 2021 Planning Commission meeting; and

Whereas, public hearing notices were provided pursuant to Siskiyou County Code Section 10-6.2805 *et seq.*; and

Whereas, on November 17, 2021 the Planning Commission held the duly noticed public hearing on the proposed Shastina West Tentative Subdivision Map Time Extension Rescission; and

Whereas, on November 17, 2021, the Chair of the Planning Commission opened the duly noticed public hearing on the proposed Shastina West Tentative Subdivision Map Time Extension Rescission to receive testimony both oral and written, following which the Chair closed the public hearing and the Commission discussed the proposed time extension rescission prior to reaching its decision.

Now, Therefore, Be It Resolved that the Planning Commission hereby takes the following actions on the Shastina West Tentative Subdivision Map (TSM-10-01):

1. Approves the Shastina West Tentative Subdivision Map Time Extension Rescission project (TSM-10-01) and rescinds Resolution PC 2020-023 so as to enable the statutory extension provided under Government Code Section 65914.5; and
2. Determines the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) of the CEQA Guidelines.

It Is Hereby Certified that the foregoing Resolution PC 2021-028 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____, at a regular meeting of the Siskiyou County Planning Commission held on the 17th day of November 2021, by the following roll call vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

Tony Melo, Chair

Witness, my hand and seal this 17th day of November 2021

Richard Dean, Secretary of the Commission



Siskiyou County
Planning Commission Staff Report
October 21, 2020

New Business Agenda Item No. 4
Shastina West Tentative Subdivision Map Time Extension (TSM1001)

Applicant: Evan Chertkov
208 South Street
Yreka, CA 96097

Property Owners: J Dingo Development LLC
11230 Gold Express Drive #310-222
Gold River, CA 95670

Project Summary: The proposed project is requesting an 18-month time extension of the Shastina West Tentative Subdivision Map (TSM10-01). The Shastina West Subdivision is a proposed single family residential and agricultural development of 26 lots situated on 124.8 acres adjacent to Lake Shastina north of the City of Weed. The development would occur in two phases. Phase 1 includes 16 single-family residential lots with an average lot size of 0.75 acres. Phase 2 includes four single-family residential lots and six agricultural lots with sizes ranging from 2.4 acres to 26.07 acres. Water and sewer services for Lots in Phase 1 would be provided by the Lake Shastina Community Services District. Water and sewage disposal for Lots in Phase 2 would be provided by individual on-site domestic wells and septic systems.

Location: The project site is located on Dwinnell Way, approximately 0.25 mile north of the intersection of Dwinnell Way and Jackson Ranch Road, adjacent to the Lake Shastina Subdivision; T42N, R05W, Sections 10 and 11; MDB&M; APNs: 020-071-320, 330, 450 and 460.

General Plan: Erosion Hazard Area; Wildfire Hazard Area; Excessive Slope Area; and Deer Wintering Area

Zoning: Single Family Residential (RES-1) and Non-Prime Agricultural (AG-2)

Attachments:

1. Resolution PC-2020-023
2. Shastina West Tentative Subdivision Map
3. Shastina West Subdivision Time Extension staff report packet dated May 15, 2019

Background

The Shastina West Subdivision is a proposed single family residential and agricultural development of 26 lots situated on 124.8 acres. The Shastina West Subdivision tentative subdivision map (TSM1001) was approved by the Planning Commission on May 11, 2011. The development would occur in two phases. Phase 1 includes 16 single-family residential lots with an average lot size of 0.75 acres. Phase 2 includes four single-family residential lots and six agricultural lots with sizes ranging from 2.4 acres to 26.07 acres. Water and sewer services for Lots in Phase 1 would be provided by the Lake Shastina Community Services District. Water and sewage disposal for Lots in Phase 2 would be provided by individual on-site domestic wells and septic systems.

At this time, the necessary infrastructure improvements required prior to final map recordation have not been completed at this time. The applicant is request a second and final time extension of the tentative subdivision map in order to complete the necessary work. Once all work has been completed, the applicant would be able to move forward with recording the final subdivision map.

Discussion

The Shastina West Subdivision tentative subdivision map (TSM1001) was approved by the Planning Commission on May 11, 2011, with an initial expiration date of May 18, 2013. Government Code Section 66452.23, effective July 15, 2011, extended the life of the map an additional 24 months to May 18, 2015. Subsequently, Government Code Section 66452.24, effective July 11, 2013, extended the life of the map an additional 24 months to May 18, 2017. Effective October 10, 2015, Government Code Section 66452.25 allowed for another map extension of 24 months for certain economically disadvantaged counties based on certain economic factors. These applied to Siskiyou County, and therefore, applied a new expiration date of May 18, 2019.

Siskiyou County Code Section 10-4.401.8.2.c allows for up to two 18-month time extensions. Following the three automatic State extensions, the County's Planning Commission approved an 18-month time extension, which extended the expiration date until November 18, 2020. The applicant is now applying for the second and final 18-month County time extension. Should the Planning Commission approve the requested time extension, all required subdivision improvements would need to be completed and the final subdivision map recorded prior to May 18, 2022.

Environmental Analysis

The proposed project requests an extension of time for a previously approved Tentative Subdivision Map (Shastina West Subdivision TSM 1001). Potential environmental impacts were analyzed as part of the approved Mitigated Negative Declaration in 2011. The setting for the project has not significantly changed since the adoption of the environmental document. There have been no changes to the land use designations in the area since approval of the original project. The extension of time for a tentative map does not involve any physical changes in the environment and hence does not have the potential for causing a significant effect on the environment. Therefore, the adopted Mitigated Negative Declaration is sufficient and, pursuant to State CEQA Guidelines Section 15162, which identifies the requirements for which subsequent analysis is required, no further environmental review, is required. Therefore, staff is recommending that the Planning Commission determine the proposed time extension to be exempt from further environmental analysis pursuant to CEQA Guidelines Section 15162 and 15061(b)(3).

Recommended Motion

Staff is recommending approval of the proposed Shastina West Subdivision Time Extension project (TSM1001), and have provided the below motion for consideration:

I move to adopt Resolution PC 2020-023 hereby taking the following actions:

1. Approve the Shastina West Subdivision Time Extension project (TSM1001) and grant the second and final 18-month time extension for the Shastina West Subdivision; and
2. Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15162 and 15061(b)(3) of the CEQA Guidelines.

Preparation

Prepared by the Siskiyou County Planning Division.

For project specific information or to obtain copies for your review, please contact:

Kirk Skierski, Planning Director
Siskiyou County Planning Division
806 S. Main Street
Yreka, California 96097

Resolution PC 2020-023

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Approving the Shastina West Tentative Subdivision Map Time Extension (TSM1001)

Whereas, an application has been received from Evan Chertkov to extend the Tentative Subdivision Map for the Shastina West Subdivision, (TSM1001); and

Whereas, the Tentative Subdivision Map was originally approved by the Planning Commission on May 18, 2011 with an initial expiration date of May 18, 2013; and

Whereas, Government Code Section 66452.23, effective July 15, 2011, extended the life of the map an additional 24 months to May 18, 2015; and

Whereas, subsequently, Government Code Section 66452.24 allowed for another map extension of 24 months for certain economically disadvantaged counties; and

Whereas, Siskiyou County qualified for this extension based on certain economic factors, therefore extending the expiration date of the map to May 18, 2019; and

Whereas, all previous map extensions were provided for in State law; and

Whereas, Siskiyou County Code Section 10-4.401.8.2 provides for two 18-month time extensions to tentative subdivision maps; and

Whereas, the Planning Commission approved an 18-month time extension pursuant to SCC 10-4.401.8.2, which extended the map expiration date to November 18, 2020; and

Whereas, the applicant applied for the second and final 18-month time extension pursuant to SCC 10-4.401.8.2, which would extend the map expiration date to May 18, 2022; and

Whereas, the Planning Division presented its oral and written staff report on proposed Shastina West Tentative Subdivision Map Time Extension project at the Planning Commission's regularly scheduled meeting on October 21, 2020; and

Whereas, the Planning Commission has reviewed and considered the Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program that was adopted by the Planning Commission in May 2011 (SCH#2011022056); and

Whereas, there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects; and

Whereas, the Planning Division recommended the project be determined categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15162 and 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there would not be any significant impacts to the environment resulting from the project; and

Whereas, a Notice of Public Hearing was published in the Siskiyou Daily News on October 7, 2020 for this matter to be heard at the September 16, 2020 Planning Commission meeting; and

Whereas, public hearing notices were provided pursuant to Siskiyou County Code Section 10-6.2805 *et seq.*; and

Whereas, on October 21, 2020 the Planning Commission held the duly noticed public hearing on the proposed Shastina West Tentative Subdivision Map Time Extension; and

Whereas, on October 21, 2020, the Chair of the Planning Commission opened the duly noticed public hearing on the proposed Shastina West Tentative Subdivision Map Time Extension to receive testimony both oral and written, following which the Chair closed the public hearing and the Commission discussed the proposed time extension prior to reaching its decision.

Now, Therefore, Be It Resolved that the Planning Commission recommends the Board of Supervisors take the following actions:

1. Approves the Shastina West Tentative Subdivision Map Time Extension project (TSM1001) and grants the second and final 18-month time extension, which now expires on May 18, 2022; and
2. Determines the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15162 and 15061(b)(3) of the CEQA Guidelines.

It Is Hereby Certified that the foregoing Resolution PC-2020-023 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____, at a regular meeting of the Siskiyou County Planning Commission held on the 21st day of October, 2020, by the following roll call vote:

Ayes:

Noes:

Absent:

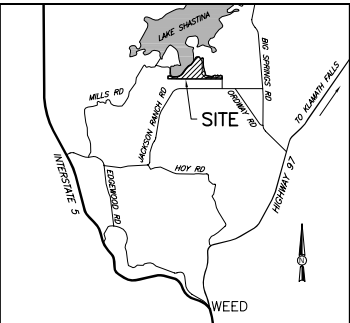
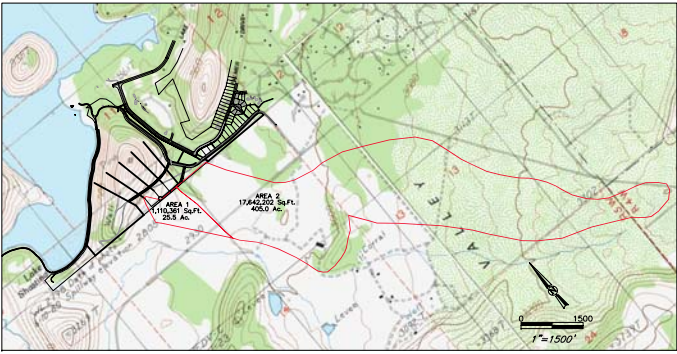
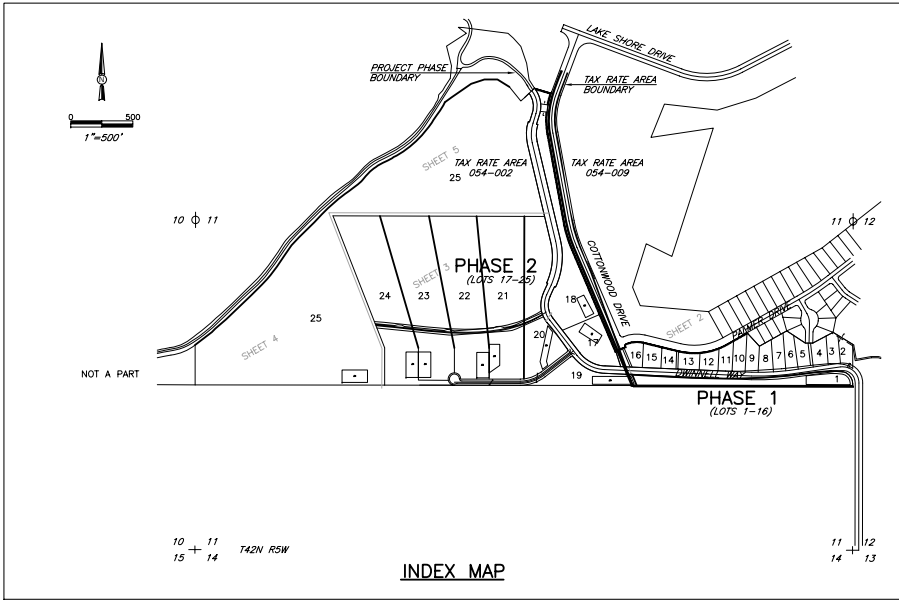
Abstain:

Siskiyou County Planning Commission

Tony Melo, Chair

Witness, my hand and seal this 21st day of October 2020

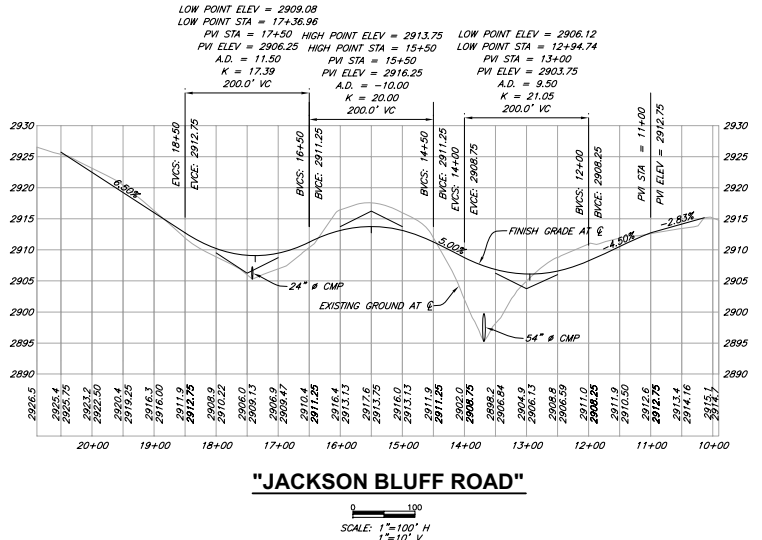
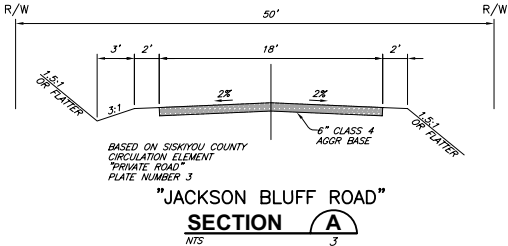
Kirk Skierski, Secretary of the Commission



- ABBREVIATIONS**
- AC - ACRE OR ASPHALT CONCRETE
 - A.D. - ALGEBRAIC DIFFERENCE
 - AGGR - AGGREGATE
 - APN - ASSESSORS PARCEL NUMBER
 - BVCS - BEGIN VERTICAL CURVE STATION
 - BVCE - BEGIN VERTICAL CURVE ELEVATION
 - CMP - CORRUGATED METAL PIPE
 - DWY - DRIVEWAY
 - ELEV - ELEVATION
 - EVCS - END VERTICAL CURVE STATION
 - EVCE - END VERTICAL CURVE ELEVATION
 - (E) - EXISTING
 - K - LENGTH/A.D.
 - PC - POINT OF CURVATURE
 - PT - POINT OF TANGENCY
 - PVI - POINT OF VERTICAL INTERSECTION
 - STA - STATION
 - R/W - RIGHT OF WAY
 - SF - SQUARE FEET
 - VC - VERTICAL CURVE
 - % - PERCENT

- NOTE**
- THIS DEVELOPMENT WILL BE SUBJECT TO THE FOLLOWING PUBLIC RESOURCES CODE 4290 REQUIREMENTS:
ROAD AND STREET NETWORKS
1273.01 THROUGH 1273.11
ROAD SIGNING
1274.01 THROUGH 1274.07
WATER STANDARDS
1275.00, 1275.01, 1275.10, 1275.15, 1275.20
FUEL MODIFICATIONS
1276.01, 1276.02, 1276.03
ADDRESSES FOR BUILDINGS
1274.08, 1274.09, 1274.10
 - LOTS 1, 18 AND 20-24 EXCEED THE COUNTY POLICY ON A MAXIMUM 3:1 LENGTH TO DEPTH RATIO. DEVELOPER HEREBY REQUESTS AN EXEMPTION TO THIS REQUIREMENT DUE TO THE PHYSICAL RESTRAINTS OF EXISTING BOUNDARY CONDITIONS (LOT 1) AND TOPOGRAPHY (LOTS 20-24).
 - A PRELIMINARY GEOTECHNICAL/GEHAZARD REPORT HAS BEEN PREPARED FOR THIS PROJECT BY SHN CONSULTING ENGINEERS & GEOLOGISTS, INC., DATED SEPTEMBER 8, 2010. PROJECT NO. 508114-500. A COPY OF WHICH IS ON FILE WITH THE SISKIYOU COUNTY PLANNING DEPARTMENT.

- LEGEND**
- DA - SEPTIC DISPOSAL AREA
 - EXISTING CULVERT
 - PROPOSED CULVERT
 - GATE
 - NO ACCESS EASEMENT
 - CUT / FILL SLOPE



OWNER/SUBDIVIDER
EVAN CHERTKOV
15550 VALLEY VIEW
LAKE SHASTINA, CA 96094
(530) 938-3949

ENGINEER
SHN CONSULTING ENGINEERS
& GEOLOGISTS, INC.
350 HARTNELL AVENUE #B
REDDING, CA 96002
(530) 221-5424
ATTN: JOHN SHARRAH

SITE DATA
ASSESSORS PARCEL NUMBERS: 020-071-320, 330, 450, 460
DEED REFERENCE: DOC. NO. 08-0012029

ZONING:

PARCEL	ZONING
020-071-320	AG-2
020-071-330	AG-2/RES-1
020-071-450	RES-1
020-071-460	RES-1

LAND USE:

PARCEL	EXISTING	PROPOSED
020-071-320	VACANT	SINGLE FAMILY RESIDENTIAL
020-071-330	VACANT	SINGLE FAMILY RESIDENTIAL
020-071-450	VACANT	SINGLE FAMILY RESIDENTIAL
020-071-460	VACANT	SINGLE FAMILY RESIDENTIAL

WATER SERVICE:
PHASE 1: LAKE SHASTINA COMMUNITY SERVICE DISTRICT
PHASE 2: ON-SITE WELLS

SEWER SERVICE:
PHASE 1: LAKE SHASTINA COMMUNITY SERVICE DISTRICT
PHASE 2: SEPTIC

TOTAL ACREAGE: 124.8± ACRES

TRACT NO. 1198
SHASTINA WEST
TENTATIVE SUBDIVISION MAP
BEING A PORTION OF SECTIONS 10 AND 11,
TOWNSHIP 42 NORTH, RANGE 5 WEST, M.D.M.
SISKIYOU COUNTY, CALIFORNIA
FOR
EVAN CHERTKOV



BY
SHN CONSULTING ENGINEERS
& GEOLOGISTS
350 Hartnell Avenue #B
Redding, CA 96002 FAX (530) 221-0130

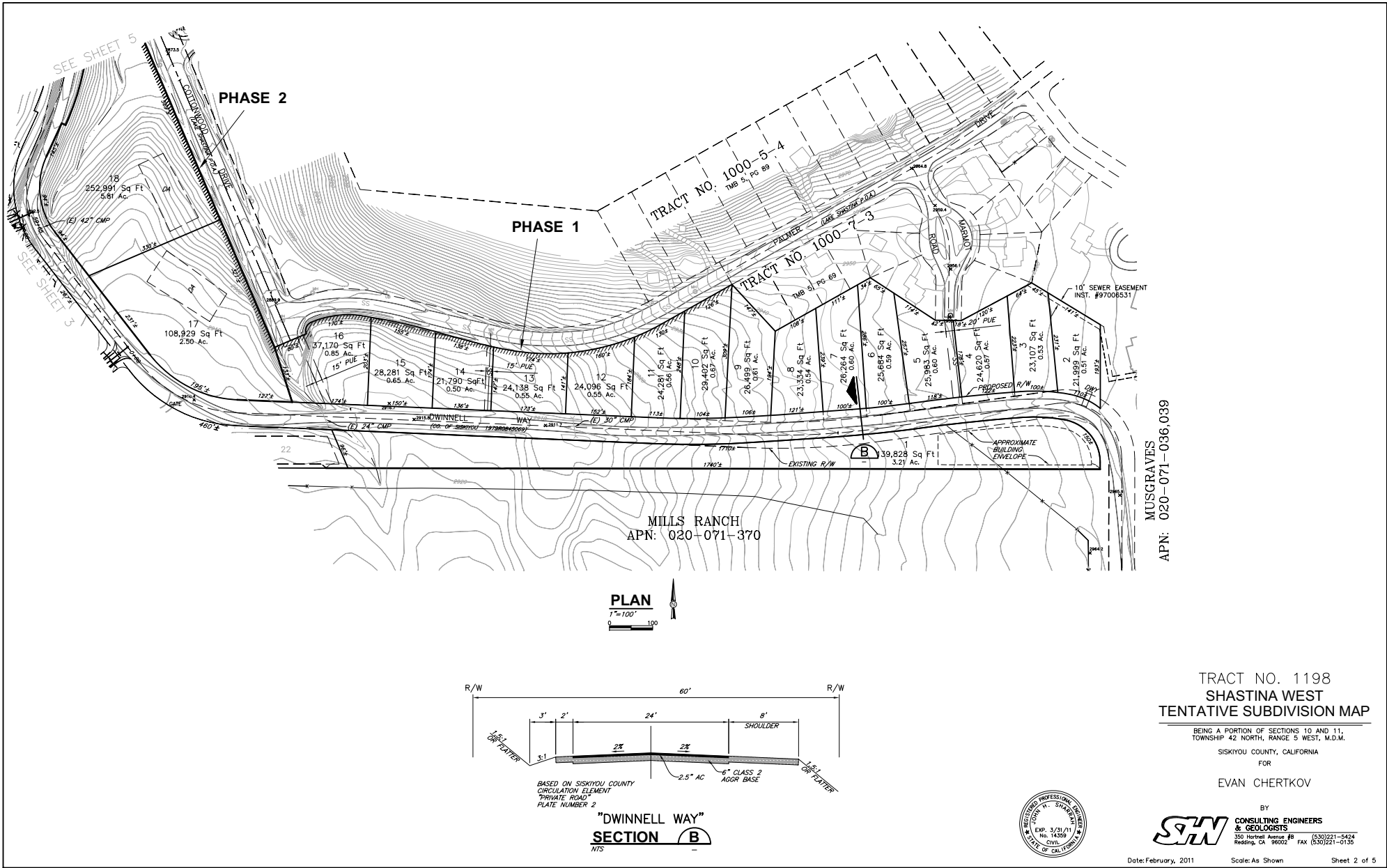


EXHIBIT B

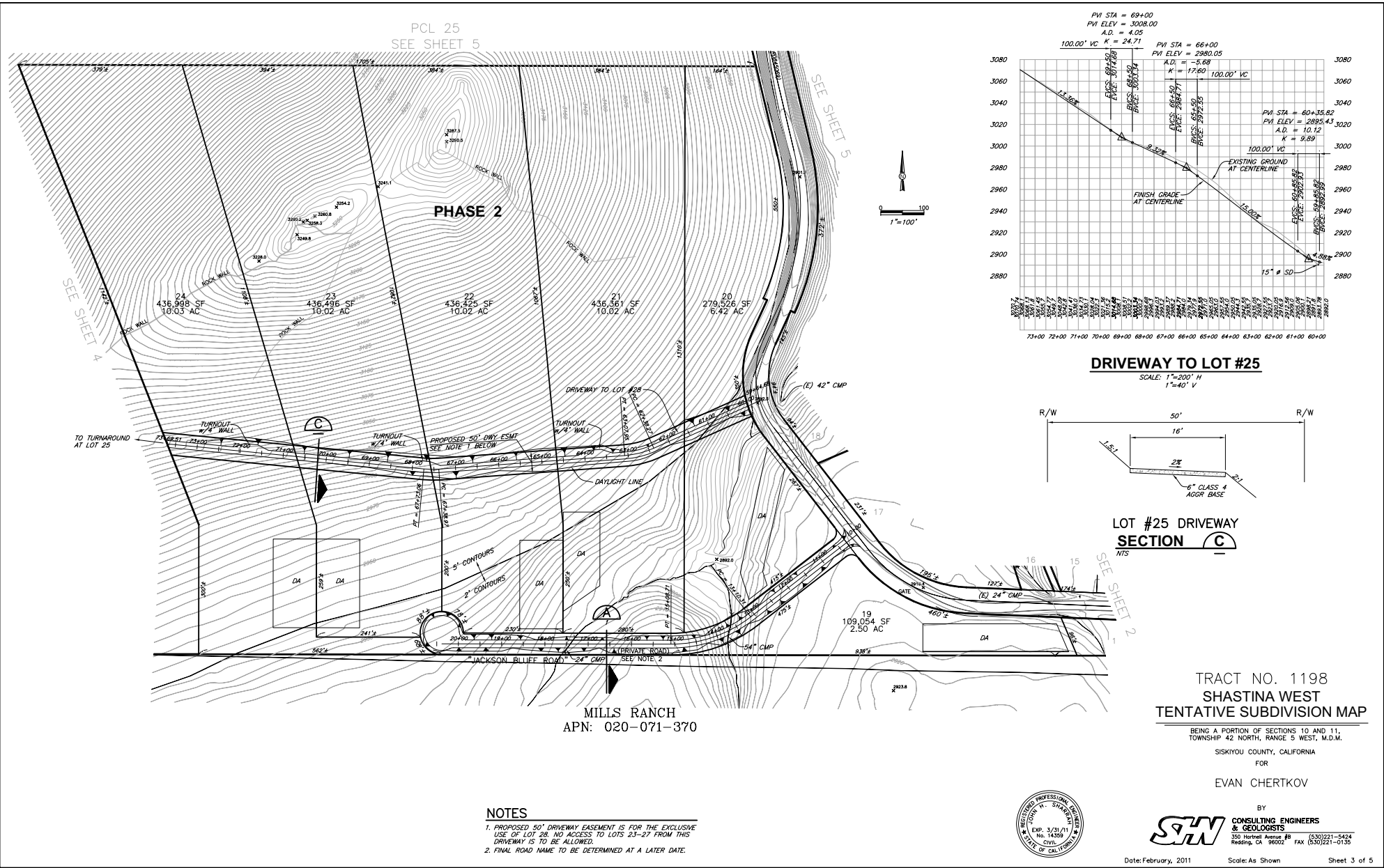


EXHIBIT B



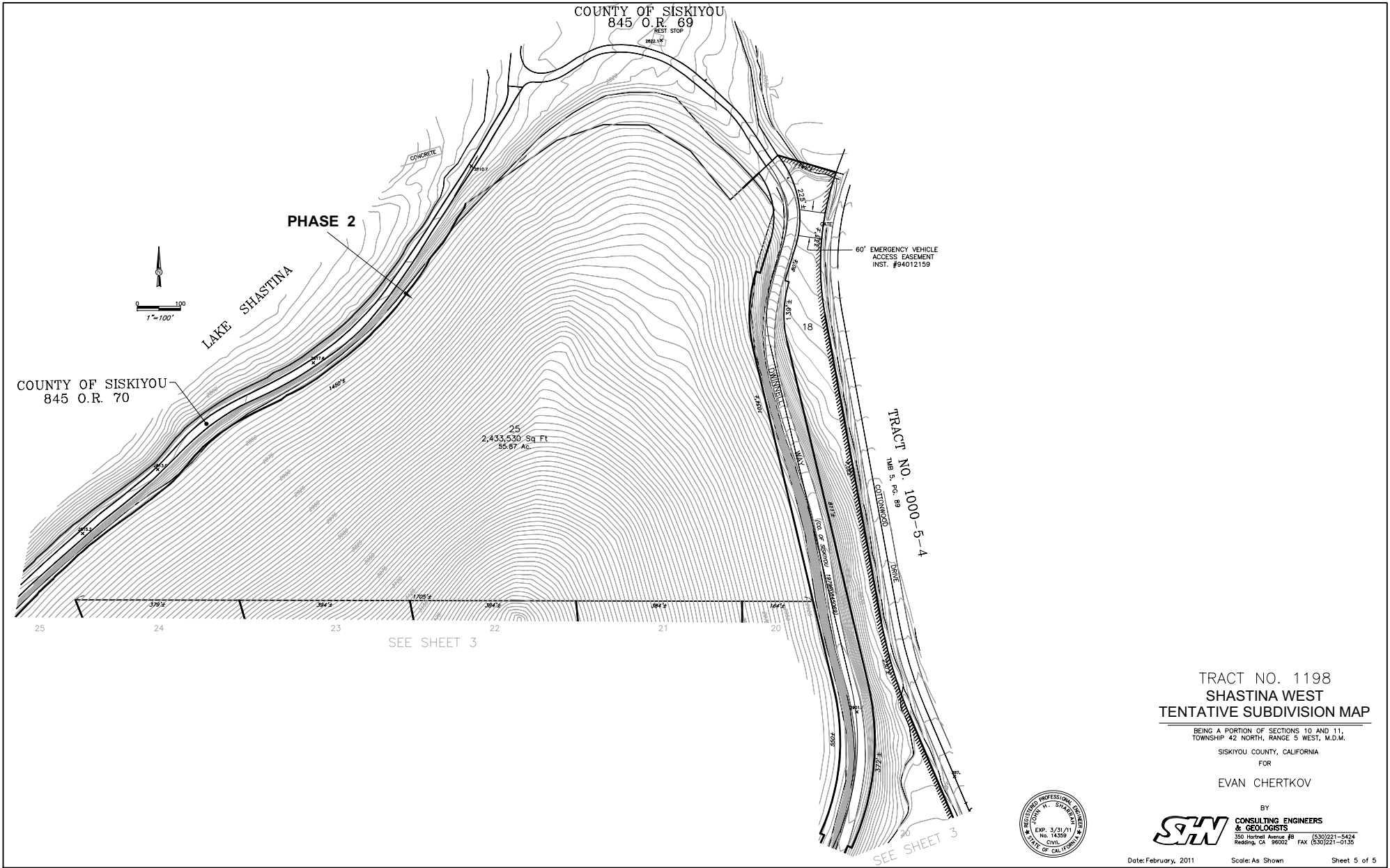


EXHIBIT B



SISKIYOU COUNTY

PLANNING COMMISSION STAFF REPORT

May 15, 2019

AGENDA ITEM No. 1: SHASTINA WEST SUBDIVISION (TSM-10-01) Extension Request

APPLICANT: Evan Chertkov
15550 Valley View Drive
Weed, California, 96094

PROPERTY OWNER: Evan Chertkov
15550 Valley View Drive
Weed, California, 96094

PROJECT SUMMARY: The applicant is requesting an extension of the Shastina West Subdivision (TSM1001). The map currently has an expiration date of May 18, 2019.

GENERAL PLAN: Erosion Hazard Area, Wildfire Hazard Area, Excessive Slope Area, Deer Wintering Area (Zero-Acre Density).

ZONING: Single Family Residential (RES-1), Non-Prime Agricultural (AG2).

LOCATION: The project site is located on Dwinnell Way, approximately .25 mile north of the intersection of Dwinnell Way and Jackson Ranch Road, adjacent to the Lake Shastina Subdivision; T42N, R05W, Sections 10 and 11; MDB&M; APNs: 020-071-320, 330, 450 and 460.

EXHIBITS:

- A. Resolution PC-2019-018
- B. Approved TSM1001
- C. Planning Commission Staff Report May 18, 2011
- D. Planning Department memo dated February 2, 2017

PROJECT DESCRIPTION

The Shastina West Subdivision is a proposed single family residential and agricultural development of 26 lots situated on 124.8 acres. The development would occur in two phases. Phase 1 includes 16 single-family residential lots with an average lot size of 0.75 acres. Phase 2 includes 4 single-family residential lots and 6 agricultural lots with sizes ranging from 2.4 acres to 26.07 acres. Water and sewer services for Lots in Phase 1 would be provided by the Lake Shastina Community Services District. Water and sewage disposal for Lots in Phase 2 would be provided by individual on-site domestic wells and septic systems.

ANALYSIS

The Shastina West Subdivision tentative subdivision map (TSM1001) was approved by the Planning Commission on May 11, 2011, with an initial expiration date of May 18, 2013. Government Code Section 66452.23, effective July 15, 2011, extended the life of the map an additional 24 months to May 18, 2015. Subsequently, Government Code Section 66452.24, effective July 11, 2013, extended the life of the map an additional 24 months to May 18, 2017. Effective October 10, 2015, Government Code Section 66452.25 allowed for another map extension of 24 months for certain economically disadvantaged counties based on certain economic factors. These applied to Siskiyou County, and therefore, applied a new expiration date of May 18, 2019.

All of the previous automatic map extensions were provided for in State law pursuant to Government Code Sections 66452.23, 66452.24, and 66452.25. Siskiyou County Code Section 10-4.401.8.2 provides for extensions to subdivision maps. Evan Chertkov has applied for an 18-month extension pursuant to this section. Should the extension be approved, the new map expiration date would be November 18, 2020.

ENVIRONMENTAL REVIEW

Upon completion of the Initial Study, staff determined that a Mitigated Negative Declaration (MND) of Environmental Significance was the appropriate environmental document for the project because, in staff's opinion, the proposed mitigation measures reduced the level of potential impact below the level of significance. The MND circulation period began on February 17, 2011 and ended on March 21, 2011. The Planning Commission approved the MND at its May 18, 2011 meeting. Since the last extension, there have been no proposed substantial changes to the subdivision, no significant changes in the circumstances under which the project will be taken, nor any new information regarding any significant environmental effects. Therefore, no subsequent environmental review is required pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRS and Negative Declarations).

SUGGESTED MOTIONS

I move that we adopt Resolution PC-2019-018, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Adopting the previously adopted Initial Study and Mitigated Negative Declaration for TSM1001 (SCH#2011022056) and approving the Shastina West Subdivision map extension (TSM1001).

PREPARATION

Prepared by the Siskiyou County Planning Division. For project specific information or to obtain copies for your review, please contact:

Christy Cummings Dawson
Director
Siskiyou County Community Development
806 S. Main Street
Yreka, California 96097

RESOLUTION PC 2019-018

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF SISKIYOU, STATE OF CALIFORNIA, EXTENDING THE SHASTINA WEST TENTATIVE SUBDIVISION MAP (TSM1001)

WHEREAS, an application has been received from Evan Chertkov to extend the Tentative Subdivision Map for the Shastina West Subdivision, (TSM1001); and

WHEREAS, the Tentative Subdivision Map was originally approved by the Planning Commission on May 18, 2011 with an initial expiration date of May 18, 2013; and

WHEREAS, Government Code Section 66452.23, effective July 15, 2011, extended the life of the map an additional 24 months to May 18, 2015; and

WHEREAS, subsequently, Government Code Section 66452.24 allowed for another map extension of 24 months for certain economically disadvantaged counties; and

WHEREAS, Siskiyou County qualified for this extension based on certain economic factors, therefore extending the expiration date of the map to May 18, 2019; and

WHEREAS, all previous map extensions were provided for in State law; and

WHEREAS, Siskiyou County Code Section 10-4.401.8.2 provides for extensions to subdivision maps; and

WHEREAS, Evan Chertkov has applied for an 18-month extension pursuant to SCC 10-4.401.8.2, which would extend the map expiration date to November 18, 2020; and

WHEREAS, the Planning Division presented its oral and written staff report on the Chertkov Tentative Subdivision Map Extension (TSM1001) at a regular meeting of the Planning Commission on May 15, 2019; and

WHEREAS, the Planning Commission has reviewed and considered the Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program that was adopted by the Planning Commission in May 2011 (SCH#2011022056); and

WHEREAS, there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects; and;

WHEREAS, on May 15, 2019, the Commission discussed the Mitigated Negative Declaration and Tentative Subdivision Map (TSM1001) prior to reaching its decision.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, based on the evidence in the record, *finds that* no subsequent environmental review is necessary for TSM1001 pursuant to CEQA Guidelines Section 15162.

The Planning Commission approves the 18-month extension of TSM1001 to November 18, 2020.

IT IS HEREBY CERTIFIED that the foregoing Resolution PC-2019-018 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____, at a

regular meeting of the Siskiyou County Planning Commission held on the 15th day of May, 2019, by the following vote:

AYES:

NOES:

ABSENT:

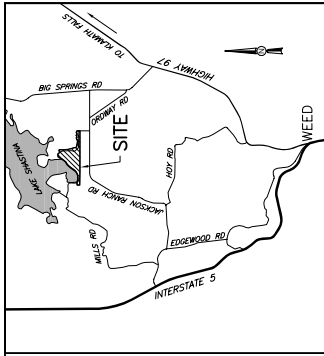
ABSTAIN:

SISKIYOU COUNTY PLANNING COMMISSION

Tony Melo, Chair

WITNESS, my hand and seal this 15th day of May, 2019.

Christy Cummings Dawson, Secretary of the Commission



VICINITY MAP
NO SCALE

OWNER/SUBDIVIDER

EVAN CHERTKOV
SHASTINA WEST
150 HARTNELL AVENUE #B
REDDING, CA 96002
(530) 938-3949

ENGINEER

SNW CONSULTING ENGINEERS
150 HARTNELL AVENUE #B
REDDING, CA 96002
ATTN: JOHN SHARRAH

SITE DATA

ASSESSORS PARCEL NUMBERS: 020-071-320, 330, 450, 460
DEED REFERENCE: DOC. NO. 08-0012029

ZONING

PARCEL	ZONING
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020-071-330	RES-1
020-071-450	RES-1
020-071-460	RES-1

LAND USE

PARCEL	EXISTING	PROPOSED
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020-071-330	VACANT	SINGLE FAMILY RESIDENTIAL
020-071-450	VACANT	SINGLE FAMILY RESIDENTIAL
020-071-460	VACANT	SINGLE FAMILY RESIDENTIAL

WATER SERVICE

PHASE 1: LAKE SHASTINA COMMUNITY SERVICE DISTRICT

SEWER SERVICE

PHASE 1: LAKE SHASTINA COMMUNITY SERVICE DISTRICT

PHASE 2: SEPTIC

TOTAL ACREAGE: 124.82 ACRES

TRACT NO. 1198

SHASTINA WEST
TENTATIVE SUBDIVISION MAP

BEING A PORTION OF SECTIONS 10 AND 11,
TOWNSHIP 42 NORTH, RANGE 5 WEST, M.D.M.

SISKIYOU COUNTY, CALIFORNIA

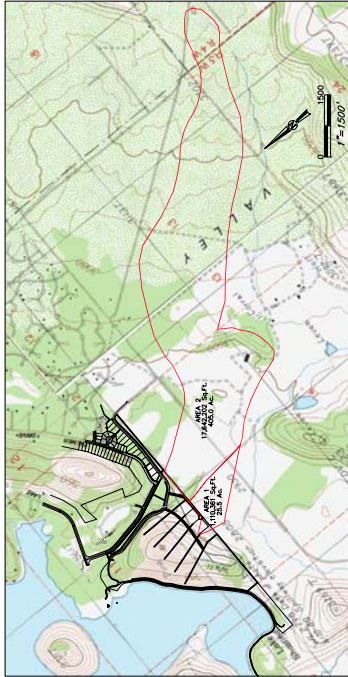
FOR

EVAN CHERTKOV

BY

CONSULTING ENGINEERS
& GEOLOGISTS

150 HARTNELL AVENUE #B
REDDING, CA 96002
(530) 938-3949



TRIBUTARY DRAINAGE AREA

NOTE

1. THIS DEVELOPMENT WILL BE SUBJECT TO THE FOLLOWING PUBLIC RESOURCES CODE 4200 REQUIREMENTS.

ROAD AND STREET NETWORKS

1275.01 THROUGH 1275.11

ROAD SIGNING

1275.01 THROUGH 1275.11

WATER STANDARDS

1275.01 THROUGH 1275.11

FUEL MODIFICATIONS

1275.01 THROUGH 1275.11

ADDRESSES FOR LOTS

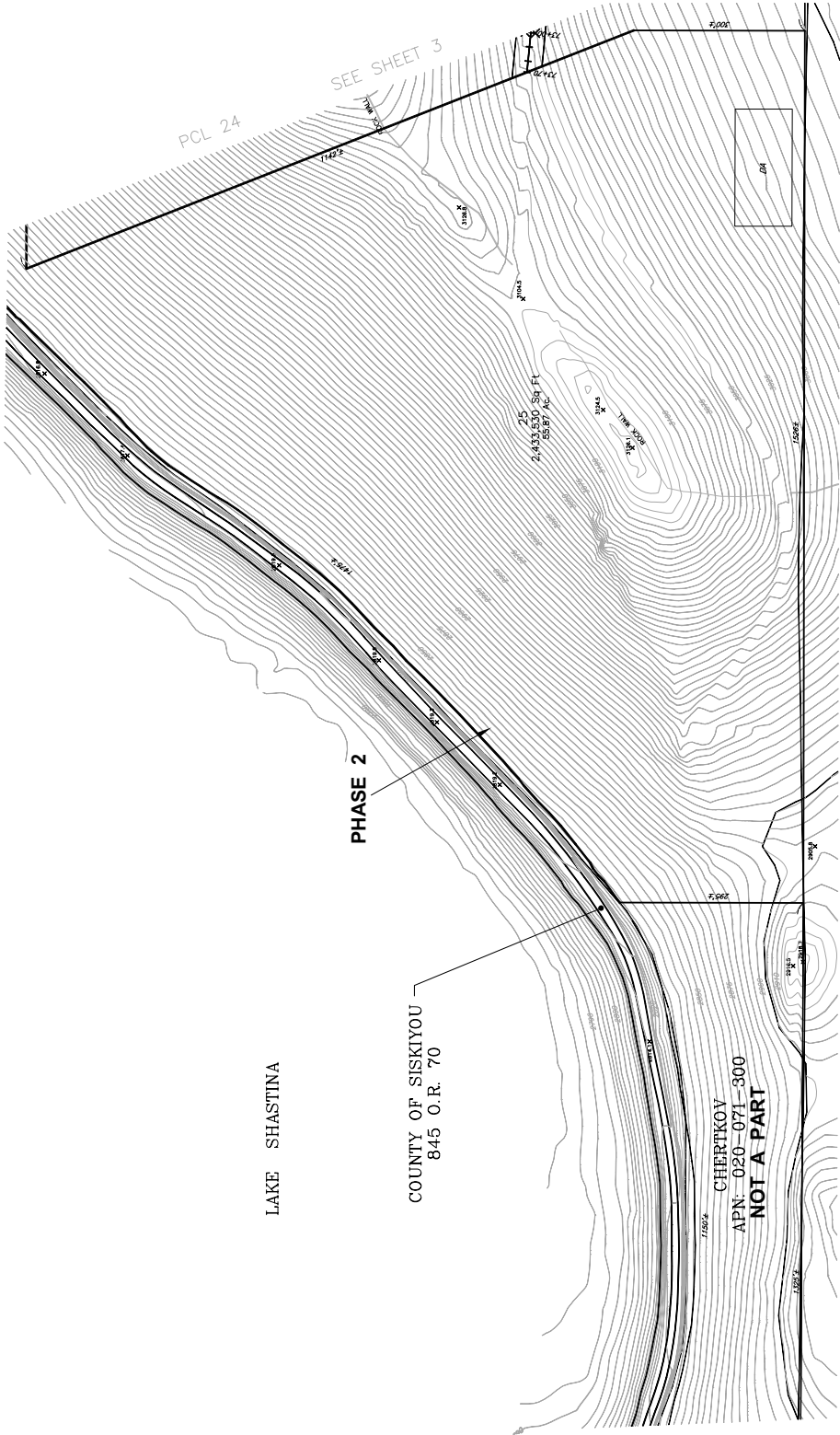
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PCL 25 CONTINUED SEE SHEET 5



TRACT NO. 1198
SHASTINA WEST
TENTATIVE SUBDIVISION MAP
BEING A PORTION OF SECTIONS 10 AND 11,
TOWNSHIP 42 NORTH, RANGE 5 WEST, M.D.M.
SISKIYOU COUNTY, CALIFORNIA
FOR

EVAN CHERTKOV

BY
CONSULTING ENGINEERS
& GEODIST
SIN
Reading, CA 95202
Phone: (530) 221-5421
Fax: (530) 221-0755
Date: February, 2011
Scale: 1"=100'
Sheet 4 of 5



COUNTY OF SISKIYOU
845 O.R. 69

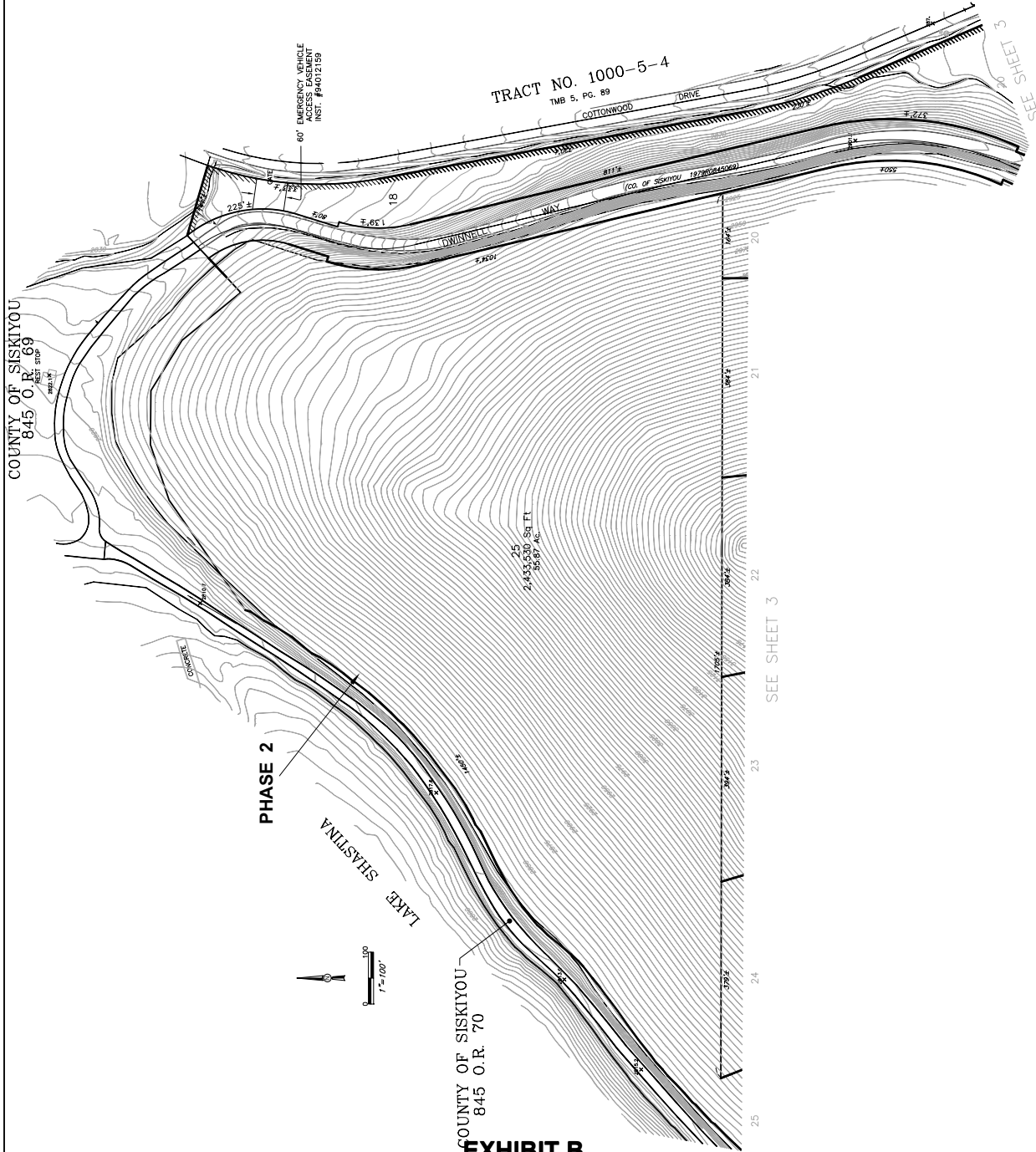


EXHIBIT B



SISKIYOU COUNTY

PLANNING COMMISSION STAFF REPORT

May 18, 2011

****CONTINUED FROM THE APRIL 20, 2011 PLANNING COMMISSION MEETING****

AGENDA ITEM No. 2: SHASTINA WEST SUBDIVISION (TSM-10-01)

APPLICANT: Evan Chertkov
15550 Valley View Drive
Weed, California, 96094

PROPERTY OWNER: Evan Chertkov
15550 Valley View Drive
Weed, California, 96094

REPRESENTATIVE: Mark Chaney
SHN Consulting Engineers & Geologists, Inc.
350 Hartnell Ave., Suite B
Redding, California, 96002

PROJECT SUMMARY: The Shastina West Subdivision is a proposed single family residential and agricultural development of 26 lots situated on 124.8 acres. The development would occur in two phases. Phase 1 includes 16 single-family residential lots with an average lot size of 0.75 acres. Phase 2 includes 4 single-family residential lots and 6 agricultural lots with sizes ranging from 2.4 acres to 26.07 acres. Water and sewer services for Lots in Phase 1 would be provided by the Lake Shastina Community Services District. Water and sewage disposal for Lots in Phase 2 would be provided by individual on-site domestic wells and septic systems.

GENERAL PLAN: Erosion Hazard Area, Wildfire Hazard Area, Excessive Slope Area, Deer Wintering Area (Zero-Acre Density).

ZONING: Single Family Residential (RES-1), Non-Prime Agricultural (AG2).

LOCATION: The project site is located on Dwinnell Way, approximately .25 mile north of the intersection of Dwinnell Way and Jackson Ranch Road, adjacent to the Lake Shastina Subdivision; T42N, R05W, Sections 10 and 11; MDB&M; APNs: 020-071-320, 330, 450 and 460.

EXHIBITS:

- A. Proposed Findings
- B. Proposed Conditions of Approval
- C. Initial Study / Mitigated Negative Declaration

Attachment A: Mitigation Monitoring and Reporting Program

- Attachment B:** Tentative Subdivision Map
Attachment C: Natural Resource Assessment
- D. Revised Tentative Subdivision Map Reflecting Recommended Mitigation Measures
 - E. Zone District Map
 - F. Letters/Correspondence Received on Application

SITE DESCRIPTION

The project site encompasses 124.8 acres in the Shasta Valley, a region north of Mount Shasta within Siskiyou County. Lands within the project are generally undeveloped, with minor roads, trails, fencing and cattle grazing. Development around the site includes the Lake Shastina subdivision of approximately 3,200 residential lots, parks, golf courses, community buildings, roads and a full range of utilities. Immediately north of the project site is Lake Shastina, a reservoir that holds water for use in irrigation and recreation. The Lake Shastina County Park is located to the north between the lake and project site, and includes a campground, boat ramp, and restrooms. The park is owned in fee by Siskiyou County and managed by the Siskiyou County Flood Control District.

The dominant habitat type at the site is Great Basin Juniper Woodland and Shrub. This habitat is dominated by western juniper, common sagebrush with inclusions of Ponderosa pine and a variety of other grasses and herbaceous vegetation. Large tree overstory on the western part of the project site (Phase 2) is generally less than 5%, while the eastern portion (Phase 1) has an overstory cover of approximately 40%.

Volcanic soils dominate the site consisting of sandy loam and scattered surface rock. Steeper portions of the project site (above 30%) have significantly more rock. Ridge lines and hilltops contain rock outcroppings.

A small unnamed ephemeral drainage swale is located on the west-central portion of the project. Approximately 1,100 feet in total length, the drainage begins south of the project site and traverses through the site for approximately 700 feet. After crossing through two road culverts, it is deposited into an existing roadside ditch that parallels Cottonwood Drive, a road that is part of the Lake Shastina Property Owners Association. Once drainage is deposited into the road ditch, annual flows from the Lake Shastina development are directed into the remaining channel which deposits the flows into Lake Shastina. No springs, seeps or other surface water sources were noted.

Wildlife species consists primarily of birds with some mammals. Dominate species included meadow lark, lesser goldfinch, valley quail, cowbird, golden-crowned sparrow, ground squirrel and black tailed deer. No special status species were identified.

PROJECT DESCRIPTION

The Shastina West Subdivision is a proposed single family residential and agricultural development of 26 lots situated on 124.8 acres. The development would occur in two phases.

Phase 1 includes 16 single-family residential lots with an average lot size of 0.75 acres. Phase 2 includes 4 single-family residential lots and 6 agricultural lots with sizes ranging from 2.4 acres to 26.07 acres. Water and sewer services for Lots in Phase 1 would be provided by the Lake Shastina Community Services District. Water and sewage disposal for Lots in Phase 2 would be provided by individual on-site domestic wells and septic systems.

Roadways

Primary access to Lots 1 through 18 would be provided by driveways connected to Dwinell Way. Access to Lots 19 through 24 would be provided by a new road, Jackson Bluff Road. Jackson Bluff Road would be a privately-maintained road approximately 1,000 feet in length and consisting of an 18 feet wide travel lane with two, 2 feet wide shoulders and a gravel base situated in a 50 feet wide Right-of-Way. Primary access to Lots 25 and 26 would be via two separate driveways connected to Dwinell Way. The proposed driveway to Lot 25 would be approximately 1,400 feet in length, 16 feet wide, and with a gravel base. The proposed driveway to Lot 26 would be approximately 1,300 feet in length, 16 feet wide, and with a gravel base.

Dwinell Way: An existing County road approximately 1.2 miles in length from Jackson Ranch Road to the county park. Dwinell Way would serve as the primary access road to the proposed subdivision. Dwinell Way is approximately 20 feet wide plus shoulders and is improved with a chip-sealed base.

Jackson Bluff Road: A proposed private road approximately 1,000 feet in length, Jackson Bluff Road would serve as the primary access to Lots 20 through 24. The road would be constructed to a Plate 3 road standard which includes an 18 feet wide travel lane, two 2 feet wide shoulders and an aggregate road surface.

Utilities

Services including electric, phone, water, sewer and roads are readily available for lots in Phase 1. Electric and phone services would need to be extended to the lots in Phase 2. Water and sewage disposal services to Phase 2 would be provided by individual domestic wells and on-site septic systems. Electric service for the project will be provided by Pacific Power & Light. Telephone service will be provided by AT&T. Sewer and water services to lots in Phase 1 would be provided by the Lake Shastina Community Services District.

Drainage

Project drainage is via existing drainage swales, ditches and culverts generally north to Lake Shastina. No new drainage structures are proposed except for culverts under the proposed Jackson Bluff Road.

Grading

Grading is proposed only for Jackson Bluff Road. Additional grading for proposed driveways and building pads would occur at the time of development of the individual lots.

Revised Tentative Subdivision Map

Upon submittal of the application and prior to the circulation of the Initial Study, staff received a number of project comments. Staff and the applicant worked together to address the comments and the following changes to the tentative map were made:

- Reduced the total number of lots from 26 to 25 by eliminating Lot 26 and increasing the size of Lot 25 from 29.8 acres to 55.87 acres
- Increased the size of Lot 19 from 2.4 acres to 2.5 acres.
- Reduced the size Lot 1 from 3.31 to 3.21 acres.
- Proposed additional road improvements to Dwinnell Way. The proposed road improvements to Dwinnell Way reflect the Public Works recommendations to widen the travel lane from 20 feet to 24 feet, and include an 8 foot wide shoulder on the north side of the road and a 2 foot wide shoulder on the south side of the road.

ANALYSIS

General Plan Consistency

The Land Use Element of the Siskiyou County General Plan identifies the project site as being within the mapped resource overlay areas for Erosion Hazard, Wildfire Hazard, Excessive Slope Area and Deer Wintering Area. In addition, Planning Staff has identified that Composite Overall Policies 41.3(e), 41.5, 41.6, 41.7, 41.8, 41.9, 41.12, 41.13 and 41.18 all apply to the subject development.

Staff has conducted a detailed analysis of each of the required findings and has found that the proposed project is consistent with the applicable General Plan policies governing the subject site. These findings are detailed in the General Plan Consistency Findings Section of Exhibit "A" attached to this staff report and are submitted for the Commission's review, consideration, and approval.

Zoning Consistency

The proposed project is situated within the Single Family Residential (RES-1) and Non-Prime Agricultural (AG2) zone districts. The density standard for RES-1 with on-site domestic water supply and sewage disposal is 2.5 acres. For RES-1 lots with public water and sewer connections, the minimum parcel size is 7,200 square feet. And, the density standard for AG2 is a 10 acre minimum parcel size.

The 16 lots proposed in the RES-1 zone district, which would be served by the LSCSD public water and sewer systems, are all over the 7,200 square feet in size, and meet the minimum parcel size restrictions. The 4 lots in the RES-1 zone district, that are served by individual on-site wastewater disposal systems and on-site groundwater wells, are all over the 2.5 acre

minimum parcel size criteria, and therefore are consistent with established zoning standards. The 5 lots proposed in the AG2 zoning district are over the 10 acre minimum parcel size criteria, and therefore also consistent with County zoning standards.

DISCUSSION ITEMS

Lot Design Criteria

Pursuant to Siskiyou County Code Section 10-4.105.3(c), lot sizes for sanitary considerations by the County Health Officer shall not exceed three (3) times the width on lots of 300 feet or less in width nor exceed four (4) times the width on lots exceeding 300 feet in width, except that where the frontage of the lot exceeds a width of 600 feet, an exception to the ratio required by this subsection may be granted provided there is no prejudice to the public interest, and such exception conforms to reasonable lot configuration.

The applicant is requesting an exception from this required code section for Lots 20 through 24. Staff has reviewed the proposed lot designs, and in consultation with Environmental Health, staff believes that the proposed lots would not affect the on-site sewage disposal capabilities on these lots, and support the requested exception to Section 10-4.105.3(c).

Public Wastewater Treatment Facility

The 16 proposed residential lots in Phase 1 will be served by the LSCSD wastewater collection system. Total anticipated wastewater generated by the proposed project is estimated at 3,360 gallons per day (gpd) from the 16 residential units (210 gallons per unit per day). All anticipated wastewater would be discharged to the existing wastewater treatment facility, permitted by the Regional Water Quality Control Board (RWQCB). The facility is operating under an Emergency Discharge Wavier, which allows the LSCSD to discharge between 24,000 to 48,000 gallons of wastewater per day to offset the anticipated rainfall volume that fall directly into the ponds, resulting in an inadequate capacity in the ponds. The wavier continues to allow for additional connections adding to the total wastewater the ponds receive. Though, at the present time the wavier allows additional connections, and the LSCSD has issued a "will serve" letter, the existing system is at capacity and does not have the capabilities to serve the additional entitlements proposed with this project. The LSCSD is currently in the process of obtaining additional capacity through the construction of additional ponds. At the time these ponds are permitted and constructed, wastewater capacity would be sufficient to grant additional entitlements. However, until the additional capacity is obtained, service capabilities to the proposed project are insufficient. Staff is recommending Mitigation Measure no. 12 to postpone the issuance of building permits for the Phase 1 lots until such time that expansion of the LSCSD sewer ponds are completed.

Traffic Levels

The primary access to the project site will be from Jackson Ranch Rd. to Dwinnell Way, with emergency secondary access provided by Palmer Drive and Cottonwood Drive, both private roads. No current traffic data is available for these roads. However, the traffic study produced

for the Village at Lake Shastina showed that the existing Level of Service (LOS) for Big Springs Rd. and Jackson Ranch Rd. is "A", as is the intersection of Big Springs Road and Hwy 97.

Based on a County standard of 7.5 Average Daily Trips (ADT) per dwelling unit, the proposed project would generate approximately 195 daily trips at full build-out, and with all units occupied. The proposed project would result in a moderate increase in traffic, but this increase would not be substantial in relation to the existing traffic load and capacity of the area road network. All area road segments and intersections would continue to maintain a Level of Service of "C" or better, resulting in a stable flow of traffic with little delays at intersections. Because the project would not decrease the level of service of the area road network or the intersections to less than a level of "C", the proposed project is consistent with the Siskiyou County Circulation Element.

Road Improvements

The applicant proposes to construct a private road 'Jackson Bluff Road' to serve as the primary access to Lots 19 through 24. The proposed access road is consistent with the County's Plate 3 road design standard, and includes an 18 feet wide travel lane, with two 2 feet wide shoulders and an aggregate road surface.

Access to the remaining lots would be provided by Dwinnell Way. Dwinnell Way consists of a 20 feet wide travel lane with a double chip seal surface. The Circulation Element designates roads serving lots with less than 2.5 acres require a Plate 2 road design standard. The Plate 2 design includes a 24 feet wide travel lane, two 4 feet wide shoulder and a double chip seal surface.

The current condition of Dwinnell Way does not meet the Plate 2 County design. Staff is recommending that additional road improvements be made to Dwinnell Way. The recommended improvements consist of a modified Plate 2 design that would allow for on-street parking along the north side of the road along the frontage of Lots 2 - 16. The modified design includes a 24 feet wide travel lane, with an 8 feet wide shoulder on the north side of the road and a 2 feet wide shoulder on the south side of the road. From the end of these improvements west of Lot #16 to the private road entrance to Lot #25, Dwinnel Avenue would also be improved. Because no on-street parking is required and the lesser amount of traffic, the improvements would include a twenty-two (22) foot wide paved travel lane and four (4) foot wide gravel shoulders.

Cultural Resources

An Archaeological Inventory Survey was performed by Trudy Vaughan of Coyote & Fox Enterprises on July 2010. The survey consisted of a records search at the Northeast Information Center of the California Historical Resources Information System at CSU-Chico, consultation with the Native American Heritage Commission and affected regional tribal representatives, a pedestrian field survey of the project area, and completion of the subject Archaeological Inventory Survey. Overall, and based upon the review of existing topographic and other maps, the project area appeared to be of low sensitivity with respect to prehistoric sites, and from low to moderate sensitivity with respect to historic-era sites and features,

notwithstanding the impacts which may have accompanied past extensive residential and recreational developments in the project area.

Based on the survey, two historic archaeological sites were identified and two isolated historic artifacts were noted. One historic site, CA-SIS-933H, is a concentration of historic debris located on Lot 1, and the other site, CA-SIS-3421H, documents segments of historic rock walls located on Lot 25. Due to various reasons, these sites are not considered eligible to the National Register of Historic Place or the California Register of Historic Resources, and additional fieldwork is not likely to provide additional important historical data.

The preparation and documentation of the sites and isolated finds satisfy the cultural resource requirements for this project under CEQA with the stipulation that in the event pre-historic or historic cultural resources are identified during earth-disturbing activities related to the development of the road or the subsequent parcels. Mitigation Measure no. 2 is recommended in order to address this stipulation.

Stormwater Runoff/Drainage

The proposed project will generate additional stormwater runoff due to the increase of impervious surfaces upon development of the resultant lots. Lot sizes for Phase 2 of the subdivision all contain at least 2.5 acres, which would provide ample area to accommodate on-site storm water detention. The smaller lots created in Phase 1 are also anticipated to be able to retain storm water runoff on-site due the size of the parcels, the topography, the soil conditions, and the existing roadside drainage swales without causing off-site impacts.

However, out of the abundance of caution, Mitigation Measure No. 6 has been included which requires the applicant to prepare a Location Hydrology Report for the proposed project, assuming full build-out of the project site and surrounding areas. The results of the Location Hydrology Report will ensure that there is no net increase in peak storm water runoff flows. As previously noted, given the project specifics (the size of the parcels, the topography, and the soil conditions) staff believes that each parcel will be able to handle its own peak storm water retention requirements through the proper design of roof drainage systems. These specifics will be detailed through the completion of the required report.

ENVIRONMENTAL REVIEW

Upon completion of the Initial Study, staff determined that a Mitigated Negative Declaration (MND) of Environmental Significance was the appropriate environmental document for the project because, in staff's opinion, the proposed mitigation measures reduced the level of potential impact below the level of significance. The MND circulation period began on February 17, 2011 and ended on March 21, 2011.

CEQA requires that prior to approval of a MND, the Planning Commission must consider the proposed MND together with any comments received during the public review process and that the MND shall only be approved if the Commission finds that on the basis of the whole record before it, that there is no substantial evidence that the project will have a significant effect on the

environment and that the MND reflects the lead agency's independent judgment and analysis. The following is a summary of the comments received.

PUBLIC COMMENTS:

Bonnie Franks – March 26, 2011

The adjacent property owner noted their opposition to the development because of the large surplus of available lots in the area.

Planning Staff Response

Staff is aware of the numerous lots available for development in the Lake Shastina Subdivision. However, the proposed increase in the number of lots in itself does not preclude the applicant from creating additional lots.

Larry and Sula Moore – March 4, 2011

The adjacent property owner commented on the poor condition of the Lake Shastina Subdivision infrastructure including the streets, sewer system and water system, and that the proposed subdivision will be a negative factor for Lake Shastina and Siskiyou County.

Planning Staff Response

The proposed development will not utilize existing roads in the Lake Shastina Subdivision, except for emergency purposes. The Lake Shastina CSD has agreed to serve the proposed lots with water and sewer services. Fees for service connection to these new lots will be provided, which would assist in upgrading the CSD's sewer and water infrastructure.

Lake Shastina Property Owners Association – December 15, 2010

The LSPOA requested that an easement be reserved on the final map for a future access connection from Cottonwood Drive to Dwinnell Way. In addition, they requested that all building architectural elements including landscaping and fencing on lots 2 through 16 be required to obtain approval from the LSPOA Architectural Committee, so that development is in keeping with the general Lake Shastina architectural look. Further, that the developer construct a fence along Palmer Drive in a style approved by the LSPOA.

Planning Staff Response

The existing easement and road connecting Cottonwood Drive and Dwinnell Way, located at the County Campground, was found to be sufficient by both the County Public Works Department and Cal Fire. If the LSPOA wish to acquire an additional easement, it is recommended that they negotiate with the property owner as a separate issue in that the analysis has shown that this connection is not required by this development.

Planning Staff is not recommending that the applicant be required to construct a fence along Palmer Drive or require LSPOA approval of building permits for Lots 2 through 16. Instead, Planning is recommending deed restrictions for these same lots including Lots 1, 17 and 18 to prevent outdoor storage or uses that may be unsightly. Further, the applicant has indicated that he intends to develop some CC&Rs. However, no condition has been included to require this from the applicant.

AGENCY COMMENTS:

California Regional Water Quality Control Board, North Coast Region – March 16, 2011

The RWQCB provided comments for the project including potential impacts to water quality from development, on-site wastewater treatment systems, stream channel buffers, storm water runoff, as well as potential permits that may be required.

Planning Staff Response

Upon review of the comments, staff believes that the comments that were expressed were generic in nature and do not reflect comments that were generated through a project specific analysis. Specific comments are as follows:

On-site Treatment Systems

On-site wastewater treatment systems less than 1500 gallons are regulated by the County Environmental Health Department. Environmental Health typically requires that on-site sewage disposal systems be shown on the Final Map as well as the tentative map, as is the case with this project. At the time of development of these lots, Environmental Health will again review the proposed lots to ensure conformity with State and local regulations.

Stream Channel Buffers

No streams transect the project site however two seasonal drainage courses do. As conditioned, specific information as part of the improvement plan review process is required to be submitted to determine the need for drainage maintenance easements to ensure that the drainage ways are not encroached upon in the future.

Storm Water Runoff

Proposed lots in Phase 2 all contain areas to adequately accommodate storm water detention upon development of the site. Mitigation Measure No. 6 and Condition of Approval No. 21 addresses storm water runoff for the project site as a whole, but particularly to Phase 1 lots to ensure no net increase in storm water run-off. As previously mentioned, given the size of the lots, the topography, and soil conditions staff believes that on-site retention will not be an issue.

Potential Permits

Upon review, none of the permits mentioned in the comments provided by RWQCB would be required. However, Mitigation Measure no. 5 addresses the requirement to file a Notice of Intent to the Water Quality Control Board in the event total ground disturbance exceeds one acre.

Lake Shastina Community Services District – May 24, 2010

The district noted that they agree to serve the residential lots in Phase 1 of the development, with a maximum of 6 single-family homes at this time. The remaining lots in Phase 1 would have to be connected after additional wastewater capacity at the treatment facility is constructed. The district also requested additional conditions be placed on the tentative map including, that sewer and water infrastructure meet the standards of the CSD and are inspected by the CSD prior to acceptance, that the developer pays all applicable sewer and water fees in place by the District at the time of development, the developer grants all necessary easements to the CSD needed for sewer and water service, and finally, that the sewer and water improvement plans be submitted for approval by the CSD.

Planning Staff Response

Condition of Approval No. 9, 10, 16 & 17 address the CSD's requests for infrastructure standards and review for the proposed development by the CSD.

Cal Fire – May 13, 2010

Cal Fire provided comments which indicated in general terms which of the State Fire Safe Regulations would be applicable to the proposed project. They noted that the access and egress route between Dwinnell Way and Cottonwood Drive need to be improved to a minimum of 18 feet wide, and if gated, it should be a breakaway gate 2 feet wider than the traffic lane. Further, they noted that if timber is to be commercially harvested as part of the subdivision creation, that conditions set forth in the California Forest Practice Rules must be adhered to.

Planning Staff Response

Condition of Approval No. 23 and 24 require the applicant to adhere to Cal Fire's Fire Safe Regulations and California Fire Code, prior to the creation of the proposed lots.

Environmental Health – March 10, 2011

Environmental Health commented that a 'Will Serve' letter for each of the proposed lots in Phase 1 be required. They also commented that the sewage disposal areas for the Phase 2 lots have been approved, and that the approved areas should be shown on the Final Map. Environmental Health noted that the groundwater quality analysis performed on groundwater well on Lot 20 showed signs that water exceeded the EPA Safe Drinking Water Standards for Iron (Fe), and that the tentative map should be conditioned to note this on the Final Map.

Planning Staff Response

Condition of Approval No. 5 and 32 have been included that address Environmental Health's comments regarding the sewage disposal areas and groundwater quality. A 'Will Serve' letter has been provided by the Lake Shastina CSD to serve 6 residential lots at the present time, with the additional lots to be served upon completion of the sewer upgrade project.

Siskiyou County Public Works – May 19, 2010

Public Works review of the proposed project noted concerns with road and driveway encroachments, access rights through the county campground, improvements to Dwinnell Way, drainage, omission of easements from the tentative map, and the Dwinnell Way right-of-way.

Planning Staff Response

Public Works and Planning Staff have worked extensively with the applicant to address the issues noted by Public Works. As a result, many changes to the tentative map have been implemented by the applicant.

Omission of Easements

Since the review of the Public Works Department, the tentative map has been revised to include the easements not previously shown. The location of some easements are not identifiable, but have been noted on the map.

Campground Access Entitlements

Mitigation Measure No. 8 precludes development of areas over Lot 26 until such time the applicant can address access and compatibility issues with the adjacent campground facilities.

Drainage

Mitigation Measure No. 6 and Condition of Approval No. 21 requires the applicant to submit a Location Hydrology Report to address potential on- and off-site drainage issues at the improvement plan stage of this application.

Dwinnell Way Right-of-Way

A condition of approval has been included that requires the applicant to deed, in fee or easement, an area sufficient to encompass 30 feet on either side of the centerline for Dwinnell Way.

Encroachment

Mitigation Measure No. 10 requires the project engineer to submit a specific line-of-sight study to determine potential encroachment issues for the proposed lots during the improvement plan stage of the proposed application.

Northeast Information Center – May 19, 2010

Commented that based on their review, the project appears to be located in an area considered to be sensitive for prehistoric and historic resources. And, that due to a lack of a prior survey in the entire area, recommend that a cultural resources survey be performed.

Planning Staff Response

Based on the comments provided, the applicant hired an Archeologist to survey the project site. The results of the survey identified all area cultural resources sites on the project site and revealed that the area appeared to be low to moderate sensitivity to prehistoric and historic

sites. *Mitigation Measure No. 2 is recommended to address any undiscovered sites upon development of the project site.*

SUGGESTED MOTIONS

I move that, on the basis of the Initial Study and comments received, we make the finding that the proposed project **COULD NOT** have a significant adverse effect on the environment because the Mitigation Measures described have been added to the project, and direct that a **MITIGATED NEGATIVE DECLARATION** and **MITIGATION MONITORING AND REPORTING PROGRAM** be adopted and, further, that we grant approval of the **TENTATIVE SUBDIVISION MAP** subject to the Findings and Conditions of Approval in Exhibits A and B.

PREPARATION

Prepared by the Siskiyou County Planning Division. For project specific information or to obtain copies for your review, please contact:

Rowland Hickel
Associate Planner
Siskiyou County Planning Division
806 S. Main Street
Yreka, California 96097

FINDINGS

GENERAL PLAN CONSISTENCY FINDINGS

MAP 2 - EROSION HAZARD

Ground disturbance is anticipated for the project site as a result of the proposed project. The project site contains soils that exhibit a moderate to high probability of erosion. Therefore, prior to any future ground disturbances, an Erosion Control Plan (ECP) will be required. The ECP will address measures that would be employed by the developer during and after construction activities that would reduce potential erosion problems.

MAP 3 – SOILS. BUILDING FOUNDATION LIMITATIONS

Only a small portion of the project site has soils with building foundation limitations and the proposed building locations have not been identified. Any proposed structures will require building permits and will have to comply with applicable building codes which would include the submittal of soils reports and foundation designs addressing the underlying soil conditions.

MAP 5 – EXCESSIVE SLOPE AREA

Sufficient areas with slopes less than 30 percent exists on each proposed parcel to accommodate future development of single-family residential uses, on-site sewage disposal systems, and the proposed access road without creating excessive erosion and sedimentation problems.

MAP 9 – DEER WINTERING AREA

The project site and surrounding area is situated in the Miller Mountain Deer Wintering Range, with no density limitations identified. Most of the existing Lake Shastina residential communities are within the Deer Range, and the proposed project is an extension of this residential development. Deer populations in the Lake Shastina area appear to be vigorous and stable, and the proposed project is not anticipated to affect the Deer Wintering Range.

MAP 10 - WILDFIRE HAZARD

The project has been conditioned to ensure that all proposed uses, any development associated with the proposed uses, and the existing access road conforms to Section 4290 of the California Public Resources Code. These regulations, known as Fire Safe Regulations, ensure that urban and wildfire protection standards include adequate access to any development, sufficient area for maneuvering of emergency response vehicles, and adequate water storage capacity to reduce potential fire related hazards to a less than significant level.

COMPOSITE OVERALL POLICIES

Policy 41.3(e) – COMPATIBILITY: The proposed development includes single-family residential and agricultural uses that, when developed, would fit harmoniously with the surrounding uses and density.

Policy 41.5 – BUILDABLE: Each of the proposed uses, and the lots occupying the proposed uses, have been designed and conditioned to ensure there would not be a detrimental affect on the physical environment or expose populations to any natural hazard.

Policy 41.7 – WATER SERVICES: Water services would be provided to a portion of the proposed project by the Lake Shastina Community Services District, which has indicated that water quantity and quality is adequate to serve the proposed project. Water services to each resultant lot not within the District would be provided by an on-site groundwater well. Existing well logs for the surrounding area have been reviewed by the Siskiyou County Environmental Health Division. Environmental Health has determined that water quality and quantity would be acceptable to accommodate the proposed project.

Policy 41.8 – SEWAGE DISPOSAL: Sewage disposal services for proposed project would be provided by the Lake Shastina Community Services District public sewer system. Capacity at the treatment facility is not adequate to accommodate the proposed project but with implementation of the recommended mitigation measures, sufficient public sewer services will exist to serve the proposed scope and density of the development. Lots requiring on-site wastewater disposal areas have been reviewed by the Siskiyou County Environmental Health Division. Environmental Health has determined that soil conditions on each proposed lot are acceptable to accommodate on-site wastewater disposal systems without impacting area surface and groundwater supplies.

Policy 41.9 – ACCESS: Based on the information provided, the area road network maintains a Level of Service "C" or better. Access roads serving the proposed development would be improved to meet County policies and regulations, that, when implemented, would not generate any traffic-related impacts to the surrounding area road network.

Policy 41.12 – ARCHEOLOGICAL: Historic and prehistoric features were fully evaluated in an archaeological inventory survey performed by Trudy Vaughan of Coyote & Fox Enterprises on July 2010. The survey did not identify any significant historic or pre-historic resources in the project area that would require preservation or protection.

Policy 41.13 – SPECIAL STATUS SPECIES: SHN Consulting Engineers & Geologists, Inc. performed a Natural Resource Assessment of the project site. The assessment consisted of field reviews on June 7, 8 and July 6, 2010, as well as records review to determine whether the proposed project presented any potential impacts to federal or state listed species or wetlands from development. Based on the review, it was the opinion of their personnel that there would be no adverse impacts to any plant or animal species listed by the US Fish and Wildlife Service, the National Marine Fisheries Service or the State of California from the development of the project site.

Exhibit "A"
Planning Commission Findings – May 18, 2011
Shastina West Subdivision – TSM-10-01

Policy 41.18 – CONFORMANCE WITH LAND USE ELEMENT POLICIES: the staff report for the project has evaluated all applicable policies in the Land Use Element and has determined that the project is in conformance with the Land Use Element of the General Plan.

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

1. An Initial Study was prepared by the County of Siskiyou for the project pursuant to the provisions of the California Environmental Quality Act. While this Initial Study identified potentially significant effects, revisions in the project plans, specifications, and/or conditions under which the project would be implemented were agreed to by the applicant before the proposed Mitigated Negative Declaration and Initial Study were released for public review and would avoid the effects or mitigate the effects to a point where clearly no significant effects will occur.
2. Pursuant to the California Environmental Quality Act, the County of Siskiyou has prepared a Mitigated Negative Declaration for the project pursuant to the processing and noticing requirements of CEQA.
3. The Planning Commission has reviewed and considered the proposed Mitigated Negative Declaration and all comments submitted and has determined that the record, as a whole, demonstrates that there is no evidence that the proposed project will have an individually or cumulatively significant effect.
4. Consistent with CEQA Section 15074(b), this Mitigated Negative Declaration reflects the Planning Department's independent judgment and analysis.
5. The Planning Commission has determined that the custodian of all documents and other material which constitute the record of proceedings shall rest with the County of Siskiyou Planning Department.
6. The Planning Commission has considered all written and oral comments received by staff and the public and based on its analysis of the entirety of the record before it, the Commission has determined that the project as designed and conditioned would be compatible with existing and planned uses of the area and would not create an adverse environmental impact. In addition, the Commission finds that any changes to the project and mitigation measures represent clarification and amplification of information presented in the environmental review, and is not new significant information.
7. In approving the project, a Mitigation Monitoring and Reporting Program has also been adopted pursuant to the conditions of approval to report on and/or monitor the changes which have either been required in the project or made a condition of approval to mitigate or avoid significant environmental effects.

TENTATIVE SUBDIVISION MAP/ ZONING CONSISTENCY FINDINGS

1. The proposed Tentative Map, as recommended for approval, is consistent with the applicable policies of the Siskiyou County General Plan, specifically: The applicable general plan policies are discussed above.
2. The proposed design of Lots 17 through 25 of this project is consistent with Section 10-4.105.3(b) of the Siskiyou County Code because resultant lot sizes meet the minimum 2.5-acre lot area requirement for parcels requiring an on-site sewage disposal system.
3. Lot designs on Lots 20 through 24 consist of reasonable lot configurations that would not be contrary to the public's interest, and therefore an exception to Section 10-4.105.3(c) of the Siskiyou County Code is granted.
4. The 16 lots proposed in the RES-1 zone district (Lots 1 through 16), which would be served by the LSCSD public water and sewer systems, are all over the 7,200 square feet in size, which is consistent the minimum lot area restrictions found in Section 10-4.105.3(a) of the Siskiyou County Code.
5. The proposed design of the subdivision and conditions of approval included herein will ensure that no serious public health problems would be created by this project.
6. The design of the subdivision or the proposed improvements will not conflict with easements acquired by the public at large, by easements of record or adjudication for access through, or use of, the property within the proposed subdivision.

Exhibit "B"
Conditions of Approval – May 18, 2011
Shastina West Subdivision – TSM-10-01

TENTATIVE MAP CONDITIONS OF APPROVAL:

1. The applicant shall record the Final Map in accordance with the tentative map as approved by the Planning Commission on April 20, 2011. The requirements of these conditions shall prevail in the event that there is any inconsistency between a condition and information or data shown on the tentative map. Any proposed amendment shall be submitted for consideration by the Deputy Director of Planning to determine the review process pursuant to the Siskiyou County Code.
2. All proposals of the applicant shall be conditions of approval if not mentioned herein.
3. Except as more stringent conditions of the Planning Commission that may be applied, all mitigation measures in the Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program that pertain to TSM-10-01 are adopted as conditions of this approval.
4. The applicant shall deed, in fee or easement, to Siskiyou County, an area sufficient to perfect 30 feet on either side of the existing County road centerline for Dwinnell Way, under the applicant's ownership.
5. A notation shall be shown on the face of an additional Notation and Disclosure Exhibit Map for the Final Map indicating the areas approved for on-site sewage disposal systems on each of the proposed lots to be served by individual on-site sewage disposal systems. Prior to recordation, the Final Map shall be reviewed and approved by the Siskiyou County Environmental Health Department.
6. A Taxes and Assessments Certificate is to be obtained from the County Assessor's Office, signed off by the County Tax Collector and submitted with the Final Map for recording.
7. The applicant shall pay any delinquent taxes or special assessments to the Satisfaction of the Siskiyou County Tax Collector / Treasurer prior to the recordation of the Final Map.
8. As part of the improvement plan/final map process, the need for any drainage maintenance easements on the lots, including but not limited to Lots #12, #13, and #16, shall be specifically analyzed and clearly depicted on the plans to the satisfaction of the Public Works Director.
9. The developer shall dedicate to the County and the Lake Shastina Community Services District all necessary right-of-ways and easements to provide public access and utilities to all lots and as otherwise necessary to facilitate the development requirements of the subdivision.
10. The developer shall be responsible for all costs and fees associated with the installation and connection to the Pacific Power & Light (PP&L) electric utility; and the Lake Shastina Community Services District (LSCSD) water and sewer utilities. Such fees include, but are not necessarily limited to, formation costs, meter fees, connection charges, benefit fees, inspection fees, and development fees.

Exhibit "B"
Conditions of Approval – May 18, 2011
Shastina West Subdivision – TSM-10-01

11. Prior to Final Map recording, building envelopes for Lots 1 through 18 shall be designated on the Final Map. In addition, deed restrictions prohibiting the construction of single-family dwellings outside of the designated building envelopes, as well as to prohibit outdoor storage and/or the restriction of uses that may cause unsightly features shall also be recorded against these same lots. The final language of the deed restriction shall be determined by the County, in consultation with the applicant, prior to Final Map recording.
12. Deed restrictions prohibiting the construction of structures requiring a building permit on Lots 20 through 24 north of the driveway to Lot 25 and on Lot 25 on that area formerly that was Lot 26 shall be recorded against these lots. In addition, the deed restrictions shall also include language requiring vegetation maintenance of these areas by the individual property owners. The final language of the deed restrictions shall be determined by the County, in consultation with the applicant, prior to Final Map recording.
13. Prior to Final Map approval, the applicant shall either improve all required improvements (Dwinnell Way for example) or obtain a deferred improvement agreement as required by the County Code to the satisfaction of the Planning Director.
14. A deed restriction shall be placed on Lots #19 and #20 specifying that future driveways shall connect, and property owners use, Jackson Bluff Road as their primary access road. The final language of the deed restriction shall be to the satisfaction of the Planning Director.
15. The gradient of private roads and driveways intersecting with Dwinnell Way shall not be more than 2% within a distance of 8 feet from the edge of the shoulder unless otherwise approved by the Director of Public Works.
16. Prior to Final Map recording, the developer shall secure approval of improvement plans for all public-street, utility, and drainage infrastructure from the County Public Works Department and Lake Shastina Community Services District. Unless otherwise noted herein, all public-street, storm drain, and utility improvements required of the subdivision shall comply with the County Public Works Improvement Standards or equivalent standards as approved by the County Engineer or the affected public and/or private-utility company.
17. The developer shall be responsible for all costs associated with the relocation or modification of utility facilities necessitated by the construction of improvements required as a condition of approval of this project. Other utilities may require reimbursement for project-related costs as well. The improvement plans shall detail the location of all utility crossings along Dwinnell Way. In the event that Dwinnell Way will be trenched as part of the installation of these utilities, Dwinnell Way's roadway surface shall be repaired to the satisfaction of the Public Works Director.

Exhibit "B"
Conditions of Approval – May 18, 2011
Shastina West Subdivision – TSM-10-01

18. The following notation shall be shown on the face of an additional Notation and Disclosure Exhibit Map for the Final Map: Pursuant to State law, the property owner and any successors of interest whom benefit from the use of the private roads shown on this map including Jackson Bluff Road shall provide their pro-rata share to the costs of maintenance of these roads, including any necessary repairs and snow removal upon demand by other users of the road.
19. The developer shall acquire all necessary letters of approval and/or permits from the Department of Fish and Game, Regional Water Quality Control Board, and U.S. Army Corps of Engineers for altering or working within any natural drainage course, wetlands, or riparian habitat prior to the commencement of grading activities and/or construction of utility and storm-drainage infrastructure.
20. Prior to initiating road improvements within County rights-of-way, the developer shall obtain a Siskiyou County Encroachment Permit. Terms of the encroachment permit shall be completed to the satisfaction Siskiyou County Public Works Department, prior to Final Map approval.
21. Prior to improvement-plan approval, the applicant shall obtain approval for stormwater peak flow in accordance with the Siskiyou County Land Development Manual in effect at the time of improvement plan submittal, and to the specifications of the County Engineer pursuant to the project's Mitigation Measure #6. Such measures shall address impacts from the 10-, 25-, and 100-year storm events. Projects shall address peak flows to maintain predevelopment levels at all locations downstream of the project. Such measures shall be designed to retain post development flows on-site through the inclusion of low-impact design measures (such as requiring roof leaders to flow overland on site in such a configuration to allow on-site percolation of storm water flows) or more mechanical measures such as private on-site grey water/irrigation holding tanks. The drainage report shall be prepared to the format outlined by the County Engineers, stamped and signed by a qualified engineer, and provided to the County Engineer with submittal of site improvement plans.
22. Building permits must be obtained from the Building Division of the Siskiyou County Community Development Department for any structures, plumbing, electrical, or mechanical work that may occur during the course of operations.
23. Prior to Final Map recording, the property owner shall meet all applicable and appropriate State Fire Safe Regulations. The property owner shall obtain verification of compliance with these Fire Safe Regulations from the Director of the California Department of Forestry (Cal Fire), or their assigned designee.
24. On-site and street-side fire hydrants are to be installed as needed in accordance with the California Fire Code, in locations approved by Cal Fire. Fire hydrants shall have a fire flow meeting Appendix III – A of the California Fire Code. In no case shall the water mains be less than 6 inches in diameter.

Exhibit "B"
Conditions of Approval – May 18, 2011
Shastina West Subdivision – TSM-10-01

25. The applicant shall comply with all adopted rules and regulations of the Siskiyou County Public Works Department, Environmental Health Division of the Siskiyou County Public Health and Community Development Department, and all other local and state regulatory agencies.
26. Pursuant to Section 10-11.01 of the *Siskiyou County Code*, a "Notice of Disclosure and Acknowledgment of Agricultural Land Use Protection and Right to Farm Policies of the County of Siskiyou" shall be signed, notarized, and recorded prior to Final Map recording. Upon recordation, the applicant shall provide a copy of the recorded document to the Siskiyou County Planning Department.
27. The following notation shall be shown on the additional Notation and Disclosure Map for the Final Map: Pursuant to *Siskiyou County Ordinance* (No. 90-28), this land division is subject to an Agricultural Operations Notice Policy (Right to Farm Ordinance).
28. This entitlement does not become effective, vested, or operative, and no work shall be commenced under this entitlement until the State Department of Fish and Game filing fees required and authorized by Section 711.4 of the Fish and Game Code are submitted to the Siskiyou County Planning Division. Within one business day of initial project approval, a check in the amount of \$2,094 (or fee as may be modified by Fish and Game) to cover this fee shall be submitted to the Planning Division (made payable to the Siskiyou County Clerk) in order to allow the project's Notice of Determination to be filed within the statutorily required timeframes. **The applicant has the sole responsibility to ensure timely compliance with this condition.**
29. Pursuant to Section 66020(d)(1) of the *California Government Code*, the owner is hereby notified that the 90-day approval period, in which the applicant may protest the imposition of fees, dedications, reservations, or other exactions, begins on the date that the project is approved by the Planning Commission.
30. The Conditions of the Tentative Subdivision Map must be completed within 24 months of the date of approval unless a request for a time extension is received and approved prior to the expiration date.
31. Within ten (10) days following the date of the decision of the Siskiyou County Planning Commission, the decision may be appealed to the Siskiyou County Board of Supervisors. The appeal shall be filed with the Clerk of the Board of Supervisors.
32. A notation shall be shown on the face of an additional Notation and Disclosure Exhibit Map for the Final Map indicating that groundwater in the area show signs of Iron (Fe) levels that may exceed the EPA's Safe Drinking Water Standards.



COUNTY OF SISKIYOU

COMMUNITY DEVELOPMENT DEPARTMENT
Building ♦ Environmental Health ♦ Planning
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BILL NAVARRE,
INTERIM DIRECTOR

Date: February 2, 2017

To: Evan Chertkov
Project File

From: Brett Walker, Senior Planner *BW*

Re: Tentative Subdivision Map Expiration/Extensions
TSM-10-01, Shastina West

The subject tentative subdivision map was originally approved on May 18, 2011 and would have originally expired on May 18, 2013. Government Code Section 66452.23, effective July 15, 2011, extended the life of the subject map an additional 24 months to May 18, 2015. Subsequently, Government Code Section 66452.24, effective July 11, 2013, extended the life of the subject map another 24 months to May 18, 2017.

Government Code Section 66452.25, effective October 10, 2015, provided for an additional map extension of 24 months for certain disadvantaged counties, based on three economic factors, which are:

- 1) The annual mean household income within the County is less than 80 percent of the statewide annual mean income;
- 2) The annual nonseasonal unemployment rate is at least 2.75 percent higher than the statewide annual nonseasonal unemployment rate; and
- 3) The population for whom poverty status is determined is at least 4 percent higher than the statewide median poverty rate.

The County's mean household income is 56.6 percent of the State mean. The County's annual nonseasonal unemployment rate is 4.2 percent higher than the State unemployment rate. The County's poverty rate is 6.8 percent higher than the statewide median poverty rate.

Therefore, the subject tentative subdivision map (TSM-10-01) is currently set to expire on May 18, 2019, pursuant to the automatic map extensions allowed by Government Code sections 66452.23, 66452.24, and 66452.25.

Government Code Section 65914.5

65914.5.

(a) The Legislature finds and declares each of the following:

(1) On January 30, 2020, the World Health Organization declared COVID-19 a Public Health Emergency of International Concern, and, on January 31, 2020, the United States Secretary of Health and Human Services declared a public health emergency.

(2) On March 4, 2020, California Governor Gavin Newsom proclaimed a state of emergency to make additional resources available, formalize emergency actions already underway across multiple state agencies and departments, and help the state prepare for a broader spread of COVID-19.

(3) According to the United States Bureau of Labor Statistics, the United States economy, as measured by gross domestic product, contracted by 4.8 percent in the first quarter of 2020.

(4) In July of 2020, California's unemployment rate tripled, the largest increase since 1976.

(5) It is estimated that California lost 2,000,000 jobs by March 27, 2020.

(6) In July of 2020, 3,100,000 Californians filed for unemployment benefits, and California became the first state in the nation to borrow money from the federal government to continue paying out rising claims for unemployment benefits.

(7) The Governor has labeled California's economic crisis a "pandemic-induced recession."

(8) Even before the pandemic-induced recession, California was in the midst of a housing affordability crisis caused fundamentally by a consistent failure to supply enough new housing for Californians of all income levels.

(9) According to the League of California Cities, over 90 percent of cities in this state report they are considering cutting or furloughing city staff or decreasing public services, and 72 percent of cities report they may take both actions. In addition, over 70 percent of cities, and 90 percent of the largest cities, report that they expect a significant impact to "core" planning and housing services.

(10) The pandemic-induced recession, combined with mandatory social distancing, stringent construction protocols, and anticipated reductions in the capacity of local governments to deliver services to the housing industry, will drastically impact all segments of a complex ecosystem that delivers the essential housing California so desperately needs to combat the ongoing housing crisis.

(11) To facilitate and expedite the return of this vital industry, it is necessary to relieve any additional pressure on housing development as a result of the lapse in planning, finance, and construction due to the pandemic-induced recession. An essential component of ensuring the survival of the housing industry is proactively extending the life of the myriad state and local approvals, permits, and other entitlements required to develop and construct housing in California.

(12) A uniform statewide entitlement extension measure is necessary to avoid the significant statewide cost and allocation of local government staff resources associated with addressing individual permit extensions on a case-by-case basis.

(b) Except as provided in subdivision (c), notwithstanding any law, including any inconsistent provision of a local agency's general plan, ordinances, or regulations, the otherwise applicable time for the expiration, effectuation, or utilization of a housing entitlement that is within the scope of the timeframes specified in paragraphs (1) and (2) is extended by 18 months. For the purposes of this section, housing entitlements that are extended are entitlements where both of the following apply:

(1) It was issued prior to and was in effect on March 4, 2020; and

(2) It will expire prior to December 31, 2021.

The otherwise applicable time for the utilization of a housing entitlement provided by this section includes any requirement to request the issuance of a building permit within a specified period of time.

(c) If the state or a local agency extends, on or after March 4, 2020, but before the effective date of the act adding this section, the otherwise applicable time for the expiration, effectuation, or utilization of a housing entitlement for not less than 18 months and pursuant to the same conditions provided in subdivision (b), that housing entitlement shall not be extended for an additional 18 months by operation of subdivision (b).

(d) For purposes of this section, the following terms have the following meanings:

(1) "Housing entitlement" means:

(A) A legislative, adjudicative, administrative, or any other kind of approval, permit, or other entitlement necessary for, or pertaining to, a housing development project issued by a state agency.

(B) An approval, permit, or other entitlement issued by a local agency for a housing development project that is subject to Chapter 4.5 (commencing with Section 65920).

(C) A ministerial approval, permit, or entitlement by a local agency required as a prerequisite to issuance of a building permit for a housing development project.

(D) A requirement to submit an application for a building permit within a specified period of time after the effective date of a housing entitlement described in subparagraph (B) or (C).

(E) A vested right associated with an approval, permit, or other entitlement described in subparagraphs (A) to (D), inclusive.

(2) For the purposes of this section, a housing entitlement does not include any of the following:

(A) A development agreement issued pursuant to Article 2.5 (commencing with Section 65864) of Chapter 4.

(B) An approved or conditionally approved tentative map that is extended for a minimum of 18 months pursuant to Section 66452.6 on or after March 4, 2020.

(C) A preliminary application as defined in Section 65941.1.

(D) An application for development approved pursuant to Section 65913.4 and any subsequent permit as described in paragraph (2) of subdivision (f) of Section 65913.4.

(3) "Housing development project" means any of the following:

(A) A tentative map, vesting tentative map, or parcel map for which a tentative map or vesting tentative map, as the case may be, has been approved.

(B) A residential development.

(C) A mixed-use development in which at least two-thirds of the square footage of the development is designated for residential use. Both of the following apply for the purposes of calculating the square footage usage of a development for purposes of this subparagraph:

(i) The square footage of a development shall include any additional density, floor area, and units, and any other concession, incentive, or waiver of development standards pursuant to Section 65915.

(ii) The square footage of a development shall not include any underground space, including, but not limited to, a basement or underground parking garage.

(4) "Local agency" means a county, city, whether general law or chartered, city and county, school district, special district, authority, agency, any other municipal public corporation or district, or other political subdivision of the state.

(e) The extension granted pursuant to subdivision (b) shall be tolled during any time that the housing entitlement is the subject of a legal challenge.

(f) Nothing in this section is intended to preclude a local government from exercising its existing authority to provide an extension to an entitlement identified in this section.

(g) The Legislature finds and declares that for reasons described in subdivision (a), this section addresses a matter of statewide concern rather than a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this section applies to all cities, including charter cities.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

PROJECT TITLE:

Shastina West Subdivision
Tentative Subdivision Map (TSM-10-01)

LEAD AGENCY NAME AND ADDRESS:

Siskiyou County Planning Department
806 South Main Street
Yreka, CA 96097

CONTACT PERSON AND PHONE NUMBER:

Rowland Hickel
Associate Planner
(530) 841-2100

PROJECT LOCATION:

The project site encompasses 131.5± acres located on Dwinnell Way, approximately .25 mile north of the intersection of Dwinnell Way and Jackson Ranch Road, adjacent to the Lake Shastina Subdivision; T42N, R05W, Secs 10 and 11; MDB&M; APNs: 020-071-320, 330, 450 and 460.

PROJECT REPRESENTATIVE'S NAME AND ADDRESS:

Mark Chaney
SHN Consulting Engineers & Geologists, Inc.
350 Hartnell Ave., Suite B
Redding, California, 96002

PROPERTY OWNER'S NAME AND ADDRESS:

Evan Chertkov
15550 Valley View Drive
Weed, California, 96094

PROJECT APPLICANT'S NAME AND ADDRESS:

Evan Chertkov
15550 Valley View Drive
Weed, California, 96094

SITE INFORMATION:

CURRENT USE OF SITE:	Agricultural and vacant land. Dwinnell Way, a County road, transects the project site providing access to the Lake Shastina County Park, which includes a public campground, boat ramp and restrooms.
SURROUNDING LAND USES:	North – Lake Shastina County Park (Open Space) West – Agriculture (AG2B40) East – Single-Family Residential (RES-1) South – Agriculture (AG1 and AG2B40)

GENERAL PLAN DESIGNATION:	<ul style="list-style-type: none"> • Wildfire Hazard Area (whole site) • Erosion Hazard Area (portion of site) • Miller Mountain Deer Wintering Range, 0-Acre Density (whole site) • Excessive Slope Area (portion of site) • Building Foundation Limitation Area (portion of site)
ZONE DISTRICT:	Single Family Residential (RES-1), Non-Prime Agricultural (AG2), Non-Prime Agricultural 40 acre minimum parcel size (AG2B40)
HYDROLOGY (Surface Waters):	None
SOILS: (USDA Soil Conservation Service, 1980)	129 – Delaney sand, 0 to 9 percent slopes 131 – Delaney stony sand, 0 to 15 percent slopes 188 – Mary-Rock outcrop complex, 2 to 50 percent slopes 236 – Uhlig Variant stony loam, 5 to 50 percent slopes 238 - Xerofluvents, nearly level
LAND CLASSIFICATION: (Siskiyou County Planning Department)	The project site <u>is not</u> classified as Prime Land.
WILLIAMSON ACT:	The proposed project <u>is not</u> within an established Agricultural Preserve.

PUBLIC AGENCY REQUIRED APPROVALS:

Siskiyou County

North Coast Regional Water Quality Control Board

DESCRIPTION OF PROJECT:

The Shastina West Subdivision is a proposed single family residential and agricultural development of 26 lots situated on 131.5 acres. The development would occur in two phases. Phase 1 includes 16 single-family residential lots with an average lot size of 0.75 acres. Phase 2 includes 4 single-family residential lots and 6 agricultural lots with sizes ranging from 2.4 acres to 26.07 acres. Water and sewer services for Lots in Phase 1 would be provided by the Lake Shastina Community Services District. Water and sewage disposal for Lots in Phase 2 would be provided by individual on-site domestic wells and septic systems.

Roadways

Primary access to Lots 1 through 19 would be provided by driveways connected to Dwinnell Way. Access to Lots 20 through 24 would be provided by a new road, Jackson Bluff Road. Jackson Bluff Road would be a privately-maintained road approximately 1,000 feet in length and consisting of an 18 feet wide travel lane with two, 2 feet wide shoulders and a gravel base situated in a 50 feet wide Right-of-Way. Primary access to Lots 25 and 26 would be via two separate driveways connected to Dwinnell Way. The proposed driveway to Lot 25 would be approximately 1,400 feet in length, 16 feet wide, and with a gravel base. The proposed driveway to Lot 26 would be approximately 1,300 feet in length, 16 feet wide, and with a gravel base.

Dwinnell Way: An existing County road approximately 1.2 miles in length from Jackson Ranch Road to the county park. Dwinnell Way would serve as the primary access road to the proposed subdivision. Dwinnell Way is approximately 20 feet wide plus shoulders and is improved with a chip-sealed base.

Jackson Bluff Road: A proposed private road approximately 1,000 feet in length, Jackson Bluff Road would serve as the primary access to Lots 20 through 24. The road

would be constructed to a Plate 3 road standard which includes an 18 feet wide travel lane, two 2 feet wide shoulders and an aggregate road surface.

Utilities

Services including electric, phone, water, sewer and roads are readily available for lots in Phase 1. Electric and phone services would need to be extended to the lots in Phase 2. Water and sewage disposal services to Phase 2 would be provided by individual domestic wells and on-site septic systems. Electric service for the project will be provided by Pacific Power & Light. Telephone service will be provided by AT&T. Sewer and water services to lots in Phase 1 would be provided by the Lake Shastina Community Services District.

Drainage

Project drainage is via existing drainage swales, ditches and culverts generally north to Lake Shastina. No new drainage structures are proposed except for culverts under the proposed Jackson Bluff Road.

Grading

Grading is proposed only for Jackson Bluff Road. Additional grading for proposed driveways and building pads would occur at the time of development of the individual lots.

ENVIRONMENTAL SETTING:

The project site encompasses 131.5 acres in the Shasta Valley, a region north of Mount Shasta within Siskiyou County. Lands within the project are generally undeveloped, with minor roads, trails, fencing and cattle grazing. Development around the site includes the Lake Shastina subdivision of approximately 3,200 residential lots, parks, golf courses, community buildings, roads and a full range of utilities. Immediately north of the project site is Lake Shastina, a reservoir that holds water for use in irrigation and recreation. The Lake Shastina County Park is located to the north between the lake and project site, and includes a campground (number of sites), boat ramp, and restrooms. The park is owned in fee by Siskiyou County and managed by the Siskiyou County Flood Control District.

The dominant habitat type at the site is Great Basin Juniper Woodland and Shrub. This habitat is dominated by western juniper, common sagebrush with inclusions of Ponderosa pine and a variety of other grasses and herbaceous vegetation. Large tree overstory on the western part of the project site (Phase 2) is generally less than 5%, while the eastern portion (Phase 1) has an overstory cover of approximately 40%.

Volcanic soils dominate the site consisting of sandy loam and scattered surface rock. Steeper portions of the project site (above 30%) have significantly more rock. Ridge lines and hilltops contain rock outcroppings.

A small unnamed ephemeral drainage swale is located on the west-central portion of the project. Approximately 1,100 feet in total length, the drainage begins south of the project site and traverses through the site for approximately 700 feet. After crossing through two road culverts, it is deposited into an existing roadside ditch that parallels Cottonwood Drive, a road that is part of the Lake Shastina

Property Owners Association. Once drainage is deposited into the road ditch, annual flows from the Lake Shastina development are directed into the remaining channel which deposits the flows into Lake Shastina. No springs, seeps or other surface water sources were noted.

Wildlife species consists primarily of birds with some mammals. Dominate species included meadow lark, lesser goldfinch, valley quail, cowbird, golden-crowned sparrow, ground squirrel and black tailed deer. No special status species were identified.

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.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture & Forestry Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology / Soils
<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Hydrology / Water Quality
<input type="checkbox"/>	Land Use / Planning	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise
<input type="checkbox"/>	Population / Housing	<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Transportation/Traffic	<input type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.

Author's Signature

Approved by: Greg Plucker, Deputy Director of Planning

Date

Rowland Hickel, Associate Planner

Siskiyou County Planning

Printed Name

For

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 parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer 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 XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:

- a) the significance criteria or threshold, if any, used to evaluate each question; and
- b) the mitigation measure identified, if any, to reduce the impact to less than significance

Issues:

I. <u>AESTHETICS</u> -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation for Section I. a), b), c), and d):

Environmental Setting

The Shastina West Subdivision at Lake Shastina is located within an area considered to have high scenic value. Lake Shastina is located within a mildly hilly, high desert region with the Cascade mountain range to the east and Klamath Mountains to the west. The most prominent feature in the area is Mt. Shasta, a dormant volcano 14,162 feet in elevation which is readily visible from the project area. Also nearby, though less prominent is Black Butte, a cinder cone, 8,825 feet in elevation. Mt. Eddy (elev. 9,038 feet) lies to the southwest in the Klamath range and is also visible from parts of Lake Shastina. The project site is generally a western pine, juniper, sagebrush and grassland landscape bisected by Dwinnell Way with little other development. The residential community of Lake Shastina is visible to the east. There are views into the project site from the Lake Shastina development and from Dwinnell Way, which provides access to the Lake Shastina County Park.

State Highway 97 intersects with Big Springs Road approximately 2 miles south of the project site. Highway 97 has been designated as part of the Volcanic Legacy Scenic Byway All-American Road, and is a County-designated Scenic Highway.

Impacts Analysis

- a)** The project site is not located in the viewshed of any scenic vista described in the Siskiyou County General Plan. The proposed development will not impede the view of the prominent features including Mount Shasta, Black Butte and Mount Eddy from the surrounding area. No impacts are anticipated.
- b)** The project site is located approximately 2 miles from State Highway 97 and is not visible from the highway. No impacts are anticipated.
- c)** The proposed subdivision is similar in character to the surrounding development in terms of uses and density. As a result, the visual quality of the area would remain largely unchanged after development. Impacts to the existing visual character or quality of the site, and its surroundings, would be less than significant.
- d)** Additional light and glare would likely result as the buildings and uses are developed. Any proposed outdoor lighting would be subject to Section 10-6.5602 of the Siskiyou County Zoning Ordinance. Adherence to the zoning ordinance would ensure that any exposed sources of light, glare, or heat will be shielded so as not to be directed outside their premises. With the residential uses in the surrounding area

and the nighttime lighting attributed to those uses, the new light sources are not anticipated to substantially change the nighttime character of the area. Impacts are less than significant.

II. AGRICULTURE AND FOREST RESOURCES: -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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 Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation for Section II a), b), and c):

- a) The project site has not been mapped in accordance with the *Farmland Mapping and Monitoring Program of the California Resources Agency*. The project site is zoned for residential and agricultural uses, and no change in the land use is proposed that would convert agricultural uses to a non-agricultural use. No impacts are anticipated.
- b) The proposed development would not conflict with the existing residential and agricultural zoning designations on the project site. The project site or the proposed uses are not restricted by a Williamson Act contract. No impacts are anticipated.
- c) The project site is zoned for single family residential and non-prime agricultural uses, and would not cause the rezoning of forest land. No impacts are anticipated.
- d) See discussion [Section II (c)]. No impacts are anticipated.
- e) The project site is zoned for single-family residential and agricultural uses. The land to the south and east of the project site is developed primarily with single-family residential and agricultural uses. Proposed

residential and agricultural development would not conflict with other agricultural uses in the area or cause these agricultural uses to convert to a non-agricultural use because the agricultural zoning is established for 10 acre densities which provide a transition area between the residential uses and the more intensive agricultural uses. As a result, the proposed development would not convert agricultural lands into a non-agricultural use. No impacts are anticipated.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation for Section III a), b), c), d), and e):

Environmental Setting

The proposed project site is located within an area identified as the Northeast Plateau Air Basin, which principally includes Siskiyou, Modoc and Lassen Counties. This larger air basin is divided into local air districts, which are charged with the responsibility of implementing air quality programs. The local air quality district affecting the County is the Siskiyou County Air Pollution Control District (SCAPCD).

SCAPCD maintains and operates an ambient air monitoring station in Yreka that measures three pollutants (ozone, PM₁₀ and PM_{2.5}) and operates PM₁₀ monitoring sites in the City of Mt. Shasta, City of Weed, and Lava Beds National Monument. The purpose of the monitoring stations is to measure ambient concentrations of the pollutants and determine whether the ambient air quality meets the California Ambient Air Quality Standards (CAAQS) and the National Ambient Air Quality Standards (NAAQS).

If a pollutant concentration is lower than the state or federal standard, the area is classified as being in *attainment* for that pollutant. If a pollutant violates the standard, the area is considered a *nonattainment* area. If data are insufficient to determine whether a pollutant is violating the standard, the area is designated unclassified. Siskiyou County is classified as a nonattainment area for the state 8-hour ozone standard. The county is in attainment or unclassified for all other state and federal standards.

Regulatory Setting

Federal

USEPA is responsible for implementing the myriad programs established under the federal Clean Air Act, such as establishing and reviewing the National Ambient Air Quality Standards (NAAQS) and judging the adequacy of State Implementation Plans (SIPs), but has delegated the authority to implement many of the federal programs to the states while retaining an oversight role to ensure that the programs continue to be implemented.

State

The California Air Resources (CARB) is responsible for establishing and reviewing the state standards, compiling the California SIPs, securing approval of that plan from USEPA, and identifying toxic air contaminants. CARB also regulates mobile sources of emissions in California, such as construction equipment, trucks, and automobiles, and oversees the activities of California's air quality management districts, which are organized at the County or regional level. County or regional air quality management districts are primarily responsible for regulating stationary sources at industrial and commercial facilities within their geographic areas and for preparing the air quality plans that may be required under the federal Clean Air Act and California Clean Air Act.

The regional air quality plans prepared by Air Quality Management Districts and Air Pollution Control Districts throughout the state and complied by the CARB to form the SIP. The local air districts also have the responsibility and authority to adopt transportation control and emission reduction programs for indirect and area-wide emission sources.

Local

Responsibility of the Siskiyou County Air Pollution Control District (SCAPCD) includes overseeing stationary source emissions, approving permits, maintaining emissions inventories, maintaining air quality stations, overseeing agricultural burning permits, and reviewing air quality-related sections of environmental documents required by CEQA. Air quality is managed through land use and development planning process consisting primarily of the municipalities and Siskiyou County. The SCAPCD is responsible for establishing and enforcing local air quality rules and regulations that address the requirements of federal state air quality laws but does not have any land use or development planning authority.

SCAPCD is responsible for enforcing federal, state, and local air quality regulations and ensuring that federal and state air quality standards are met within the county. These standards are set to protect the health of sensitive individuals by restricting how much pollution is allowed in the air. To meet the standards, the district enforces federal laws and state laws on stationary sources of pollution and passes and enforces its own regulations as they become necessary for air quality issues. SCAPCD has promulgated numerous rules and regulations governing the construction and operation of new or modified sources of air pollutants emissions with the NEPAB.

Sensitive Receptors

For the purposes of air quality and public health and safety, sensitive receptors are generally defined as land uses with population concentrations that would be particularly susceptible to disturbance from dust and air pollutant concentrations, or other disruptions associated with project construction and/or operation. Sensitive receptors land uses generally include schools, day care centers, libraries, hospitals, residential area, and parks. Some sensitive receptors are considered to be more sensitive than others to air pollutants. The reasons for greater than average sensitivity include pre-existing health problems, proximity to emissions sources, or duration of exposure to air pollutants. Schools, hospitals, and convalescent homes are considered to be relatively sensitive to poor air quality because children, elderly people, and the infirmed are more susceptible to respiratory distress and other air quality-related health problems than the general public. Residential areas are considered sensitive to poor air quality because people usually stay home for extended periods of time, with associated greater exposure to ambient air quality. Recreational uses are also considered sensitive due to the greater exposure to ambient air quality.

conditions because vigorous exercise associated with recreation places a high demand on the human respiratory system.

Impacts Analysis

- a) Siskiyou County is part of the Northeastern Plateau Air Basin. The Basin currently has no air quality plans by which jurisdictions within must abide. Implementation of the proposed project will generate an increase in construction vehicle trips, which are temporary. The project does not have the potential to generate significant emissions concentrations that would significantly exceed State and Federal ambient air quality standards. No impacts are anticipated.
- b) The proposed project has the potential to impact air quality primarily in two ways: (1) the project would generate mobile source emissions (vehicles) from operations created as a result of the project, and (2) fugitive dust (particulate/PM₁₀) and construction exhaust emissions produced during construction activities.

Mobile Source (Operation) Emissions

Mobile source refer to emissions from motor vehicle, including tailpipe and evaporative emissions. Depending upon the pollutant being discussed, the potential air quality impact may be of either regional or local concern. For example, ROG and NO_x are all pollutants of regional concern (NO_x and ROG react with sunlight to form O₃ or photochemical smog). However, CO tends to be a localized pollutant, dispersing rapidly at the source.

Air quality in the region is good, with only occasional exceedances in the California ozone criteria standards detected. As a result of good air quality within the region, thresholds have not been adopted by the SCAPCD or the County of Siskiyou to limit mobile source emissions within the County or on the project level. Emissions generated from on-road vehicles are expected, but are not expected exceed any adopted thresholds. Absent adopted thresholds and with existing good ambient air quality in the region, the potential impacts from the limited increase in mobile source emissions are less than significant.

Construction Emissions

Construction emissions generated throughout the course of project implementation would originate from construction equipment exhaust, employee vehicle exhaust, dust from grading the land, exposed soil eroded by wind, and ROGs from architectural coating and asphalt paving. Construction-related emissions would vary substantially depending on the level of activity, length of the construction period, specific construction operations, types of equipment, number of personnel, wind and precipitation conditions, and soil moisture content. Despite this variability in project site conditions, experience has shown that there are a number of feasible control measures that can be reasonably implemented to significantly reduce PM₁₀ emissions from construction activities. Implementation of effective and comprehensive control measures for PM₁₀ emission would reduce potential air quality impacts from construction activities to a less than significant level.

The primary construction exhaust emissions generated by diesel-powered heavy equipment during construction activities include Nitrogen Oxide (NO_x) and Volatile Organic Compounds (VOCs). When these emissions interact with sunlight in the atmosphere, they tend to break-down forming ozone or photochemical smog, and are known as ozone precursor emissions. The proposed project is expected to generate additional NO_x and VOCs during construction activities. The SCAPCD and the County of Siskiyou has not adopted thresholds limiting the amount of emissions that may be generated during construction. Ambient air quality in the region is good, and because construction activities would be intermittent and of a short duration, eventually eliminating these emissions from the project site at the conclusion of construction, impacts are less than significant with recommended mitigation measures.

Mitigation Measure #1: Prior to construction activities, the project applicant shall submit a Dust Control Plan to the Siskiyou County Air Pollution Control District (SCAPCD). This plan shall ensure that adequate dust controls are implemented during all phases of project construction at the developer's expense, including the following:

- Water exposed earth surfaces as necessary to eliminate visible dust emissions;
- When grading within 100 feet of any residence, park or other sensitive receptor boundary, utilize pre-soaking with sprinkler or water trucks in addition to normal watering for dust control;
- Suspend grading operations when wind is sufficient to generate visible dust clouds;
- Pave, use gravel cover, or spray a dust agent on all haul roads;
- Impose an on-site speed limit on unpaved roads to 15 mph or lower (This speed must be posted);
- All grading operations shall be suspended when sustained wind speeds exceed 25 mph;
- All exposed surfaces and overburden piles shall be revegetated or covered as quickly as possible;
- If fill dirt is brought to, or stockpiled on, the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems;
- Open burning of waste generated from on-site construction activities only in accordance with all applicable County and CalFire Fire-Safe regulations.
- Clean earthmoving construction equipment as needed to ensure that haul trucks leaving the site do not track dirt onto area roadways;
- Cover all trucks hauling soil, sand, and other loose materials and ensure that all trucks hauling such materials maintain at least two feet of freeboard;
- Institute measures to reduce wind erosion when site preparation is completed;
- Install sandbags or other erosion control measure to prevent silt runoff onto public roadways;
- Designate a person or persons to monitor the dust control programs as approved by the SCAPCD, and to order increased watering, as necessary, to prevent the transport of dust off site. This designee's duties will include holiday and weekend periods when work may not be in progress.

- c) See Discussion [Section III (b)]. Siskiyou County is designated as a nonattainment area for the state 8-hour ozone standard and is either in attainment or unclassified for all other state and federal ambient air quality standards. Operational activities associated with the project are not expected to generate ozone emissions that exceed State and Federal thresholds. Construction-related activities are expected to generate emissions from diesel-powered construction equipment and PM₁₀ emissions associated with fugitive dust. Because only a limited amount of development is proposed, diesel emissions are not expected to cumulatively exceed State and federal criteria levels of ozone. And, with the implementation of the recommended mitigation measures, potential impacts from PM₁₀ emissions would be reduced to a less than significant level.
- d) See Discussion [Section III (b)]. Construction activities associated with the proposed project would generate emissions of criteria pollutants, including suspended and inhalable particulate matter (Fugitive Dust Emissions) and equipment exhaust emissions. These emissions could expose sensitive receptors to pollutant concentrations. However, equipment exhaust emissions tend to be dispersed and of a short

duration, and fugitive dust would be reduced to less than significant levels with the implementation of the recommended mitigation measures.

- e) Objectionable odors associated with construction of the proposed project site would be those odors produced by tailpipe diesel emissions from diesel powered construction equipment. Odor impacts would be temporary and limited to the area adjacent to the construction operation. Because construction activities are temporary and localized around the construction activity, odors would not impact a substantial number of sensitive receptors for an extended period of time.

Odors associated with the resultant residential and agricultural uses and the anticipated increase in tailpipe emissions from on-road vehicles is expected. Potential odors would only affect the local area of the project site, which maybe objectionable to some sensitive receptors located in the vicinity of the project site. Because potential odors are confined to the surrounding area of the source, potential odors would not impact a substantial number of sensitive receptors for any extended period of time. Potential odor impacts would be less than significant.

IV. <u>BIOLOGICAL RESOURCES</u> -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation for Section IV a), b), c), d), e), and f):

- a) SHN Consulting Engineers & Geologists, Inc. performed a Natural Resource Assessment of the project site attached hereto. The assessment consisted of field reviews on June 7, 8 and July 6, 2010, as well as records review to determine whether the proposed project presented any potential impacts to federal or state listed species or wetlands from development. Based on the review, it was the opinion of their personnel that there would be no adverse impacts to any plant or animal species listed by the US Fish and Wildlife Service, the National Marine Fisheries Service or the State of California from the development of the project site.

Additionally, the assessment indicated that there would be no impacts to wetland resources. No impacts are anticipated.

- b) Based on the Natural Resource Assessment prepared by SHN Consulting Engineers & Geologists, Inc. hereto attached, no riparian habitat or other sensitive natural community was identified to be located on the project site. No impacts are anticipated.
- c) Based on the Natural Resource Assessment prepared by SHN Consulting Engineers & Geologists, Inc. attached hereto, no wetland resources were identified to be located on the project site. No impacts are anticipated.
- d) No designation of major migratory routes has been identified for the site. The site may facilitate home range and dispersal movement of resident wildlife species, but does not serve as a wildlife movement corridor. Development of the site would not restrict regional wildlife movement or wildlife migration patterns, and would have no related significant impacts. No impacts are anticipated.
- e) The proposed project is not anticipated to conflict with any local policies or ordinances protecting biological resources due to the lack of the presence of any sensitive habitat being located on the project site. No impacts are anticipated.
- f) The proposed project would not conflict with the provisions of a habitat conservation plan (HCP), natural community conservation plan (NCCP), or other conservation plan, as there are no adopted HCPs or NCCPs in the project region. No Impacts are anticipated.

V. <u>CULTURAL RESOURCES</u> -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation for Section V. a), b), c), and d):

Evaluation of the proposed projects impact to cultural resources must be undertaken in compliance with the requirements of the California Environmental Quality Act (CEQA), Public Resources Code, Section 21000, et seq. At the most general level, compliance with CEQA requires completion of projects in conformity with the standards contained in Section 15064.5 of the CEQA guidelines. Based on these, and other relevant requirements, an Archaeological Inventory Survey was performed by Trudy Vaughan of Coyote & Fox Enterprises on July 2010. The survey consisted of a records search at the Northeast Information Center of the California Historical Resources Information System at CSU-Chico, consultation with the Native American Heritage Commission and affected regional tribal representatives, a pedestrian field survey of the project area, and completion of the subject Archaeological Inventory Survey. Overall, and based upon the review of existing topographic and other maps, the project area appeared to be of low sensitivity with respect to prehistoric sites, and from low to moderate sensitivity with respect to historic-era sites and features, notwithstanding the impacts which may have accompanied past extensive residential and recreational developments in the project area.

Impacts Analysis

- a) As a result of the survey, two historic archaeological sites were identified and two isolated historic artifacts were noted. One site, CA-SIS-933H, is a concentration of historic debris, and the other site, CA-SIS-3421H, documents segments of historic rock walls. Due to various reasons, these sites are not considered eligible to the National Register of Historic Place or the California Register of Historic Resources, and additional fieldwork is not likely to provide additional important historical data.

The preparation and documentation of the sites and isolated finds satisfies the cultural resource requirements for this project under CEQA with the stipulation that in the event pre-historic or historic cultural resources are identified during earth-disturbing activities related to the development of the road or the subsequent parcels, the following mitigation measure would ensure that any potentially significant impacts are reduced to a less than significant level:

Mitigation Measure #2: The following notation shall be shown on the face of an additional Notation and Disclosure Exhibit Map for the Final Map: If any prehistoric or historic artifacts, or other indications of cultural resources, are found during road or parcel development, a qualified archaeologist in prehistoric or historical archaeology, as appropriate, shall be consulted for an evaluation of the find. After evaluating the find, the archaeologist shall prepare a report describing the significance of the find and make recommendations on its disposition and provide a report to the Planning Department. The developer shall implement all feasible recommendations and all work shall be halted in the immediate vicinity of any find until the evaluation is completed.

- b) See Discussion [Section V (a)].
- c) Only fragmentary evidence of paleontological resources has the potential of being identified within the project area due to the physical conditions of the site and previous volcanic activity throughout the region. Although, no unique paleontological or geological resources were identified within the project area, subsequent construction and earth-disturbing activities within the area could result in resources being encountered. In the event any resources are identified during construction, implementation of the recommended mitigation measures would ensure potential impacts to be less than significant.
- d) A records search did not identify the presence of any buried human remains within the project area. Although, no human remains were identified, subsequent construction and earth-disturbing activities below the surface could result in the potential encounters. In the event any human remains are encountered, the recommended mitigation measures would be applicable.

VI. <u>GEOLOGY AND SOILS</u> -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation for Section VI a), b), c), d), and e):

- a)**
- i)** There are no known active or potentially active faults within the Lake Shastina area. A north-south trending fault runs through the top of Mount Shasta, about 12 miles to the south east. However, the risk of volcanic eruption is considered minor because of the infrequent nature of volcanic eruptions, and the forewarning typically provided to allow safe evacuation of area occupants. Mount Shasta has erupted at least once every 600-800 years, with its last eruption occurring about 200 years ago. The location of the project site near to Big Springs Road, a primary north south arterial for the area, gives residents easy access to the south away from Mount Shasta. No impacts are anticipated.
 - ii)** The project site is located in a seismically active area (with seismic design factors and accelerations determined from the applicable IBC sections.), and is likely to be subject to ground shaking during the life of the project. Improperly designed or constructed structures could be subject to shaking-related damage, with some potential for injury or death. These impacts should be significant. However, structures will be designed to meet all IBC seismic design standards and requirements as well as site- and project-specific recommendations contained in the geotechnical reports prepared for the project.

The California Building Code (CBC) regulates the construction of structures, which could potentially be constructed with approval of the proposed project. Adherence to the California Building Code

(CBC) standards at the time of development of the project area would ensure that impacts are less than significant.

iii) All construction will take place on deep, well-drained soils with little potential for liquefaction. Additionally, no known faults exist within the project area. The potential for impacts due to seismic-related ground failure are less than significant.

iv) Although the project site and adjacent lands include some steep slope areas, most of the building sites are located on relatively level ground. The exceptions are lots 25 and 26, which have steep slopes close to the building sites. No evidence of potential landslides on the project site or surrounding areas exists. Less than significant impacts are anticipated.

b) The soils in the project area have a moderate to high erosion hazard. Grading, excavation, and loading activities associated with road and lot development could increase erosion. Construction activities could also result in soil compaction and wind erosion effects that could adversely affect soils and reduce the revegetation potential at the construction sites. In order to address concerns regarding the potential erosion from any site development, the following mitigation measure is recommended:

Mitigation Measure #3: Prior to earth-disturbing activities, the developer shall prepare and implement an Erosion Control Plan (ECP) for construction-related activities. The Erosion Control Plan shall be administered through all phases of grading and project construction. The ECP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. The ECP shall address spill prevention and include countermeasure plans describing measures to ensure proper collection and disposal of all pollutants handled or produced on the site during construction, including sanitary wastes, cement, and petroleum products. The Plan and proposed measures shall be consistent with the County's Land Development Manual and may include (1) restricting grading to the dry season; (2) protecting all finished graded slopes from erosion using such techniques as erosion control matting and hydro-seeding; (3) protecting downstream storm drainage inlets from sedimentation; (4) use of silt fencing and hay bales to retain sediment on the project site; (5) use of temporary water conveyance and water diversion structures to eliminate runoff into area waterways, and (6) any other suitable measures. The ECP shall be submitted to the Siskiyou County Planning Division for review and approval.

c) See discussion [Section VI (a) & (b)]. Impacts are less than significant.

d) Expansive soils have the potential to compromise the structural integrity of proposed new facilities and roadways. Native soils on a small portion of the project site have been identified as having high shrink-swell potential. Compliance with UBC requirements and the recommended measures found in the geotechnical report, at the time of development of the resultant lots, would ensure that impacts related to expansive soils are less than significant. Impacts are less than significant with the following mitigation measure:

Mitigation Measure #4: Prior to earth-disturbing activities for on- and off-site roadways, a grading plan and geotechnical report shall be prepared by a qualified professional and submitted to the County for review and approval. This plan and report shall address at a minimum existing subsurface conditions, drainage

considerations, design requirements, and any appropriate mitigation and special inspection requirements if any.

- e) Wastewater disposal for Lots 1 through 18 (Phase 1) would be provided by the Lake Shastina Community Services District sewer system. Wastewater disposal for Lots 19 through 26 (Phase 2) would be provided by on-site septic systems. The Siskiyou County Environmental Health Department has reviewed each of the proposed lots in Phase 2 to determine the suitability of the soils to accommodate the septic systems and associated leach fields. Based on information provided by the applicant's engineer, adequate area exists in each lot to accommodate an on-site wastewater disposal system. No impacts are anticipated.

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

Substantiation for Section VII a) and b)

Global climate change is a problem caused by combined worldwide greenhouse gas (GHG) emissions, and mitigating global climate change will require worldwide solutions. Combined gases in the earth's atmosphere called atmospheric GHGs play a critical role in the earth's radiation budget by trapping infrared radiation emitted from the earth's surface, which could have otherwise escaped to space. Prominent GHGs contributing to this process include carbon dioxide (CO₂), methane (CH₄), ozone (O₃), nitrous oxide (N₂O), and certain fluorocarbons. This phenomenon, known as the "greenhouse effect," keeps the earth's atmosphere near the surface warmer than it would be otherwise and allows for successful habitation by humans and other forms of life. Increases in these gases lead to more absorption of radiation and warm the lower atmosphere further, thereby increasing evaporation rates and temperatures near the surface. Anthropogenic emissions of GHGs in excess of natural ambient concentrations are thought to be responsible for the enhancement of the greenhouse effect and contribution to what is termed "global warming," a trend of warming unnatural warming of the earth's natural climate.

- a) Carbon dioxide (CO₂) and nitrous oxide (N₂O) would be the prominent GHG emissions contributed by the proposed project. These emissions would be generated primarily from mobile sources created from the proposed single-family residential uses. Additional emissions would also be generated from heavy equipment and employee trips related to construction activities. The proposed project is anticipated to generate primarily CO₂ and N₂O emissions which would contribute to the cumulative increase in greenhouse emissions. However, because air quality in the region is good and the relative size of the proposed project is small, the potential increase in emissions is individually limited. With the relatively minor amount of vehicle trips that would be added to the area by the proposed project and the overall good air quality in the region, potential impacts are less than significant.
- b) No plan, policy or regulation has been adopted which would create a conflict with the anticipated minor increase in greenhouse gas emissions. The air quality in the region is good, and the size of the proposed project is minimal. Therefore, no impacts are anticipated.

VIII. <u>HAZARDS AND HAZARDOUS MATERIALS -- Would the project:</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation for Section VIII a), b), c), d), e), f), g), and h):

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. A hazardous material is defined in Title 22 of the California Code of Regulations (CCR) as follows:

"A substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed." (California Code of Regulations, Title 22, Section 662601.10)

Most hazardous materials regulation and enforcement in Siskiyou County is managed by the Siskiyou County Environmental Health Division, which refers large cases of hazardous materials contamination or violations to the North Coast Regional Water Quality Control Board (RWQCB) and the State Department of Toxic Substances Control (DTSC). It is not at all uncommon for other agencies to become involved when issues of hazardous materials arise, such as the Air Pollution Control District and both the federal and state Occupational Safety and Health Administrations (OSHA).

Under Government Code Section 65962.5, both the Department of Toxic Substances Control and the State Water Resources Control Board (SWRCB) are required to maintain lists of sites known to have hazardous substances

present in the environment. Both agencies maintain up-to-date lists on their websites. A search of the DTSC and SWRCB lists identified no hazardous waste violations in the project area.

- a) No known hazardous materials are present within the site, nor will any be transported as a result of project implementation. Residential uses are not known to generate or utilize hazardous materials or chemicals during their construction. No impacts are anticipated.
- b) See Discussion [Section VII (a)]. No impacts are anticipated.
- c) There will be no hazardous emissions from the project, and therefore it will not have any affect on the nearest school site, approximately 4.5 miles from the site. No impacts are anticipated.
- d) The project site is not located within an area included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5. No impacts are anticipated.
- e) The proposed project is not located within the boundaries of an airport land use plan. The nearest airport is the Weed Airport, which is located along the Interstate 5 corridor. The proposed project would not interfere with airport operations or expose people to any safety hazards. No impacts are anticipated.
- f) No known private airstrips have been identified to be located within the project area. No impacts are anticipated.
- g) Construction activities are not occurring on any major arterials or highways, which may result in the obstruction of vehicular traffic during emergency situations. No impacts are anticipated.
- h) The California Department of Forestry (Cal Fire) provides wildland fire protection services to the project area, which has been identified to be located within a State Responsibility Area (SRA). Fire Safe Regulations have been prepared and adopted by the State to establish minimum wildfire protection standards for development within the SRA. Fire Safe Regulations are not intended to apply to existing structures, roads, streets, private lanes or facilities. However, these regulations are applicable to all construction activities in conjunction with the creation of new parcels, new roads, use permit and building permit approvals within the SRA, approved after January 1, 1991. The proposed project is designed to be consistent with State Fires Safe Regulations including having appropriate access and defensible space to limit the exposure of people and structures to a significant risk during wildfire events. As a result, impacts are less than significant.

IX. <u>HYDROLOGY AND WATER QUALITY</u> -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area,				

including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation for Section IX a), b), c), d), e), f), g), h), i), and j):

- a) Ground-disturbing activities would occur during construction of the proposed project. These activities could potentially cause soil erosion and discharge of sediment, which could ultimately affect surface water quality, including Lake Shastina. Construction activities may require use of heavy equipment such as earth-moving devices. In addition, large trucks would be used in the transportation of construction materials to the site. Such machines have the potential to leak hazardous materials that may include oil and gasoline. In addition, improper use of fuels, oils, and other construction-related hazardous materials could also pose a threat to surface or groundwater quality. These impacts are considered potentially significant. Project construction activities would be required to comply with the National Pollution Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Runoff Associated with Construction Activity (General Construction Permit) if the total amount of ground disturbance during construction exceeds 1 acre. The NCRWQCB would enforce the General Construction Permit for the proposed project. Coverage under a General Construction Permit requires the preparation of a SWPPP and Notice of Intent (NOI). The SWPPP includes pollution prevention measures (erosion and sediment control measures and measures to control non-stormwater discharges and hazardous spills), demonstration of compliance with all applicable local and regional erosion and sediment control standards, identification of responsible parties, a detailed construction timeline, and a BMP monitoring and maintenance schedule. With mitigation, this impact is considered less than significant.

Mitigation Measure #5: In the event the total ground disturbance created by the proposed construction activities exceed one (1) acre, the applicant shall submit a Notice of Intent (NOI) to the North Coast Water Quality Control Board to comply with the National Pollution Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit requirements. The applicant, or its contractor(s), shall prepare a Storm Water Pollution Prevention Plan (SWPPP) prior to earth disturbing activities of the proposed project, and shall implement the SWPPP throughout the life of the project. The SWPPP shall incorporate, but not be limited to, construction Best Management Practices.

- b) Water services to Phase 1 would be provided by connection to the Lake Shastina Community Services District (LSCSD). Water availability at the LSCSD is adequate to serve the proposed project. Wells would be developed for Phase 2 of the project, which may result in some local depletion of groundwater. Because

only a limited amount of development is proposed which would be accommodated by domestic wells (8 Lots) in an area with adequate groundwater resources, less than significant impacts are anticipated.

- c) See Discussion [Section IX (d) & (e)]. Potential impacts are less than significant with implementation of the required mitigation measures.
- d) Natural drainage courses would remain through a series of storm drainage facilities constructed through the project site. Upon leaving the site, stormwater runoff would be discharged into Lake Shastina, a jurisdictional water of the Montague Water Conservation District adjacent to the project site. Final improvement plans for the project will include preparation of a Location Hydrology Report to ensure that the stormwater facilities are adequate in size to accommodate peak stormwater runoff flows, and no net increase in the amount of runoff gets discharged beyond the proposed area. With implementation of the recommended Mitigation Measure #6, potential impacts are less than significant.

Mitigation Measure #6: Prior to Final Map recording, the applicant shall provide improvement plans for the proposed development and any required detention basin(s) if needed. A Location Hydrology Report shall accompany improvement plans to ensure that no net increase in the amount of stormwater runoff leaves the project area. Detention basin(s), if required, shall be designed to detain flows in excess of pre-development conditions for all storm flows through the project site. To that end, drainage features will need to be designed to handle the 100-year, 24-hour storm event so on-site flooding and off-site discharge does not occur. Locations and sizes of these drainage features shall be calculated by a licensed civil engineer and document in the Location Hydrology Report. The report should use the Rational Method, or similar method, to calculate stormwater flows and recommended the appropriate drainage facilities based on these flows. The preparation of the report and submitted improvement plans for proposed drainage facilities shall be to the satisfaction of the Siskiyou County Public Works Department.

- e) A small unnamed ephemeral drainage swale is located on the west-central portion of the project. Approximately 1,100 feet in total length, the drainage begins south of the project site and traverses through the site for approximately 700 feet. After crossing through two road culverts, it is deposited into an existing road ditch that parallels Cottonwood Drive, a road that is part of the Lake Shastina Property Owners Association. Once drainage is deposited into the road ditch, annual flows from the Lake Shastina development are directed into the remaining channel which deposits the flows into Lake Shastina.

Construction of the proposed project would convert vacant land with only minimal impermeable surfaces into an area with an increased amount of impermeable surfaces. Stormwater generated on the site, and not infiltrated into the ground, would be conveyed into the ephemeral drainage swales and the road side ditch along Cottonwood Drive. Final improvement plans for the project will include preparation of a Location Hydrology Report to ensure that the stormwater facilities are adequate in size to accommodate peak stormwater runoff flows, and no net increase in the amount of runoff gets discharged beyond the proposed area or that on-site flooding occurs. Implementation of recommended mitigation measures would ensure potential impacts are less than significant.

- f) See Discussion [Section IX (a)]. Implementation recommended mitigation measures would ensure potential impacts are less than significant.
- g) According to the Federal Emergency Management Agency's Flood Insurance Rate Map there are no flood hazard areas identified for the project site. No impacts are anticipated.
- h) See Discussion [Section IX (g)]. No impacts are anticipated.

- i) See Discussion [Section IX (g)]. No impacts are anticipated.
- j) There is some possibility of a seiche on Lake Shastina, and, although the area does not have a high landslide potential, it is a seismically active area. The high water level of the Lake is approximately 2,809ft., and the lowest proposed building pad elevation for the development is approximately 2,840 ft. Because of the elevation difference, potential impacts will be less than significant. Mudflows are unlikely though possible, given the nearness of Mt. Shasta, should a volcanic eruption occur. The property is in Mudflow Hazard Zone "B" as estimated by the U.S. Geological Survey for mudflows originating during a volcanic event on Mt. Shasta. Mudflow Hazard Zone "B" is an area where mudflows may have occurred within the last 9,000 years. The risk of volcanic mudflows in the area is considered less than significant.

X. <u>LAND USE AND PLANNING</u> -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation for Section X a), b), and c):

Regulatory Setting

Siskiyou County General Plan

The Siskiyou County General Plan is the County's long-range planning document and consists of eleven elements: land use, circulation, housing, open space, conservation, safety, noise, energy, geothermal, scenic highway, and seismic. The General Plan Land Use Element was most recently adopted in 1980.

Land Use Element

The primary goal of the Land Use/Circulation Element of the Siskiyou County General Plan is to allow the physical environment to determine the appropriate future land use pattern that will develop in Siskiyou County. Contrary to conventional planning practice in which one master land use map indicates future land use patterns based primarily on social, political, and economic factors. Its focus is for future development to occur in areas that are easiest to develop without entailing great public service costs, that have the least negative environmental effect, and that do not displace or endanger the county's critical natural resources.

The technique used for the development of the Land Use Element involved preparation of a series of overlay maps identifying development constraint areas. Constraints take the form of both natural, physical barriers or problems and those culturally imposed on the basis of resource protection. The combination of overlay maps provides a visual display of tones representing physical constraints in a particular geographic area in terms of the perceived effect of urban development. In identifying an absence of physical constraints, it also indicates where urban development may proceed without encountering known physical problems.

The Land-Use Element of the Siskiyou County General Plan identifies the project site to be located within the Erosion Hazard Area, Soils Building Foundation Limitation Area, Excessive Slope Area, Deer Wintering Area (Miller Mountain Deer Wintering Range, Zero-Acre Density), and Wildfire Hazard Area. The following are the applicable constraints and policies established for development within those mapped resource and natural hazard areas:

Map 2: Erosion Hazard Area

Policy no. 7 *Specific mitigation measures will be provided that lessen soil erosion including contour grading, channelization, revegetation of disturbed slopes and soils, and project timing (where feasible) to lessen the effect of seasonal factors (rainfall and wind).*

Map 3: Soils Building Foundation Limitations

Policy no. 8 *Enforce building construction standards (uniform building code) and public works requirements.*

Map 5: Excessive Slope

Policy no. 11 *All areas with 30% or greater natural slope shall not be developed with facilities requiring septic tanks for sewage disposal.*

Map 9: Deer Wintering Area

Policy no. 28 *Single-family residential, light industrial, light commercial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi public uses only may be permitted.*

The permitted uses will not create erosion or sedimentation problems.

Policy no. 29 *The minimum parcel size also permitted shall only be those as designated on the critical deer wintering area map.*

The permitted density will not create erosion or sedimentation problems.

Map 10: Wildfire Hazard Area

Policy no. 30 *All development proposed within a wildfire hazard area shall be designed to provide safe ingress, egress, and have an adequate water supply for fire suppression purposes in accordance with the degree of wildfire hazard.*

Composite Policies (applicable to the proposed project)

Policy no. 41.3(e) *All proposed uses of the land shall be clearly compatible with the surrounding and planned uses of the area.*

Policy no. 41.3(f) *All proposed uses of the land may only be allowed if they clearly will not be disruptive or destroy the intent of protecting each mapped resource.*

Policy no. 41.5	<i>All development will be designed so that every proposed use and every individual parcel of land created is a buildable site, and will not create erosion, runoff, access, or fire hazard or any other resource or environmentally related problems.</i>
Policy no. 41.6	<i>There shall be a demonstration to the satisfaction of the Siskiyou County Health Department and/or the California Regional Water Quality Control Board that sewage disposal from all proposed development will not contaminate ground water.</i>
Policy no. 41.7	<i>Evidence of water quality and quantity acceptable to the Siskiyou County Health Department must be submitted prior to development approval.</i>
Policy no. 41.8	<i>All proposed development shall be accompanied by evidence acceptable to the Siskiyou County Health Department as to the adequacy of on-site sewage disposal or the ability to connect into an existing city or existing Community Services District with adequate capacity to accommodate the proposed development. In these cases the minimum parcel sizes and uses of the land permitted for all development will be the maximum density and lands uses permitted that will meet minimum water quality and quantity requirements, and the requirements of the county's flood plain management ordinance.</i>
Policy no. 41.9	<i>Buildable, safe access must exist to all proposed uses of land. The access must also be adequate to accommodate the immediate and cumulative traffic impacts of the proposed development.</i>
Policy no. 41.12	<i>All significant historic and prehistoric places and features when identified shall be preserved and protected in accordance with accepted professional practices.</i>
Policy no. 41.13	<i>All rare and endangered plant species identified and recognized by state and federal government shall be preserved and protected in accordance with accepted professional practices.</i>
Policy no. 41.18	<i>Conformance with all policies in the Land Use Element shall be provided, documented, and demonstrated before the County may make a decision on any proposed development.</i>

Siskiyou County Zoning Ordinance

The proposed project is situated within the Single Family Residential (RES-1), Non-Prime Agricultural (AG2) and Non-Prime Agricultural with a 40 acre minimum parcel size (AG2B40) zone districts. The density standard for RES-1 with on-site domestic water supply and sewage disposal is a 2.5 acre minimum parcel size. For RES-1 lots with public water and sewer connections, the minimum parcel size is 7,200 square feet. The density standard for AG2 is a 10 acre minimum parcel size unless the parcel size is specified for the zone district as in AG2B40. Single family dwellings incidental to and necessary for agricultural pursuits are permitted in AG2 zones.

Impacts Analysis

- a) Established single family residential development borders one edge of the project site. The proposed subdivision would not divide the community, but would be an extension of it. No impacts are anticipated.

b) ***Consistency with Land Use Designations and Zone Districts***

The proposed project is consistent with both the minimum parcel sizes identified in the zoning ordinance and the land use designations.

Consistency with Land Use General Plan Policies

Erosion Hazard Area

Ground disturbance is anticipated for the project site as a result of the proposed project. The project site contains soils that exhibit a moderate to high probability of erosion. Therefore, prior to any future ground disturbances, an Erosion Control Plan (ECP) will be required. The ECP will address measures that would be employed by the developer during and after construction activities that would reduce potential erosion problems.

Soils – Building Foundation Limitations

Only a small portion of the project site has soils with building foundation limitations and the proposed building locations have not been identified. Any proposed structures will require building permits and will have to comply with applicable building codes which would include the submittal of soils reports and foundation designs development to address the underlying soil conditions.

Excessive Slope Areas

Sufficient areas with slopes less than 30 percent exists on each proposed parcel to accommodate future development of single-family residential uses, on-site sewage disposal systems, and the proposed access road without creating excessive erosion and sedimentation problems. Therefore, the proposed project is consistent with adopted policies for Excessive Slope Areas.

Deer Wintering Area

The project site and surrounding area is situated in the Miller Mountain Deer Wintering Range, with no density identified. Most of the existing Lake Shastina residential communities are within the Deer Range, and the proposed project is an extension of this residential development. Deer populations in the Lake Shastina area appear to be vigorous and stable, and the proposed project is not anticipated to affect the Deer Wintering Range.

Wildfire Hazard Area

Proposed access for the development will be designed in accordance with the Siskiyou County Ordinances and State Fire Safe Regulations, ensuring that emergency access, sufficient area for the maneuvering of emergency response vehicles, and sufficient water supplies for fire suppression purposes are adequate to serve the proposed development.

Composite Policies

Policy no. 41.3(e) [Compatibility]

The proposed development includes single-family residential and agricultural uses that, when developed, would fit harmoniously with the surrounding uses and density.

Policy no. 41.5 [Buildable]

Each of the proposed uses, and the lots occupying the proposed uses, have been designed and conditioned to ensure there would not be a detrimental affect on the physical environment or expose populations to any natural hazard.

Policy no. 41.7 [Water Services]

Water services would be provided to a portion of the proposed project by the Lake Shastina Community Services District, which has indicated that water quantity and quality is adequate to serve the proposed project. Water services to each resultant lot not within the District would be provided by an on-site domestic well. Existing well logs for the surrounding area have been reviewed by the Siskiyou County Environmental Health Division. Environmental Health has determined that water quality and quantity would be acceptable to accommodate the proposed project.

Policy no. 41.6 & 41.8 [Sewage Disposal]

Sewage disposal services for proposed project would be provided by the Lake Shastina Community Services District public sewer system. Capacity at the treatment facility is not adequate to accommodate the proposed project but with implementation of the recommended mitigation measures, sufficient public sewer services will exist to serve the proposed scope and density of the development. Lots requiring on-site septic disposal areas have been reviewed by the Siskiyou County Environmental Health Division. Environmental Health has determined that soil conditions on each proposed lot are acceptable to accommodate on-site sewage disposal systems without impacting area surface and groundwater supplies.

Policy no. 41.9 [Access]

Access serving the proposed development would be in accordance with the County policies and regulations, that, when implemented, would not generate any traffic-related impacts to the surrounding area road network.

Policy no. 41.12 [Archeological]

Historic and prehistoric features were fully evaluated in an archaeological inventory survey performed by Trudy Vaughan of Coyote & Fox Enterprises on July 2010. The survey did not identify any significant historic or pre-historic resources in the project area that would require preservation or protection.

Policy no. 41.13 [Special Status Species]

SHN Consulting Engineers & Geologists, Inc. performed a Natural Resource Assessment of the project site. The assessment consisted of field reviews on June 7, 8 and July 6, 2010, as well as records review to determine whether the proposed project presented any potential impacts to federal or state listed species or wetlands from development. Based on the review, it was the opinion of their personnel that there would be no adverse impacts to any plant or animal species listed by the US Fish and Wildlife Service, the National Marine Fisheries Service or the State of California from the development of the project site.

Policy no. 41.18 [Conformance with the Land Use Element]

The proposed project is in conformance with all polices identified in the Siskiyou County General Plan that are applicable to the proposed project. Documentation to that effect is provided in the Initial Study.

Consistency with Airport Land Use Plans

The proposed project is not within the boundaries of any airport land use plan, and the project is not located within an airport land use plan area or within 2 miles of a public airport or public use airport. No impacts are anticipated.

- c) The proposed project would not conflict with provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan since there are no such plans adopted in the project region. No impacts are anticipated.

XI. <u>MINERAL RESOURCES</u> -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation for Section XI a) and b):

- a) No SMARA classification of mineral resource lands has been prepared for Siskiyou County. Thus, no lands have been designated as containing mineral resources of regional or statewide importance. Accordingly, the effect of the proposed project on mineral resource availability is considered less than significant. No impacts are anticipated.
- b) No active or historic mineral resource recovery sites are located within or adjacent to the project area. Therefore, implementation of the proposed project would not affect the future availability of nearby mineral resources identified as important by Siskiyou County. Grading activities may remove only minor amounts of mineral resources from the site, which may be considered a valuable economic asset by the County. However, this removal is consistent with the County's General Plan and local ordinance. No impacts are anticipated.

XII. <u>NOISE</u> -- Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation for Section XII a), b), c), d), e), and f):

Overview

The *Siskiyou County General Plan Noise Element* identifies land use compatibility standards for exterior community noise for a variety of land use categories for project planning purposes. For residential land uses, an exterior noise level of 60 dBA L_{dn} (Day-Night Level) is identified as being "acceptable" requiring no special noise insulation or noise abatement features unless the proposed development is itself considered a source of incompatible noise for a nearby land use. The outdoor noise level planning criteria identified in the noise element are intended to "assure that a 45 dBA L_{dn} indoor level will be achieved by the noise attenuation with regular construction materials."

There are no significant noise sources existing on the project site itself, as it is undeveloped. However, the property is bisected by Dwinnell Way, which does contribute to higher ambient noise levels in the immediate area. In addition, the County Park with camping and day use on the north boundary of the project, and the existing residential areas to the east also contribute to the ambient noise levels at the project site. It is estimated that the existing ambient noise level is less than the 60 dBA L_{dn} criteria. During construction activities, the area noise levels will increase through the use of construction equipment and tools.

Impact Analysis

- a) Proposed residential and non-prime agricultural uses in the project, except during construction, will not expose persons or generate noise levels in excess of the County exterior standard of 60 dBA L_{dn} . Interior noise levels within new residential units are required by Siskiyou County to be maintained at or below 45 dBA L_{dn} . In buildings with standard construction materials, with windows partially open, interior noise levels are generally 15 dBA lower than the exterior noise level. With closed windows, standard residential construction materials provide about 20 to 25 dBA of noise reduction. Impacts will be less than significant.

Temporary noise impacts during construction are considered significant if they would substantially interfere with affected land uses. Substantial interference could result from a combination of factors including: the generation of noise levels substantially greater than existing ambient noise levels, construction efforts lasting long periods of time, or construction activities that would affect noise sensitive uses during the nighttime. Mitigation is required to reduce potential impacts to less than significant. In order to ensure that construction related noise would not substantially impact adjacent sensitive receptors, the following mitigation measure is recommended:

Mitigation Measure #7: Construction activities during project site development is prohibited on Sundays and federal holidays, and shall only occur from Monday through Friday, 7:00 a.m. to 7:00 p.m., and from 8:00 a.m. to 6:00 p.m. on Saturdays. This condition shall be noted on the Improvement Plans required for this project.

- b) The use of blasting and/or pile drivers would not be included as part of the proposed project. The proposed project would involve temporary sources of groundborne vibration and groundborne noise during construction from the operation of heavy equipment and other power-driven equipment. During

construction, operation of heavy equipment would generate localized groundborne vibration and groundborne noise that could be perceptible at residences or other sensitive uses in the immediate vicinity of the construction site. However, since the duration of this impact would be brief and would occur during less sensitive daytime hours as required in the recommended mitigation measures, the impact from construction-related groundborne vibration and groundborne noise would be less than significant.

- c) The project site is undeveloped and has a low ambient noise level. The primary contributors to the existing noise environment are uses surrounding the project site, including sounds emanating from residential uses, vehicle traffic along County and private roads, and from naturally occurring noise sources such as wind and rushing waters. The only permanent noise sources that would be introduced to the existing noise environment by the proposed project would be typical noise levels contributed by single-family residential and non-prime agricultural land uses including landscaping equipment, automobiles, trucks and tractors, power tools, domestic animals, heating and cooling systems and audio equipment.

It's anticipated that these introduced sources of noise would likely result in the ambient noise levels in the surrounding area to increase. Existing ambient noise levels for the project site and vicinity are substantially below the County's exterior noise level standards. Therefore, the impacts of anticipated future noise level increases are less than significant.

- d) The primary contributors to the existing noise environment surrounding the project site include sounds emanating from residential uses, vehicle traffic along County and private roads, and from naturally occurring noise sources such as wind and rushing waters. The only temporary or periodic noise sources that would be introduced to the existing noise environment by the proposed project would be noises associated with construction activities. Construction of residential structures would require a variety of equipment. During the construction period, noise levels generated by project construction would vary depending on the particular type, number, and duration of use of the various types of construction equipment.

Noises generated by heavy equipment would likely generate noise levels temporarily in excess of exterior residential noise standards identified in the Siskiyou County General Plan. Implementation of the recommended mitigation measures would ensure that construction activities are limited to day time hours. Limitations on the time of day when noise producing activities occur would cause potential noise impacts to be less than significant.

- e) According to the *Siskiyou County Airport Land Use Compatibility Plan, 2001*, no public use airports have been identified to be located within the vicinity of the project site. No noise impacts associated with the airport are anticipated to effect people residing within the project area. No impacts are anticipated.
- f) No known private airstrips have been identified to be located within in the vicinity of the project site. No impacts are anticipated.

XIII. <u>POPULATION AND HOUSING</u> -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the				

construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Substantiation for Section XIII a), b), and c):

Environmental Setting

U.S. Census population estimates a population of 44,296 for Siskiyou County in 2007. The population estimate for the community of Lake Shastina is 2,700 with 1,130 occupied housing units. The average occupied household size in 2008 for Siskiyou County was 2.2 persons. Based on this household factor, the project with its potential of 26 dwelling units will ultimately house 57 persons. This would increase the population of the community by 2.1 percent. Since build out of this project will depend on the local economy, it is difficult to determine how long it will take to complete the entire project. In 2008, construction in the area was completed on seven new residential units. Including the 26 units of the project, there are roughly 2,193 undeveloped residential parcels in the Lake Shastina community. At a rate of fourteen units per year (twice the current development rate) it would take over one-hundred years to achieve full build out. If new construction were limited to the project site at the current rate of seven units per year, it would take 4.3 years for complete build out of the project's 26 units.

Impacts Analysis

- a) The project could result in the increase of local population at a rate greater than what has occurred in the past. As noted above, current development is approximately 7 units per year. The availability of new housing in an area with good views could be attractive to persons desiring to relocate to northern California in a mixed high desert, mountainous environment with great views. Unless business and industrial development increases significantly, the housing market will be comprised of those persons, who are retired or telecommute, or local individuals or families looking for less expensive housing, which the Lake Shastina area has provided in the past. Consequently, while the project could result in an increase in population, lacking a similar increase in jobs, the impact on population will be less than significant. This impact is considered less than significant.
- b) No existing housing would be displaced to accommodate the proposed project, and as such, no impacts to existing housing, or the need to construct new housing is expected from the proposed project. No impacts are anticipated.
- c) See Discussion [Section XIII (b)]. No impacts are anticipated.

XIV. <u>PUBLIC SERVICES</u> --	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation for Section XIV a):**a)**

- i) Fire protection to the project site is provided by Cal Fire and the Lake Shastina Fire Protection District. It's anticipated that fire protection services are adequate to service the project area and the anticipated growth in the local population. Project plans and specifications must comply with Public Resources Code 4290, which includes specific provisions for street widths, signage, house numbering, and access, which would be reviewed by the CalFire. Response times are expected to be adequate for any fire or medical emergency arising from the use of the proposed project, and the proposed project is not anticipated to affect response times or other performance objectives. Impacts to less than significant levels.
- ii) The Siskiyou County Sheriff Department and Lake Shastina Community Services District provides police protection services to the project site. Overall, the project is not expected to result in excessive unauthorized access or activity or result in any increase in regular criminal activity that would result in a reduction in the current response times. Impacts are less than significant.
- iii) Schools that serve the project area are, Butteville Union Elementary School (K-8) in Edgewood and Weed High School (9-12). The elementary school is administered by the Butteville Union School District and is located at 24512 Edgewood Rd. For the current school year, Butteville Elementary School has 155 students enrolled and capacity for 210 students. Weed High School is administered by the Siskiyou Union High School District and is located at 909 Hillside Drive. During the 2004-2005 school year, the high school had 219 students enrolled and capacity for 374 students.

According to the U.S. Census, approximately 19% of Siskiyou County's population was between the age of 5 and 18 in 2000. This age range corresponds with that of most school-aged children enrolled in area schools. Based upon this percentage and the addition of 66 persons to the local population as a result of the project, it is estimated that 13 school-aged children will be added to the school system over the next 12 years. It is clear from current capacities and attendance numbers at the two schools that these students can easily be accommodated.

Regardless of whether the students will impact the school system, both school districts impose development fees on new residential construction. The impact fees are intended to offset the potential impact such development would have on school facilities. No school impact fee has been developed for the proposed project at this time and it cannot be determined if the amount would be sufficient to finance any necessary project to accommodate the additional students generated by the project. However, under Government Code Section 65996(b), as amended by the Leroy F. Greene School Facilities Act of 1998, the payment of impact fees is to be considered full and adequate mitigation for potential impacts on schools, notwithstanding the provisions of CEQA.

- iv) See Discussion [Section XIV, Recreation]. The proposed project would result in additional population growth to the local area. Deterioration of existing recreational facilities may occur or the addition of new recreational facilities may be required as a result of the proposed project. Considering the relatively small increase in the population from the project, Impacts are less than significant.

Lot #26 is located directly opposite the County's Lake Shastina campground. Residential traffic would go through the campground and would be in close proximity to camp spaces. Given the proximity of the

roadway to the camp sites, compatibility and safety issues would be created with the design of this lot, which would generate a potentially significant impact. In addition, the maintenance of this section of Dwinnell Way is paid for by County's flood control district and the increase in residential traffic would cause an incremental increase in maintenance costs. In order to minimize these impacts below a level of significance, the following mitigation measure is required.

Mitigation Measure #8: Lot #25 and #26 shall be combined into a single parcel and a deed restriction shall be placed over the Lot #26 area which precludes future development until such time as access and compatibility issues with the adjacent campground can be resolved to the satisfaction of the County of Siskiyou. The deed restriction shall include a statement notifying future property owners that this condition is being required because the County staff does not believe residential access to this lot is appropriate using the shared campground road. The specific wording for this deed restriction shall be reviewed and approved by the County Counsel prior to final map approval.

- v) Other public facilities that would be directly or indirectly affected by the proposed project include Dwinnell Way, Jackson Ranch Road, and Big Springs Road (maintained by Siskiyou County), and the Lake Shastina Community Services District Public Sewer and Water Systems. The additional traffic generated by the proposed project is not anticipated to create a substantial burden on the area road network that would result in the expenditure of additional public funds to maintain the road. Palmer Drive and Cottonwood Drive are private roads, maintained by the Lake Shastina Property Owners Association (LSPOA). No impacts are anticipated.

XV. <u>RECREATION</u> --	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation for Section XV a) and b):

Environmental Setting

The Lake Shastina Property Owners Association is responsible for developing and maintaining the local park, 3.5 acre Hoy Family Park, located approximately 4 miles northeast of the project site and open to the public. In addition, Siskiyou County operates the Lake Shastina Campground and Boat Launch Ramp which is adjacent to the project on the north side, and which provides access to Lake Shastina with opportunities for hiking, walking and wildlife viewing, swimming and boating activities. Lake Shastina also has a private golf course which is open to the public. Although a portion of the project is in the Lake Shastina CSD and another portion is proposed for annexation, private recreation facilities are the responsibility of the Lake Shastina POA. Membership in the Lake Shastina POA is separate from the Lake Shastina CSD, and the project does not propose joining the POA. The subdivision project does not include any additional recreation facilities. For outdoor recreation, there are many local, County, State and Federal facilities in the area.

Impacts Analysis

- a) The residents of the proposed subdivision are anticipated to use both the Hoy Park and Lake Shastina County Park to fulfill their recreational needs. It's anticipated that residents would also utilize the other recreational facilities in the surrounding area. Proposed and existing recreational facilities would be able to accommodate the additional population growth to the area, and that the facilities would not be substantially deteriorated as a result of the new users. Impacts are less than significant.
- b) The project does not include recreation facilities. Sufficient open space and recreational facilities are located in the surrounding area to meet the needs of the existing and future residents, and expansion of the facilities will not be required. Impacts are less than significant.

XVI. <u>TRANSPORTATION/TRAFFIC</u> -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation for Section XVI a), b), c), d), e), f), and g):

The Lake Shastina area is served by Interstate 5, State Highway 97, and County major collector roads Big Springs Road and Jackson Ranch Road. The primary access to the project site will be from Jackson Ranch Rd. to Dwinnell Road (County), with secondary access provided by Palmer Drive and Cottonwood Drive, both private roads. The proposed project would primarily use the existing road network on the project site, and would construct one additional private road, Jackson Bluff Road, approximately 1000 feet in length. In addition, an existing gated emergency access connection is located between Dwinnell Way and Cottonwood Drive, south from the Lake Shastina County Park.

Impacts Analysis

- a) The existing Level of Service (LOS) for Big Springs Rd. and Jackson Ranch Rd. is A, as is the intersection of Big Springs Road and Hwy 97. Based on a County standard of 7.5 ADT per dwelling unit, the proposed project would generate approximately 195 daily trips at full build-out, and with all units occupied. The proposed project will generate additional vehicle trips onto the local roads, Interstate 5 and Highway 97.

The proposed project would result in an increase in traffic, but this increase would not be substantial in relation to the existing traffic load and capacity of the area road network. All area road segments and intersections would continue to maintain a Level of Service of "C" or better, resulting in a stable flow of traffic with little delays at intersections. Because the project would not decrease the level of service of the area road network or the intersections to less than "C", the proposed project is consistent with the Siskiyou County Circulation Element.

Direct access to the lots would be from Dwinnell Way. Dwinnell Way is not currently designed to accommodate the increase in traffic and the number of driveways that are being proposed. Roadway improvements are needed to accommodate the anticipated traffic loads that are expected. In addition, due to State and County budget constraints with respect to roadway maintenance and that the proposed subdivision would create a significant percentage of usage along Dwinnell Way, a funding source is required to mitigated proposed usage impacts. Impacts would be less that significant with the following mitigation measure.

Mitigation Measure #9:

As part of the improvement plans, specific details of the condition and width of Dwinnell Way, from where it enters the project site southeast of Lot #1 to the to the private road entrance of Lot #25 shall be provided. The purpose of this information is to determine the necessary improvements that are required of this project to construct Dwinnell Way as follows:

- a. Dwinnell Way shall be improved, as necessary, from where it enters the project site southeast of Lot #1 to the westernmost edge of Lot #16 to a twenty-four (24) foot wide paved travel surface with an eight (8) foot wide gravel parking shoulder on the north side and a four (4) foot wide gravel shoulder on the south side.
- b. Dwinnell Way shall be improved, as necessary, from the westernmost edge of Lot #16 northwesterly to the private road entrance to Lot #25 to a twenty-four (24) foot wide paved travel surface with four (4) foot wide gravel shoulders.
- c. The design of these specific improvements, as well as any ancillary roadway requirements (such as street signage) shall be included in the improvement plans subject to County's review and approval as part of the final map process.

Mitigation Measure #10: As part of the Dwinnell Way improvement plans, the project engineer shall submit a specific line-of-sight study to determine issues with placing potential driveways on Lots #1, #2, #3, #16, #17, and #18 to the satisfaction of the Public Works Director. In the event that there are sight-line constraints, mitigation measures (such as defining specific driveway locations, sharing of driveways, pruning of vegetation, the need for vegetation maintenance easements, and/or signage) shall be included on the improvement plans subject to the County's review and approval as part of the improvement plan/final map process.

Mitigation Measure #11: At the time of building permit issuance for each lot in the subdivision, a payment in the amount of \$1,500 shall be paid to the Siskiyou County Road Department to off-set the impacts of the development to the condition of Dwinnell Way and its long-term maintenance requirements. A deed restriction shall be included on the title to each property to the satisfaction of the Planning Director prior to final map approval to this effect. In addition, the restriction shall state that the timing and level of maintenance shall be at the discretion of the County and should the future property owners desire a higher level of maintenance then is determined appropriate by the County, the property owners can pay for the enhanced level of maintenance through a mechanism approved by the County.

- b) See discussion [Section XVI (a)]. Impacts are less than significant.
- c) According to the *Siskiyou County Airport Land Use Compatibility Plan, 2001*, no public use airports have been identified to be located within the vicinity of the project site. The proposed project is located outside the compatibility zones for the airport, and therefore, would not result in a change in air traffic patterns, including increased air traffic levels or safety hazards. No impacts are anticipated.
- d) The public and existing private roads have been designed to County standards and do not have hazardous design features. For the proposed new private Jackson Bluff Road, the design standards contained in the *Siskiyou County Land Development Manual, 1976*, dictate that the roadway should be constructed to a Plate 3, private road standard for parcels from 2.5 to 20 acres and an ADT of 50 or less. The Plate 3 standard includes an 18 ft. wide travel surface with an aggregate base and 2 ft. shoulders within a 60 foot wide right-of-way. The *Draft Siskiyou County Lane Development Manual, 2010*, indicates a similar standard, except that the shoulders should be surfaced, a chip-seal may be required, and an ADT of 100 is allowed. The horizontal and vertical design of the proposed road does not have any hazardous design features. No impacts are anticipated.
- e) The California Department of Forestry (Cal Fire) provides wildland fire protection services to the project area, which has been identified to be located within a State Responsibility Area (SRA). Fire Safe Regulations have been prepared and adopted by the State to establish minimum wildfire protection standards for development within the SRA. Fire Safe Regulations are not intended to apply to existing structures, roads, streets, private lanes or facilities. However, these regulations are applicable to all construction activities in conjunction with the creation of new parcels, new roads, use permit and building permit approvals within the SRA, approved after January 1, 1991.

The proposed project has been designed, and exceptions granted, to meet the requirements of all applicable statutory requirements of the Public Resources Code 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, as well as the Siskiyou County Land Development Manual. Therefore, the proposed project would allow for adequate emergency access. No impacts are anticipated.

- f) For rural roads, County design standards require shoulders which will accommodate pedestrians and bicyclists. Public transit does not access the project area and the County does not have pedestrian facility or bikeway plans. Impacts are less than significant.

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation for Section XVII a), b), c), d), e), f), and g):

The Lake Shastina Community Services District (LSCSD) is proposed to provide water and sewer services for Phase 1 of the project. A 'Will Serve' Letter from the LSCSD agreeing to provide water and sewer services for Phase 1. The LSCSD also maintains storm drainage channels and culverts within the project area. A Preliminary Stormwater Drainage Analysis was prepared by SHN Consulting Engineers & Geologists. Other utilities are operated by private companies, including electricity, communications, and solid waste collection.

The proposed homesites in Phases 1 will be served by the LSCSD wastewater collection system. The 16 residential dwelling units will convey wastewater flow via gravity in existing lines to three existing evaporation/percolation waste discharge ponds. The ponds are designed to accommodate a wastewater flow of 132,000 gallons per day (gpd) with a total capacity of 9.43 million gallons. Presently, wastewater flow to the ponds range from 100,000 to 120,000 gpd, resulting in an insufficient amount of freeboard space in the ponds to adequately accommodate current wastewater influent and rainfall expected during the winter. As a result, the Regional Water Quality Control Board has issued an Emergency Discharge Wavier (Resolution No. R1-2007-0098), allowing the LSCSD to discharge between 24,000 to 48,000 gallons of wastewater per day to offset the anticipated rainfall volume. The discharge would occur through spray irrigation to approximately 5 acres located directly adjacent to the ponds.

The LSCSD is currently in the process of planning for construction of additional ponds and/or expansion of existing ponds to meet current standards for freeboard, and to expand capacity and serve additional future development.

Upon development of the proposed expansion, sufficient capacity would exist to serve the proposed project, as well as the existing residences in the Lake Shastina Subdivision.

Impacts Analysis

- a) Total anticipated wastewater generated by the proposed project is estimated at 3,360 gallons per day (gpd) from the 16 residential units (210 gallons per unit per day). All anticipated wastewater would be discharged to the existing wastewater treatment facility, permitted by the Regional Water Quality Control Board (RWQCB). The facility is operating under an Emergency Discharge Wavier, which allows the LSCSD to discharge between 24,000 to 48,000 gallons of wastewater per day to offset the anticipated rainfall volume that fall directly into the ponds, resulting in an inadequate capacity in the ponds. The wavier continues to allow for additional connections adding to the total wastewater the ponds receive. Though, at the present time the wavier allows additional connections, and the LSCSD has issued a "will serve" letter, the existing system is at capacity and does not have the capabilities to serve the additional entitlements proposed with this project. The LSCSD is currently in the process of obtaining additional capacity through the construction of additional ponds. At the time these ponds are permitted and constructed, wastewater capacity would be sufficient to grant additional entitlements. However, until the additional capacity is obtained, service capabilities to the proposed project are insufficient. The following mitigation measure proposed would ensure that any additional wastewater connections generated by the proposed project would only occur after the completion of the proposed sewer expansion, and the sewer capacity is adequate to accommodate the project:

Mitigation Measure #12:

Issuance of building permits in the proposed development shall be prohibited until the developer can provide satisfactory evidence from the Lake Shastina Community Services District (LSCSD) and North Coast Regional Water Quality Control Board that adequate capacity at the LSCSD wastewater treatment facility exists to serve the intended building and use. Evidence of adequate capacity shall be submitted to the satisfaction of the Siskiyou County Community Development Department.

- b) The LSCSD wastewater treatment facility is currently at capacity. The LSCSD is currently in the process of designing an expansion of the treatment facility to accommodate the future development of the existing lots in the subdivision, as well as the proposed project. Upon acceptance of a final design by the RWQCB, further environmental review of the proposed expansion would be performed. Because the proposed expansion is not a result of the proposed project, but rather a result of the existing conditions of the subdivision, no impacts are anticipated.
- c) The proposed project will generate additional stormwater runoff due to the creation of additional impervious surfaces. To accommodate the increase in runoff, stormwater drainage facilities are proposed to be constructed. Runoff, generated on the project site would be collected and transported by an open channel and culvert drainage system to Lake Shastina. A Preliminary Stormwater Drainage Analysis for the project has been prepared to ensure that the collection system, and detention structures if necessary, is adequate in size to accommodate peak stormwater runoff flows. No net additional peak runoff will be required. To accommodate the added flows, the construction of detention basin may occur. Because of the limited number of new dwellings, only one new road, and the large lots for Phase 2 development, the amount of additional run-off will be limited. Impacts are less than significant.

- d) The total anticipated water usage for the proposed development is 7,200 gallons per day (gpd). This estimate is for residential uses at 150 gpd per bedroom with an average of 3 bedrooms for each of the 16 dwelling units. Water services would be provided by the Lake Shastina Community Services District. According to the LSCSD, existing water supplies are adequate to serve the proposed project without affecting existing water entitlements. No impacts are anticipated.
- e) See discussion [Section XVII (a)]. Impacts are less than significant.
- f) Solid waste from the project site will be transported to the Black Butte Transfer Station and subsequently disposed of at the Anderson Solid Waste Landfill in Shasta County. Under existing state permits, the landfill may accept 1,018 tons of solid waste per day until the year 2036. According to the Countywide Source Reduction and Recycling Element (1997) for Siskiyou County the average individual in Siskiyou County generated 3.4 pounds of garbage per day in 1990. Given that the average occupied household size in Siskiyou County is 2.2 persons (U.S. Dept of Finance), it is estimated that each household in the project area generates 7.48 lbs/day or 2,730 lbs/year. With the added 26 households as a result of the project, there would be an additional 70,985 pounds or 35 tons of garbage going to the landfill each year. Impacts are less than significant.
- g) The subject landfill is compliant with all applicable Federal, State and Local laws pertaining to solid waste. No impacts are anticipated.

XVIII. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u> --	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation for Sections XVIII a), b), and c):

- a) With the implementation of mitigation measures included in this Initial Study, the proposed project would not degrade the quality of the environment; result in an adverse impact on fish, wildlife, or plant species including special status species, or prehistoric or historic cultural resources. Prehistoric or historic cultural resources would not be adversely affected because no archeological or historic resources are known to exist in the project areas and project implementation includes following appropriate procedures for avoiding or preserving artifacts or human remains should they be uncovered during project excavation.

- b) The review of this application has not revealed that there would be impacts that are individually limited, but cumulatively considerable. No impacts are anticipated.
- c) There have been no impacts discovered through the review of this application demonstrating that there would be substantial adverse effects on human beings either directly or indirectly. However, the proposed project has the potential to cause both temporary and future impacts to the area by project-related impacts relating to geology and soils and hazards and hazardous materials. With the implementation of mitigation measures included in this Initial Study, these impacts would be effectively mitigated to a less than significant level.

POSSIBLE IMPACTS:

A review of this project in compliance with the *California Environmental Quality Act (CEQA)* indicates that there may be significant adverse impacts to the environment. However, those impacts can be mitigated to an insignificant level by implementing the mitigation measures identified in this Initial Study/Mitigated Negative Declaration. A Mitigation Monitoring and Reporting Program is attached to this Initial Study/Mitigated Negative Declaration as Attachment "A." The Mitigated Negative Declaration reflects the Planning Commission's independent judgment and analysis.

PREPARED BY: Siskiyou County Planning Division (Rowland Hickel) February 4, 2011. Copies are available for review at the Siskiyou County Planning Division or at the Siskiyou County Clerk's Office, 510 N. Main Street, Yreka, California.

Attachment(s)

- A: Mitigation Monitoring & Reporting Program
- B: Tentative Subdivision Map
- C: Natural Resource Assessment

SHASTINA WEST SUBDIVISION

TENTATIVE SUBDIVISION MAP (TSM-10-01)

Mitigation Monitoring and Reporting Program

February 2011

Location:

Weed, California

Township 42N, Range 5W, Section 10 & 11, MDB&M
Assessor Parcel Number(s): 020-071-320, 330, 450 & 460

Project Applicant:

Evan Chertkov
15550 Valley View Drive
Weed, California 96094

Mitigation Monitoring and Reporting Program

1.0 Introduction

This document comprises the Mitigation Monitoring and Reporting Program (MMRP) for the Shastina West Subdivision. The purpose of this document is to make clear to the reader the mitigation responsibilities of the Shastina West Subdivision in implementing the proposed project. The mitigation measures listed herein are required by law or regulation and will be adopted by the County as part of the overall project approval.

Mitigation is defined by the California Environmental Quality Act (CEQA) – Section 15370 as a measure which:

- Avoids the impact altogether by not taking a certain action or parts of an action
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project
- Compensates for the impacts by replacing or providing substitute resources or environments

Mitigation measures provided in this MMRP are identified in the Initial Study (IS)/Mitigated Negative Declaration (MND), as feasible and effective in mitigating project-related environmental impacts. Comments received on the IS/MND did not result in revisions to the originally-proposed mitigation measures.

This MMRP includes discussions on the following: legal requirements, intent of the MMRP, development, and approval process for the MMRP, the authorities and responsibilities associated with the implementation of the MMRP, a description of the mitigation summary table, and resolution of noncompliance complaints.

2.0 Legal Requirements and Intent of the Mitigation Monitoring and Reporting Program

The legal basis for the development and implementation of the MMRP lies within both CEQA and Sections 21002 and 21002.1 of the California Public Resources Code state:

- Public agencies are not to approve projects as proposed if there are feasible alternatives or feasible mitigation measures available that would substantially lessen the significant environmental effects of such projects; and
- Each public agency shall mitigate or avoid the significant effects on the environment of projects that it carries out or approves whenever it is feasible to do so.
- Section 21081.6 of the California Public Resources Code further requires that: the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

- The monitoring program must be adopted when a public agency makes its findings under CEQA so that the program can be made a condition of project approval in order to mitigate significant effects on the environment. The program must be designed to ensure compliance with mitigation measures during project implementation to mitigate or avoid significant environmental effects.

3.0 Intent of the Mitigation Monitoring and Reporting Program

The MMRP is intended to satisfy the requirements of CEQA as they relate to the Shastina West Subdivision. It is anticipated to be used by County staff, participating agencies, project contractors, and mitigation monitoring personnel during implementation of the project. The primary objective of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures and permit conditions. The MMRP will provide for monitoring of construction activities as needed, on-site identification and resolution of environmental problems, and proper reporting to lead agency staff.

4.0 Development and Approval Process

The timing elements for implementing mitigation measures and the definition of the approval process has been provided in detail through this MMRP to assist staff from the County by providing the most usable monitoring document possible.

5.0 Authorities and Responsibilities

The County, functioning as the CEQA Lead Agency, will have the primary responsibility for the execution and proper implementation of the MRRP and will be responsible for the following activities:

- Coordination of monitoring activities
- Management of the preparation and filing of monitoring compliance reports
- Maintenance of records concerning the status of all approved mitigation measures

6.0 Summary of Monitoring Requirements

Table 1, which follows, summarizes the mitigation measures and associated monitoring requirements proposed for Shastina West Subdivision. Since comments received on the IS/MND did not result in revisions to the originally-proposed mitigation measures, the measures are presented in the same form as originally prescribed in the IS/MND. The mitigation measures are organized by environmental issue area (i.e., Air Quality, Biological Resources, Water Quality, etc). **Table 1** is comprised of the following four columns:

- **Mitigation Measure:** Lists the mitigation measures identified for each significant impact discussed in the Shastina West Subdivision IS/MND.
- **Timing/Implementation:** Indicates at what point in time or project phase the mitigation measure will need to be implemented.
- **Responsible Parties (tasks):** Documents which agency or entity is responsible for implementing a mitigation measures and what, if any, coordination is required. If more than one party has responsibility under a given mitigation measure, the tasks of each individual party is identified parenthetically (e.g., “implementation” or “monitoring”).

- **Verification:** Provides spaces to be initialed and dated by the individual responsible for verifying compliance with each specific mitigation measure.

7.0 Resolution of Noncompliance Complaints

Any person or agency may file a complaint that states noncompliance with the mitigation measures that were adopted as part of the approval process for the Shastina West Subdivision. The complaint shall be directed to the County, via the Planning Division (806 S. Main Street, Yreka, CA 96097) in written form providing detailed information on the purported violation. The County shall conduct an investigation and determine the validity of the complaint. If noncompliance with a mitigation measure is verified, the County shall take the necessary action(s) to remedy the violation. The complaint shall receive written confirmation indicating the results of the investigation or the final corrective action that was implemented to response to the specific noncompliance issue.

TABLE 1

SHASTINA WEST SUBDIVISION - MITIGATION MONITORING AND REPORTING PROGRAM				
Mitigation Measure Number	Mitigation Measures	Timing of Monitoring Requirement	Responsibility for Compliance	Verification Date/ Initials
III. Air Quality				
MM #1	<p>Prior to construction activities, the project applicant shall submit a Dust Control Plan to the Siskiyou County Air Pollution Control District (SCAPCD). This plan shall ensure that adequate dust controls are implemented during all phases of project construction at the developer's expense, including the following:</p> <ul style="list-style-type: none"> • Water exposed earth surfaces as necessary to eliminate visible dust emissions; • When grading within 100 feet of any residence, park or other sensitive receptor boundary, utilize pre-soaking with sprinkler or water trucks in addition to normal watering for dust control; • Suspend grading operations when wind is sufficient to generate visible dust clouds; • Pave, use gravel cover, or spray a dust agent on all haul roads; • Impose an on-site speed limit on unpaved roads to 15 mph or lower (This speed must be posted); • All grading operations shall be suspended when sustained wind speeds exceed 25 mph; • All exposed surfaces and overburden piles shall be revegetated or covered as quickly as possible; • If fill dirt is brought to, or stockpiled on, the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems; • Open burning of waste generated from on-site construction activities only in accordance with all applicable County and CalFire Fire-Safe regulations. • Clean earthmoving construction equipment as needed to ensure that haul trucks leaving the site do not track dirt onto area roadways; • Cover all trucks hauling soil, sand, and other loose materials and ensure that all trucks hauling such materials maintain at least two feet of freeboard; • Institute measures to reduce wind erosion when site preparation is completed; • Install sandbags or other erosion control measure to prevent silt runoff onto public roadways; • Designate a person or persons to monitor the dust control programs as approved by the SCAPCD, and to order increased watering, as necessary, to prevent the transport of dust off site. This designee's duties will include holiday and weekend periods when work may not be in progress. 	<p>Prior to construction activities.</p> <p>During construction.</p>	<p>Applicant (Implementation)</p> <p>Siskiyou County Air Pollution Control District. (Monitoring)</p>	
V. Cultural Resources				
MM #2	The following notation shall be shown on the face of an additional Notation and Disclosure Exhibit Map for the Final Map: If any prehistoric or historic artifacts, or other indications of cultural resources, are found during road or parcel development, a qualified	Prior to Final Map Recording	Applicant (Implementation)	

SHASTINA WEST SUBDIVISION - MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure Number	Mitigation Measures	Timing of Monitoring Requirement	Responsibility for Compliance	Verification Date/ Initials
	archaeologist in prehistoric or historical archaeology, as appropriate, shall be consulted for an evaluation of the find. After evaluating the find, the archaeologist shall prepare a report describing the significance of the find and make recommendations on its disposition and provide a report to the Planning Department. The developer shall implement all feasible recommendations and all work shall be halted in the immediate vicinity of any find until the evaluation is completed.	Continuously	Siskiyou County Planning Division (Monitoring)	
VI. Geology and Soils				
MM #3	Prior to earth-disturbing activities, the developer shall prepare and implement an Erosion Control Plan (ECP) for construction-related activities. The Erosion Control Plan shall be administered through all phases of grading and project construction. The ECP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. The ECP shall address spill prevention and include countermeasure plans describing measures to ensure proper collection and disposal of all pollutants handled or produced on the site during construction, including sanitary wastes, cement, and petroleum products. The Plan and proposed measures shall be consistent with the County's Land Development Manual and may include (1) restricting grading to the dry season; (2) protecting all finished graded slopes from erosion using such techniques as erosion control matting and hydro-seeding; (3) protecting downstream storm drainage inlets from sedimentation; (4) use of silt fencing and hay bales to retain sediment on the project site; (5) use of temporary water conveyance and water diversion structures to eliminate runoff into area waterways, and (6) any other suitable measures. The ECP shall be submitted to the Siskiyou County Planning Division for review and approval.	Prior to earth-disturbing activities. Continuously	Applicant (Implementation) Siskiyou County Planning Division (Monitoring)	
MM #4	Prior to earth-disturbing activities for on- and off-site roadways, a grading plan and geotechnical report shall be prepared by a qualified professional and submitted to the County for review and approval. This plan and report shall address at a minimum existing subsurface conditions, drainage considerations, design requirements, and any appropriate mitigation and special inspection requirements if any.	Prior to earth-disturbing activities. Continuously	Applicant (Implementation) Siskiyou County Public Works Department (Monitoring)	

SHASTINA WEST SUBDIVISION - MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure Number	Mitigation Measures	Timing of Monitoring Requirement	Responsibility for Compliance	Verification Date/ Initials
IX. Hydrology and Water Quality				
MM #5	In the event the total ground disturbance created by the proposed construction activities exceed one (1) acre, the applicant shall submit a Notice of Intent (NOI) to the North Coast Water Quality Control Board to comply with the National Pollution Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit requirements. The applicant, or its contractor(s), shall prepare a Storm Water Pollution Prevention Plan (SWPPP) prior to earth disturbing activities of the proposed project, and shall implement the SWPPP throughout the life of the project. The SWPPP shall incorporate, but not be limited to, construction Best Management Practices.	Prior to Earth-Disturbing Activities	Applicant (Implementation) North Coast Regional Water Quality Control Board (Monitoring)	
MM #6	Prior to Final Map recording, the applicant shall provide improvement plans for the proposed development and any required detention basin(s) if needed. A Location Hydrology Report shall accompany improvement plans to ensure that no net increase in the amount of stormwater runoff leaves the project area. Detention basin(s), if required, shall be designed to detain flows in excess of pre-development conditions for all storm flows through the project site. To that end, drainage features will need to be designed to handle the 100-year, 24-hour storm event so on-site flooding and off-site discharge does not occur. Locations and sizes of these drainage features shall be calculated by a licensed civil engineer and document in the Location Hydrology Report. The report should use the Rational Method, or similar method, to calculate stormwater flows and recommended the appropriate drainage facilities based on these flows. The preparation of the report and submitted improvement plans for proposed drainage facilities shall be to the satisfaction of the Siskiyou County Public Works Department.	Prior to Final Map Recording	Applicant (Implementation) Siskiyou County Public Works Department (Monitoring)	
XII. Noise				
MM #7	Construction activities during project site development is prohibited on Sundays and federal holidays, and shall only occur from Monday through Friday, 7:00 a.m. to 7:00 p.m., and from 8:00 a.m. to 6:00 p.m. on Saturdays. This condition shall be noted on the Improvement Plans required for this project.	Continuously	Applicant (Implementation) Siskiyou County Planning Division (Monitoring)	

SHASTINA WEST SUBDIVISION - MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure Number	Mitigation Measures	Timing of Monitoring Requirement	Responsibility for Compliance	Verification Date/ Initials
XIV. Public Services				
MM #8	Lot #25 and #26 shall be combined into a single parcel and a deed restriction shall be placed over the Lot #26 area which precludes future development until such time as access and compatibility issues with the adjacent campground can be resolved to the satisfaction of the County of Siskiyou. The deed restriction shall include a statement notifying future property owners that this condition is being required because the County staff does not believe residential access to this lot is appropriate using the shared campground road. The specific wording for this deed restriction shall be reviewed and approved by the County Counsel prior to final map approval.	Prior to Final Map Recording	Applicant (Implementation) Siskiyou County Planning Division (Monitoring)	
XVI. Transportation/Traffic				
MM #9	As part of the improvement plans, specific details of the condition and width of Dwinnell Way, from where it enters the project site southeast of Lot #1 to the to the private road entrance of Lot #25 shall be provided. The purpose of this information is to determine the necessary improvements that are required of this project to construct Dwinnell Way as follows: a.) Dwinnell Way shall be improved, as necessary, from where it enters the project site southeast of Lot #1 to the westernmost edge of Lot #16 to a twenty-four (24) foot wide paved travel surface with an eight (8) foot wide gravel parking shoulder on the north side and a four (4) foot wide gravel shoulder on the south side; b.) Dwinnell Way shall be improved, as necessary, from the westernmost edge of Lot #16 northwesterly to the private road entrance to Lot #25 to a twenty-four (24) foot wide paved travel surface with four (4) foot wide gravel shoulders; and c. The design of these specific improvements, as well as any ancillary roadway requirements (such as street signage) shall be included in the improvement plans subject to County's review and approval as part of the final map process.	Prior to Final Map Recording	Applicant (Implementation) Siskiyou County Planning Division (Monitoring)	
MM #10	As part of the Dwinnell Way improvement plans, the project engineer shall submit a specific line-of-sight study to determine issues with placing potential driveways on Lots #1, #2, #3, #16, #17, and #18 to the satisfaction of the Public Works Director. In the event that there are sight-line constraints, mitigation measures (such as defining specific driveway locations, sharing of driveways, pruning of vegetation, the need for vegetation maintenance easements, and/or signage) shall be included on the improvement plans subject to the County's review and approval as part of the improvement plan/final map process.	Prior to Final Map Recording	Applicant (Implementation) Siskiyou County Planning Division (Monitoring)	

SHASTINA WEST SUBDIVISION - MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure Number	Mitigation Measures	Timing of Monitoring Requirement	Responsibility for Compliance	Verification Date/ Initials
MM #11	At the time of building permit issuance for each lot in the subdivision, a payment in the amount of \$1,500 shall be paid to the Siskiyou County Road Department to off-set the impacts of the development to the condition of Dwinnell Way and its long-term maintenance requirements. A deed restriction shall be included on the title to each property to the satisfaction of the Planning Director prior to final map approval to this effect. In addition, the restriction shall state that the timing and level of maintenance shall be at the discretion of the County and should the future property owners desire a higher level of maintenance then is determined appropriate by the County, the property owners can pay for the enhanced level of maintenance through a mechanism approved by the County.	Prior to Building Permit Issuance for Each Lot	Applicant (Implementation) Siskiyou County Planning and Building Divisions (Monitoring)	
XVII. Utilities and Service Systems				
MM #12	Issuance of building permits in the proposed development shall be prohibited until the developer can provide satisfactory evidence from the Lake Shastina Community Services District (LSCSD) and North Coast Regional Water Quality Control Board that adequate capacity at the LSCSD wastewater treatment facility exists to serve the intended building and use. Evidence of adequate capacity shall be submitted to the satisfaction of the Siskiyou County Community Development Department.	Prior to Building Permit Issuance	Applicant (Implementation) Siskiyou County Planning Division (Monitoring)	

G:_PLANNING APPS CURRENT (12)\TSM\CHERTKOV_TSM1001\TSM1001_MITIGATION MONITORING TABLE.DOC

MITIGATION MEASURES AGREEMENT


SHASTINA WEST SUBDIVISION

TSM-10-01

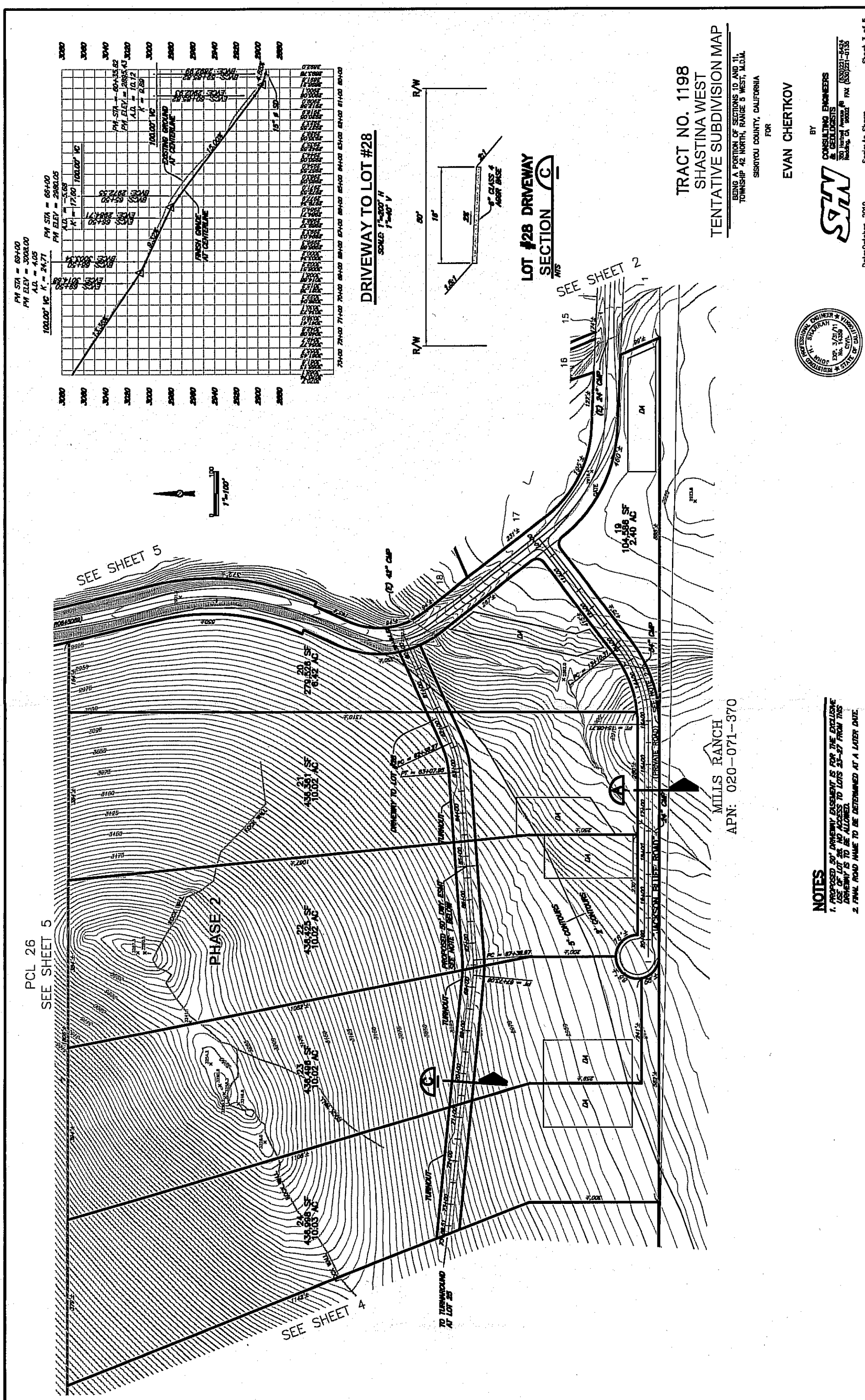
Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code, Sections 21064.5 and 21080(c)(2), and the CEQA Guidelines, Section 15070(b)(1), the project applicant, **Evan Chertkov**, hereby agrees to the mitigation measures identified in the attached Initial Study and in the Mitigated Negative Declaration and Mitigation Monitoring Program for the **Shastina West Subdivision (TSM-10-01)**.

Prior to final approval of the project, the lead agency may conclude, at a public hearing, that certain mitigation measures identified in the Mitigated Negative Declaration are infeasible or undesirable. In accordance with CEQA Section 15074.1, the lead agency may delete those mitigation measures and substitute other measures which it determines are equivalent or more effective. The lead agency would adopt written findings that the new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it, in itself, would not cause any potentially significant effect on the environment.

EVAN CHERTKOV
Applicant


Applicant's Signature

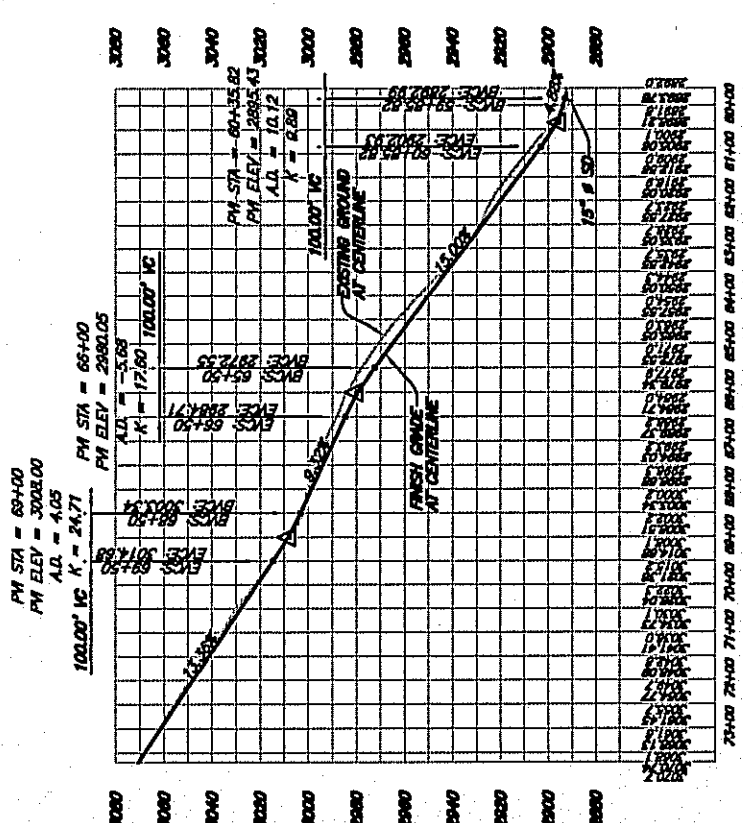
2/15/11
Date



PCL 26
SEE SHEET 5

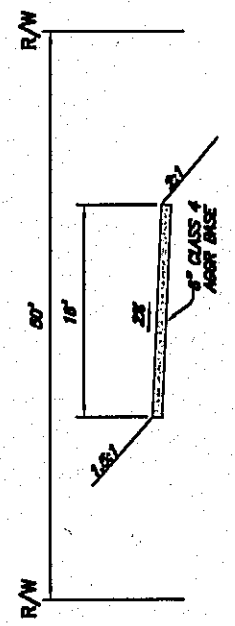
SEE SHEET 5

SEE SHEET 4



DRIVEWAY TO LOT #28

SCALE 1"=200' H
1"=40' V



LOT #28 DRIVEWAY SECTION C

SEE SHEET 2

TRACT NO. 1198
SHASTINA WEST
TENTATIVE SUBDIVISION MAP
BEING A PORTION OF SECTIONS 10 AND 11,
TOWNSHIP 42 NORTH, RANGE 5 WEST, M.D.M.
SISKIYOU COUNTY, CALIFORNIA
FOR
EVAN CHERTKOV



BY
SCW
CONSULTING ENGINEERS
& GEOLOGISTS
300 Harding Avenue, PM
Redding, CA 96002 PM (530)221-6423
FAX (530)221-6133

NOTES

1. PROPOSED 30' DRIVEWAY EASEMENT IS FOR THE EXCLUSIVE USE OF LOT #28. NO ACCESS TO LOTS 23-27 FROM THIS DRIVEWAY IS TO BE ALLOWED.
2. FINAL ROAD NAME TO BE DETERMINED AT A LATER DATE.

MILLS RANCH
APN: 020-071-370

PCL 26 SEE SHEET 5

PCL 24

SEE SHEET 3

PHASE 2

LAKE SHASTINA

COUNTY OF SISKIYOU
845 O.R. 70

CHERTKOV
APN: 020-071-300
NOT A PART

MILLS RANCH
APN: 020-071-370

TRACT NO. 1198
SHASTINA WEST

TENTATIVE SUBDIVISION MAP

BEING A PORTION OF SECTIONS 10 AND 11,
TOWNSHIP 42 NORTH, RANGE 5 WEST, M.D.M.

SISKIYOU COUNTY, CALIFORNIA

FOR

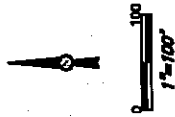
EVAN CHERTKOV

BY

CONSULTING ENGINEERS

& GEOLOGISTS

300 North Avenue #6
Redding, CA 96002 FAX (530)221-0133



Date: October, 2010

Scale: 1"=100'

Sheet 4 of 5



CONSULTING ENGINEERS & GEOLOGISTS, INC.

350 Hartnell Avenue, Suite B • Redding, CA 96002 • 530-221-5424 • FAX 530-221-0135

FILE COPY

Reference: 508114.300

July 9, 2010

Evan Chertkov
15550 Valley View
Lake Shastina, CA 96094

**Subject: Natural Resource Assessment
Shastina West Subdivision**

Dear Mr. Chertkov:

On June 7, 8 and July 6, 2010 the biological staff from SHN Consulting Engineers & Geologists, Inc. (SHN) reviewed your proposed Shastina West subdivision to assess the biological species present and determine if there would be any potential impact to federal or state listed species or wetlands from development.

Based on our review, it is my opinion that there will be no adverse impacts to any plant or animal species listed by the US Fish and Wildlife Service, the National Marine Fisheries Service or the State of California from the development of this property as proposed. Additionally, there will be no impact to wetland resources. A discussion of our research and evaluation follows.

Project Background

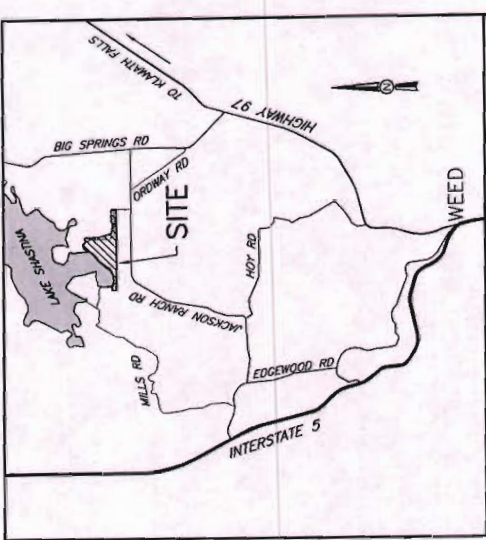
The Shastina West project (Chertkov Subdivision) is a proposed subdivision of approximately 131.5 acres of lands for single family residential homes. The project proposes to subdivide this property into 30 parcels, with various sizes, ranging from 0.65 to 40 acres. A part of the project (Lots 1-21) is located adjacent to previously developed lands that are within the Lake Shastina Community Service District and the Lake Shastina Property Owners Association where existing paved roads, water, sewer and other public services are available for residential uses. The balance of the project is located adjacent to Dwinnell Road and the Lake Shastina Campground, both owned and maintained by Siskiyou County. Refer to Sheet 1 for figures depicting the general project location and proposed subdivision layout.

Current development at the project is limited to minor un-surfaced roads, range fencing, cattle grazing, water well development and illegal refuse dumping by others.

Assessment Methodology

The development of this Natural Resource Assessment was undertaken to determine if the proposed project could result in impacts to special status species¹ of plants and animals,

¹ Special Status Species. This term is used collectively to refer to species that are federally or state listed, candidates for listing, and species of special concern.



VICINITY MAP
NO SCALE

OWNER/SUBDIVIDER
EVAN CHERTKOV
15550 VALLEY VIEW
LAKE SHASTINA, CA 96094
(530) 938-3949

ENGINEER
SHM CONSULTING ENGINEERS
& GEOLOGISTS, INC.
350 HARTNELL AVENUE #B
REDDING, CA 96002
(530) 221-5424

SITE DATA
ASSESSORS PARCEL NUMBERS: 020-071-320, 330, 450, 480
DEED REFERENCE: DOC. NO. 08-0012029

ZONING
PARCEL 020-071-320 AG-2/RES-1
PARCEL 020-071-330 AG-2/RES-1
PARCEL 020-071-450 RES-1
PARCEL 020-071-480 RES-1

LAND USE
EXISTING
PARCEL 020-071-320 SINGLE FAMILY RESIDENTIAL
PARCEL 020-071-330 VACANT
PARCEL 020-071-450 VACANT
PARCEL 020-071-480 VACANT

WATER SERVICE
PHASE 1&3: LAKE SHASTINA COMMUNITY SERVICE DISTRICT
PHASE 2: ON-SITE WELLS

SEWER SERVICE
PHASE 1&3: LAKE SHASTINA COMMUNITY SERVICE DISTRICT
PHASE 2: SEPTIC

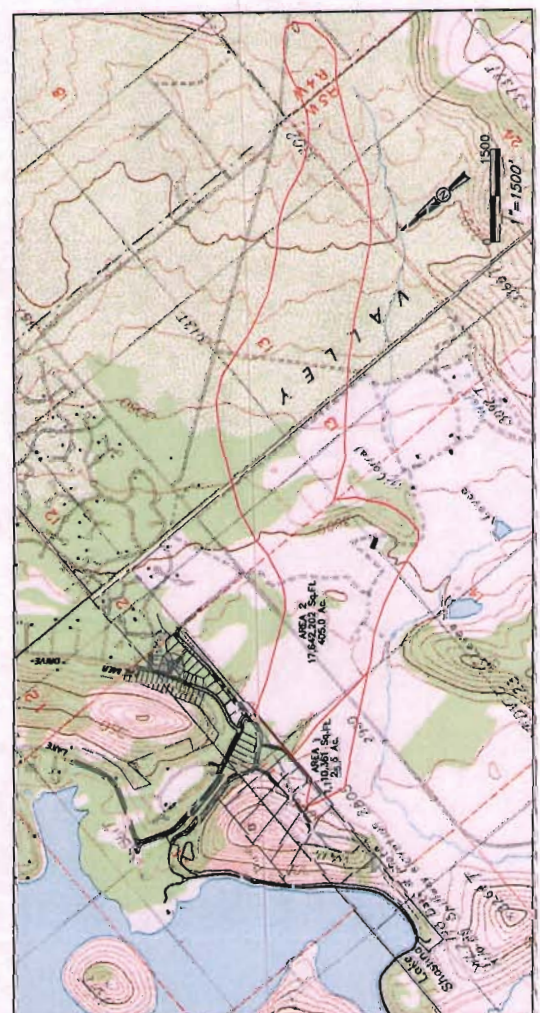
TOTAL ACREAGE: 131.5± ACRES

TRACT NO. ---
TENTATIVE SUBDIVISION MAP

BEING A PORTION OF SECTIONS 10 AND 11,
TOWNSHIP 42 NORTH, RANGE 5 WEST, N.D.M.
SISKIYOU COUNTY, CALIFORNIA

FOR
EVAN CHERTKOV

BY
CONSULTING ENGINEERS
& GEOLOGISTS
350 HARTNELL AVENUE #B
REDDING, CA 96002
(530) 221-5424
FAX (530) 221-0135



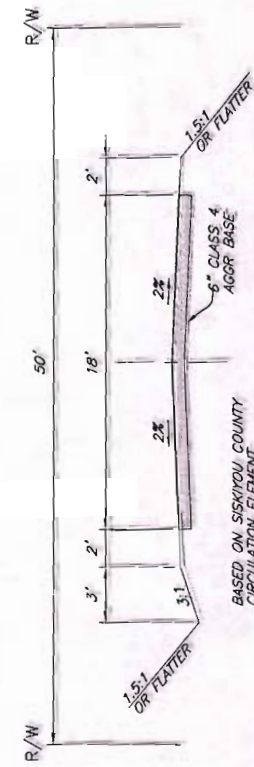
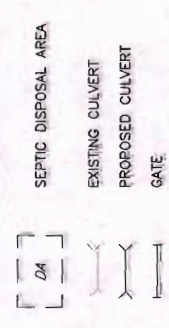
TRIBUTARY DRAINAGE AREA

NOTE
THIS DEVELOPMENT WILL BE SUBJECT TO THE FOLLOWING PUBLIC
RESOURCES CODE 4290 REQUIREMENTS:
ROAD AND STREET NETWORKS
1273.01 THROUGH 1273.11
ROAD SIGNING
1274.01 THROUGH 1274.07
WATER STANDARDS
1275.00, 1275.01, 1275.10, 1275.15, 1275.20
FUEL MODIFICATIONS
1276.01, 1276.02, 1276.03
ADDRESSES FOR BUILDINGS
1274.08, 1274.09, 1274.10

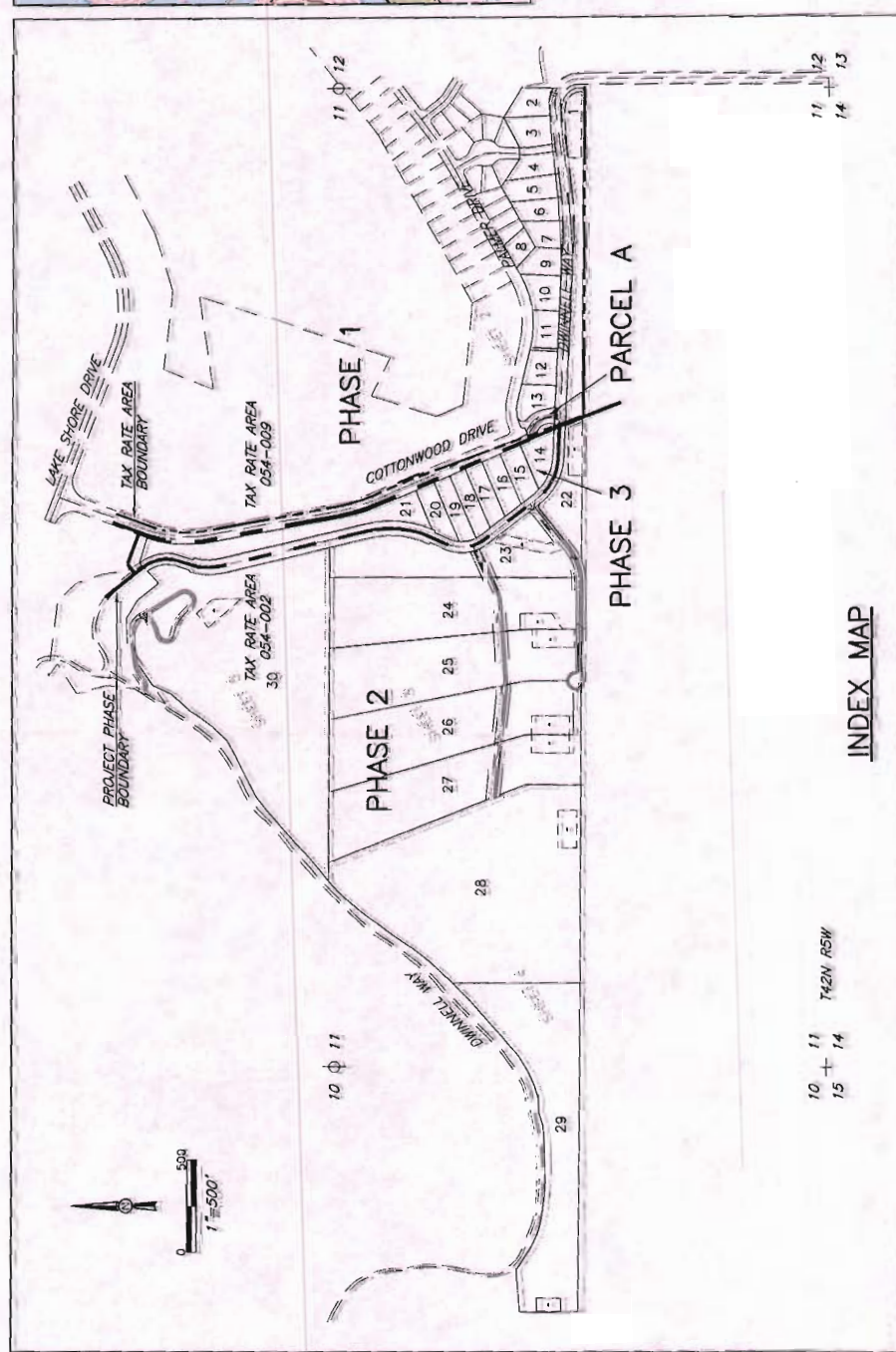
ABBREVIATIONS

AC	ACRE
A.D.	ALGEBRAIC DIFFERENCE
AGGR	AGGREGATE
APN	ASSESSORS PARCEL NUMBER
BVCS	BEGIN VERTICAL CURVE STATION
BVCE	BEGIN VERTICAL CURVE ELEVATION
CMP	CORRUGATED METAL PIPE
DWT	DRIVEWAY
ELEV	ELEVATION
EVCS	END VERTICAL CURVE STATION
EVCE	END VERTICAL CURVE ELEVATION
(E)	EXISTING
K	LENGTH/A.D.
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
STA	STATION
SF	SQUARE FEET
VC	VERTICAL CURVE
%	PERCENT

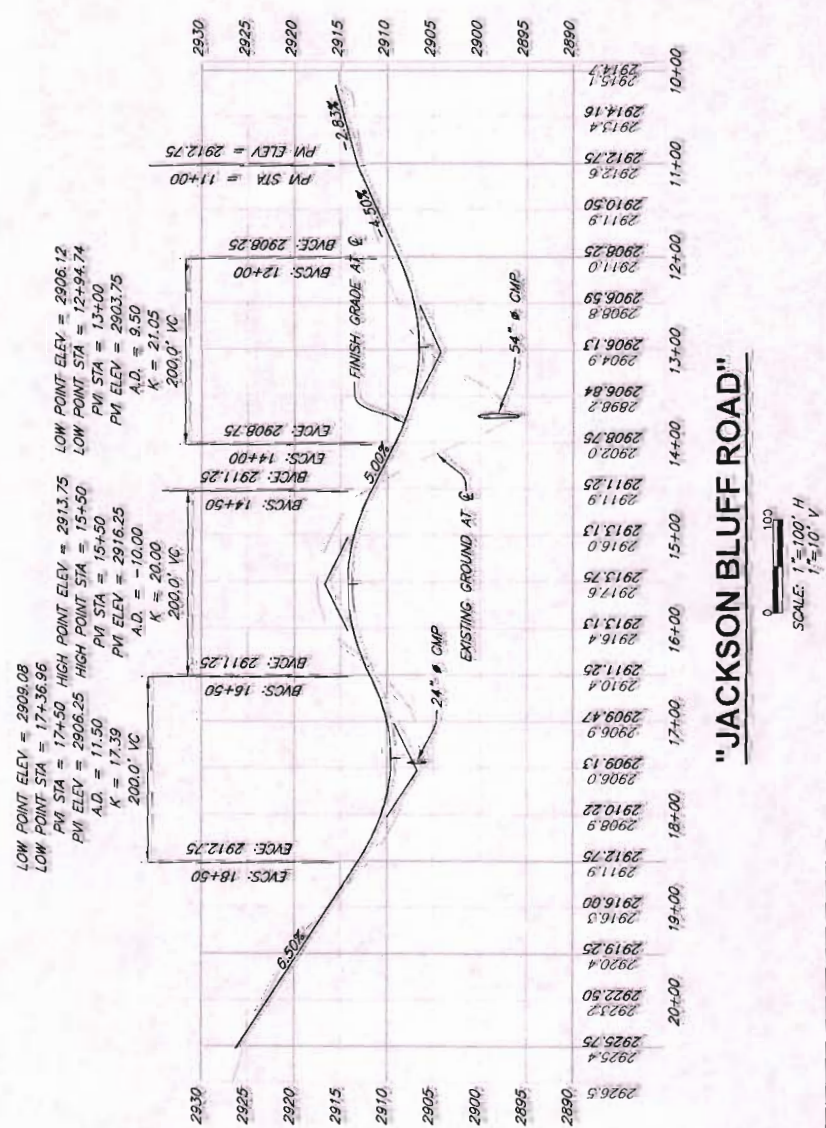
LEGEND



"JACKSON BLUFF ROAD"
SECTION A
7/25
BASED ON SISKIYOU COUNTY
CIRCULATION ELEMENT
PRIVATE ROAD
PLATE NUMBER 3



INDEX MAP



"JACKSON BLUFF ROAD"

SCALE: 1"=100' H
1"=10' V

federally protected Waters of the United States as defined by the Clean Water Act, and other federal or state regulated environmentally- sensitive habitat areas within the project.

Fieldwork consisted of characterizing existing habitat at the project site and in the general vicinity; compiling a list of plant and animal species encountered; and assessing the potential for the project to impact special status species that are known to occur within the vicinity of the project. Botanical nomenclature in this assessment follows the *Jepson Manual* (Hickman, 1993). A species list is provided in Attachment 1 as Table 1.

Information for use in this report was collected from several sources, including review of existing literature regarding sensitive species that have the potential to occur within the sites. Those sources included

- California Natural Diversity Database (CNDDDB) for the Lake Shastina quadrangle and the surrounding quadrangles (CDFG, 2010);
- Electronic Inventory of Rare and Endangered Vascular Plants of California of the California Native Plant Society (CNPS, 2010);
- US Fish and Wildlife Service (USFWS) Listed/Proposed Threatened and Endangered Species for the Lake Shastina Quadrangle and surrounding quadrangles (USFWS, 2010);
- National Marine Fisheries Service Species List (NMFS, 2010);
- US Department of the Interior, National Wetland Inventory (USDI, 2010).

A review of the CNDDDB, USFWS, and NMFS species lists were consolidated into Table 2 to show those species that are potentially likely to be present due to either their previous occurrence in the vicinity of the project site or suitable habitat conditions in the project area that make their presence potential.

Environmental Setting

The project is located in the Shasta Valley, a region north of Mt. Shasta within Siskiyou County. Lands within the project are generally undeveloped, with minor roads, trails, fencing and cattle grazing. Development around the site includes the Lake Shastina development of approximately 3,200 residential lots, parks, golf courses, community buildings, roads and a full range of utility systems. Immediately north of the project is Lake Shastina, a reservoir that holds water for use in irrigation and recreation. Perimeter roads, boat ramps and the Lake Shastina Campground are managed by the Siskiyou County Flood Control District.

The dominant habitat type at the site is Great Basin Juniper Woodland and Scrub (Holland, 1986). This habitat is dominated by western juniper, common sagebrush with inclusions of Ponderosa pine and a variety of other grasses and herbaceous vegetation. Large tree overstory on the western part of the project (Lots 23-30) is generally less than 5%, while the eastern portion (Lots 1-22) has an overstory cover of about 40%.

Volcanic soils dominate the site consisting of sandy loam and scattered surface rock. Steeper portions of the project site (above 30%) have significantly more rock, and a historic road cuts show a well defined layer of cobble size material intermixed with boulders. At the ridge of surrounding hillsides, rock outcroppings reveal exposed bedrock that provide habitat for a variety of plant and animal species.

Wildfire has burned much of the site (Hoy Fire) and eliminated the majority of juniper and the larger pine. Effected areas consist of the southwest and northwest portions of the property (Lots 23-30), generally west of Dwinnell Road. As a result of the fire, an array of ground cover is present that consists of grasses and other herbaceous vegetation, with remnant juniper and Ponderosa pine. Yellow Starthistle has gained a significant foothold in the areas burned by wildfire with dense patches of thistle 2-feet tall.

A small unnamed ephemeral drainage swale is located on the west-central portion of the project. Approximately 1,100 feet in total length, the drainage begins south of the project and traverses through the site for approximately 700 feet. After crossing through two road culverts, it is deposited into an existing road ditch that parallels Cottonwood Drive, a road that is part of the Lake Shastina Property Owners Association. Once drainage is deposited into the road ditch, annual flows are increased from road runoff along the project. Once off the project, other surface flows from the Lake Shastina development (residential, roads) are directed into the remaining channel which deposits the flows into Lake Shastina. Review of the drainage found it to be wet from recent rain events, but no high water flow or annual scour could be discerned. Based on the length, position on the slope and lack of annual scouring flows this drainage swale appears to function as a high intensity storm runoff drainage. No springs, seeps or other surface water sources were noted. Investigation of the drainage found the site occupied by grass and upland vegetation, no wetland vegetation was observed.

Wildlife species observed at the site consisted primarily of birds, though a few mammals were seen. Dominant species observed included meadow lark, lesser goldfinch, valley quail, cowbird, golden-crowned sparrow, ground squirrel and black tailed deer. A species listing is provided in Attachment 1.

Special Status Species

A review of special status species lists found that 43 special status species could potentially be found in the general region of the Project. Refer to Attachment 1, Table 2 for a complete listing of potentially occurring species. Of these species reported as being likely to occur at the project site, only four (4) plant and five (5) animal species have the potential to be found at the site due to the presence of suitable habitat. The balance of the species noted do not have suitable habitat conditions present at the project site or surrounding area. Past wildfire activities (both wildfire and fire suppression) may have impacted these species and their habitat at the project site, but a review of similar habitats adjacent to the project that were unaffected by recent wildfire activities failed to locate any of these special status species. Table 2 provides a brief species overview and required habitat elements.

Species with suitable habitat at the project site consist of woolly balsamroot, Baker's globe mallow, woolly meadowfoam, Peck's lomatium, golden eagle, Swainson's hawk, bald eagle, Townsend's big-eared bat and American badger. Refer to Table 2 for a description of the species habitat and their listing status. Field reviews conducted of the site on three separate visits failed to locate any of the nine special status species.

A comment by the Siskiyou County Planning Department was provided to SHN noting that records indicated that the northern portion of the project site had records of use by bald eagle. Information reviewed by SHN also determined that the bald eagle has been identified in the Lake Shastina quadrangle, and around Lake Shastina. While it is common for bald eagles to utilize Lake Shastina as a food source, their use of the project site would be limited to nesting, perching and foraging. Review of the site was undertaken to identify potential nest and roost locations. A pedestrian survey was undertaken, with special attention to hill tops, large conifers and groups of pine trees that might support a nest or roost site. Surveys observed no eagles, found no nest sites, and review of larger trees found no evidence of perch tree activity.

Federally Protected Wetlands and other sensitive Habitats

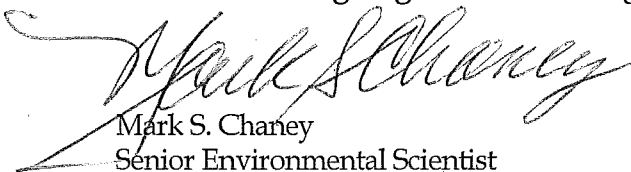
A review of the USFWS NWI mapping system was undertaken to identify any federally recognized wetlands; no wetlands at the project were identified by this database (USDI, 2010). As previously discussed, a small ephemeral drainage swale was noted on a portion of the project site. Review of the drainage did not reveal wetland vegetation, but the location, topographic features, and fact that road culverts were installed to pass high intensity flows suggests that this drainage could be subject to regulation by the Army Corps of Engineers and potentially the Department of Fish and Game. No formal wetland delineation was undertaken.

Findings and Recommendations

After review of pertinent literature, databases, and field investigations of the proposed development activities, no suitable habitat for any federal or state listed species was found in the project. No federally protected wetlands were identified in the project area. An unnamed ephemeral drainage swale occurs in the project area, and future disturbances to the drainage may be subject to permitting oversight by the Army Corps of Engineers and the Department of Fish and Game prior to development activities. Should an Army Corp Permit be required, a formal Wetland Delineation meeting the applicable Army Corps guidelines at the time would be necessary.

Sincerely,

SHN Consulting Engineers & Geologists, Inc.



Mark S. Chaney
Senior Environmental Scientist

MSC:llc

Enclosures: Attachment 1

References

- California Department of Fish & Game. (2010). California Natural Diversity Database (CNDDB) Sacramento: CDFG.
- California Native Plant Society. (2010). Electronic Inventory of Rare and Endangered Plants of California. Rare Plant Scientific Advisory Committee, David P. Tibor, Convening Editor. Sacramento: California Native Plant Society.
- . (2001). *Inventory of Rare and Endangered Plants of California, Sixth Edition*. Rare Plant Scientific Advisory Committee, David P. Tibor, Convening Editor. Sacramento: California Native Plant Society. 388 pp.
- Hickman, J. C., ed. (1993). *The Jepson Manual Higher Plants of California*. Berkeley: University of California Press Berkeley.
- Holland, R. F. (1986). *Preliminary Descriptions of Terrestrial Natural Communities of California*. Non-game Heritage Program. Sacramento: CDFG. 156 pp.
- Nakamura, G. and Nelson, J.K. (2001). Illustrated Field Guide to Selected Rare Plants of Northern California. University of California Agriculture & Natural Resources Publication 3395. Regents of the University of California. 370 pp.
- Sawyer, J.O., Keeler-Wolf, T. (1995). *A Manual of California Vegetation*. Sacramento: California Native Plant Society. 471 pp.
- Sibley, D.A. (2000). The Sibley Guide to Birds. National Audubon Society. New York: Alfred A. Knopf. 544 pp.
- U.S. Fish and Wildlife Service. (2010). Listed/Proposed Threatened and Endangered Species (Candidates Included) for the Lake Shastina and Weed Quadrangles and surrounding areas, Arcata Fish and Wildlife Service Office.
- United States Department of Interior. (1987). National Wetland Inventory Map, Lake Shastina and Weed Quadrangles. U.S. Department of the Interior Fish and Wildlife Service.

Attachment 1

Species Lists

Table 1
Observed Plant and Animal Species List
Proposed Shastina West Subdivision
Siskiyou County, California

Latin Name	Common Name	Presence (1=tree, 2=shrub, 3=herb)
Plants		
<i>Juniperus occidentalis</i>	Western juniper	1
<i>Pinus ponderosa</i>	Ponderosa pine	1
<i>Artemisia tridentata</i>	Common sagebrush	2
<i>Chrysothamnus nauseosus</i>	Rabbit brush	2
<i>Achillea millefolium</i>	Yarrow	3
<i>Achnatherum spp.</i>	Needlegrass	3
<i>Bromus spp.</i>	Brome grasses	3
<i>Castilleja Mutis ex L. f.</i>	Indian Paint Brush	3
<i>Centaurea solstitialis L.</i>	Yellow starthistle	3
<i>Elymus elymoides</i>	Squirreltail grass	3
<i>Eriogonum spp.</i>	Buckwheat	3
<i>Eschscholzia californica</i>	California Poppy	3
<i>Festuca ovina</i>	Green fescue	3
<i>Isatis tinctoria L.</i>	Dyar's woad	3
<i>Leymus cinereus</i>	Great Basin wildrye	3
<i>Lupinus spp.</i>	Lupine	3
<i>Salsola kali</i>	Russian Thistle	3
<i>Verbascum thapsus</i>	Common mullein	3
Animals		
<i>Apelocoma californica</i>	Western Scrub-Jay	
<i>Callipepla californica</i>	California quail	
<i>Carduelis psaltria</i>	Lesser Goldfinch	
<i>Euphagus cyanocephalus</i>	Brewer's Blackbird	
<i>Falco sparverius</i>	American Kestrel	
<i>Melanerpes lewis</i>	Lewis's Woodpecker	
<i>Odocoileus hemionus columbianus</i>	Black-tailed Deer	
<i>Spermophilus becheyi</i>	California ground squirrel	
<i>Sturnella neglecta</i>	Western Meadowlark	
<i>Sturnus vulgaris</i>	European Starling	
<i>Thomomys bottae</i>	Pocket Gopher (mounds)	
<i>Tyrannus verticalis</i>	Western Kingbird	
<i>Zonotrichia atricapilla</i>	Golden-Crowned Sparrow	

<p>Table 2A</p> <p>Database Results of Potential Regionally Occurring Special Status Botanical Species, Shastina West Subdivision Project, Siskiyou County, CA¹</p>					
Latin Name	Common Name	Status (Federal/State/CNPS) ³	Life Form/General Habitat Requirements ² /Elevation	Blooming Period	Potential for Occurrence
<i>Balsamorhiza hookeri</i> <i>var. lanata</i>	Woody balsamroot	-/-/1B.2	Found in Siskiyou County in cismontane woodlands, ranging in elevation from 2400 to 4500 feet.	April-June	Yes
<i>Calochortus greenei</i>	Greene's mariposa-lily	-/-/1B.2	Cismontane woodlands, meadows and seeps, juniper woodlands, upper montane coniferous forests with volcanic soils. Elevations from 3,200 to 5700 feet.	June-August	No
<i>Calochortus monanthus</i>	Single-flowered mariposa-lily	-/-/1A	Found only in Siskiyou County along the Shasta River and is believed to be extirpated. Found in meadows and seeps.	June	No
<i>Chaenactis suffrutescens</i>	Shasta chaenactis	-/-/1B.3	Found in upper and lower montane coniferous forests, with soils comprised of serpentine. Elevations range from 2300 to 8400 feet.	May-September	No
<i>Cordylanthus tenuis</i> <i>ssp. pallescens</i>	Pallid bird's-beak	-/-/1B.2	Found only in Siskiyou County from one location near Black Butte. Lower montane coniferous forests with gravelly volcanic soils).	June-September	No
<i>Draba carnosula</i>	Mt. Eddy draba	-/-/1B.3	Subalpine coniferous forests and upper montane coniferous forests with serpentine soils. Elevations range from 5800 to 9000 feet.	July-August	No
<i>Erigeron bloomeri</i> <i>var. nudatus</i>	Waldo daisy	-/-/2.3	Upper and lower montane coniferous forests with soils comprised of serpentine. Elevations range from 1800 to 6900 feet.	June-July	No
<i>Erythronium revolutum</i>	Coast fawn lily	-/-/2.2	Bogs and fens of coastal coniferous forests, broadleaved upland forests and streambanks. Elevations range from 0-3000 feet.	March-June	No
<i>Eurybia merita</i>	Subalpine aster	-/-/2.3	Found in only two locations in Siskiyou County near Mt. Eddy. Upper montane coniferous forests with elevations ranging from 3900 to 6000 feet.	June-August	No

<p>Table 2A</p> <p>Database Results of Potential Regionally Occurring Special Status Botanical Species, Shastina West Subdivision Project, Siskiyou County, CA¹</p>					
Latin Name	Common Name	Status (Federal/State/CNPS) ³	Life Form/General Habitat Requirements ² /Elevation	Blooming Period	Potential for Occurrence
<i>Gallium serpyllifolium</i> <i>ssp. Scotticum</i>	Scott Mountain bedstraw	-/-/1B.2	Lower montane coniferous forests with serpentine soils. Elevations range from 3000 to 6500 feet.	May-August	No
<i>Hymenoxys lemmonii</i>	Alkali hymenoxys	-/-/2.2	Found in the Great Basin scrub, lower montane coniferous forests, meadows and seeps with elevations ranging from 700 to 3000 feet.	June-August	No
<i>Ilamnia bakeri</i>	Baker's globe mallow	-/-/4.2	Chaparral, juniper woodlands with volcanic soils. Often found in areas burned by wildfire. Elevations range from 3000 to 7500 feet.	June-September	Yes
<i>Ivesia pickeringii</i>	Pickering's ivesia	-/-/1B.2	Lower montane coniferous forests, meadows and seeps with clay and serpentine soils. Known from about 20 occurrences. Found at elevations ranging from 2400 to 4500 feet.	June-August	No
<i>Limnanthes floccosa</i> <i>ssp. Floccosa</i>	Wooly meadowfoam	-/-/4.2	Chaparral, cismontane woodlands, valley and foothill grasslands ranging in elevation from 200 to 3200 feet.	March-June	Yes
<i>Lomatium peckianum</i>	Peck's lomatium	-/-/2.2	Chaparral, cismontane woodland, lower montane coniferous forests, juniper woodlands with volcanic soils. Elevation range is 2000 to 5400 feet.	April-June	Yes
<i>Opuntia fragilis</i>	Brittle prickly-pear	-/-/2.1	Found in Siskiyou County in only two locations near Owls Head, Shasta Valley in juniper woodlands at an elevation of 2600 feet.	April-July	No
<i>Orthocarpus pachystachyus</i>	Shasta orthocarpus	-/-/1B.1	Great Basin scrub, meadows, valley and foothill grasslands. Generally thought to be extirpated from its historic range, but has been found at discrete locations in Siskiyou County. Currently has a narrow elevation range of 2500 to 2550.	May-July	No

Table 2A

Database Results of Potential Regionally Occurring Special Status Botanical Species,
Shastina West Subdivision Project, Siskiyou County, CA¹

Latin Name	Common Name	Status (Federal/State/CNPS) ³	Life Form/General Habitat Requirements ² /Elevation	Blooming Period	Potential for Occurrence
<i>Phacelia greenii</i>	Scott Valley phacelia	-/-/1B.2	Found only in Siskiyou County and specifically in Scott Valley in a mix of habitats. Closed-cone coniferous forests, lower and upper montane coniferous forest, subalpine coniferous forest, with serpentine soils. Elevation range 2400 to 7300 feet.	May-June	No
<i>Phacelia sericea</i> <i>var ciliosa</i>	Blue alpine phacelia	-/-/2.3	Known only in Siskiyou County in the China Mtn. area. Great basin scrub, upper montane coniferous forest with rocky soils. Elevation ranges from 6300 to 8100 feet.	June-August	No
<i>Phlox hirsute</i>	Yreka phlox	FE/SE/1B.2	Found from limited locations near Yreka, CA in Siskiyou County on dry serpentine rocky slopes with juniper and Jeffrey pine communities. Elevation ranges from 2400 to 4400 feet.	April to June	No
<i>Polemonium carneum</i>	Oregon polemonium	-/-/2.2	Coastal scrub, coastal prairie, lower montane coniferous forest. Elevation range from sea level to 5500 feet. Limited distribution in Siskiyou County to higher elevations.	April-September	No
<i>Scirpus pendulus</i>	Pendulus bulrush	-/-/2.2	Meadows, seeps, marshes and swamps of freshwater. Found in an elevation range of 2400 to 3000 feet.	June-August	No
<i>Sedum divergens</i>	Cascade stonecrop	-/-/2.3	Found at high elevations in alpine boulder and rockfields. Elevations range from 4800 to 6000 feet.	July-September	No
<i>Shepherdia canadensis</i>	Canadian buffalo-berry	-/-/2.3	Found in upper montane coniferous forests, streambeds and on serpentine soils. Only one population known to exist in California in Siskiyou County near China Peak area. Elevation of population is 5200 feet.	April-July	No

Table 2A

**Database Results of Potential Regionally Occurring Special Status Botanical Species,
Shastina West Subdivision Project, Siskiyou County, CA¹**

Latin Name	Common Name	Status (Federal/State/CNPS) ³	Life Form/General Habitat Requirements ² /Elevation	Blooming Period	Potential for Occurrence
<p>1. The term "Special Status Species" is used collectively to refer to species that are state or federally listed, federal species of concern, species that are state candidates for listing, and all species listed by the California Natural Diversity Database (CNDDB). CNDDB and California Native Plant Society (CNPS) queries were conducted of the Lake Shastina U.S. Geological Survey (USGS) 7.5 minute topographic quadrangles and surrounding USGS quads (China Mtn., Gazelle, Hotlum, Juniper Flat, Little Shasta, Montague Solomons Temple, Weed). U.S. Fish and Wildlife Service (USFWS) Listed, Proposed, and Candidate Species list for the listed quads were downloaded from the Arcata USFWS Office website.</p> <p>2. Plant habitat descriptions are from CNDDB (September 2009a), Tibor (2001), and Hickman (1993).</p> <p>3. CNPS List 1A includes plants presumed extinct in CA.</p> <p>CNPS List 1B includes plants that are rare, threatened, or endangered in CA and elsewhere.</p> <p>CNPS List 2 includes plants rare or endangered in CA but more common elsewhere.</p> <p>.1=Seriously endangered in CA (over 80% of occurrence threatened/high degree and immediacy threat)</p> <p>.2=Fairly endangered in CA (20-80 % occurrences threatened).</p> <p>.3=Not very endangered in CA (<20% occurrences threatened or no current threats known).</p> <p>CH: Critical Habitat</p> <p>SR: State listed Rare, pursuant to California Endangered Species Act (CESA). SR designation refers to species that although not presently threatened with extinction, occur in such small numbers throughout their range that they may become endangered if their present environment worsens.</p> <p>FC: Federal Candidate. This designation includes taxa that require additional information to propose for listing pursuant to the FESA, as amended.</p> <p>FE: Federally listed Endangered, pursuant to the Federal Endangered Species Act (FESA), as amended. This designation includes taxa that are in danger of extinction throughout all or a significant portion of their range.</p> <p>FT: Federally listed Threatened, pursuant to the FESA, as amended. This designation refers to species that are not presently threatened with extinction but are likely to become endangered throughout all or a significant portion of their range in the foreseeable future if special protection and management efforts are not undertaken.</p> <p>SE: State listed Endangered, pursuant to CESA. SE designation includes taxa that are in danger of extinction throughout all or a significant portion of their range.</p> <p>4. Months in parentheses are uncommon.</p>					

Table 2B Database Results of Potential Regionally Occurring Special Status Wildlife Species Shastina West Subdivision Project, Siskiyou County, CA ¹				
Species Latin Name	Common Name	Status (Federal/State) ²	General Habitat Requirements ³	Potential for Occurrence ⁴
Invertebrates				
<i>Branchinecta hynchi</i>	Vernal pool fairy shrimp	FT (CH)	Occupies vernal pools in the Sacramento and Central Valley.	None
Amphibians				
<i>Actinemys marmorata</i>	Western pond turtle	-/SSC	Found in ponds, lakes, rivers, streams, marshes, and irrigation ditches, with abundant vegetation, in woodland, forest, and grasslands.	None
<i>Rana cascadae</i>	Cascades frog	-/SSC	Coniferous forests where small streams, pools and meadows are located. Also uses ponds, bogs, lakes and marshy stream edges. Typically found in streams where no predatory fish are located. Can be found from near sea level to about 9000 feet in elevation.	None
Fish				
<i>Acipenser medirostris</i>	Green sturgeon	FT (CH)	Utilizes saltwater and freshwater habitats for its life stages.	None
<i>Oncorhynchus kisutch</i>	S. OR/N. CA coho salmon	FT (CH)	Spawning and rearing habitat mainly in low gradient tributaries and side channels of river systems. Habitat found outside project site below Lake Shastina.	None
Birds				
<i>Accipiter gentilis</i>	Northern goshawk	-/SSC	Mountainous young to mature coniferous forests where tree spacing is wide enough for flight between trees, below canopy. Nests in conifers. Feeds on other birds and small mammals.	None
<i>Aquila chrysaetos</i>	Golden Eagle	-/FP-WL	Utilizes a range of habitats from desert to high mountain coniferous forests. Found throughout North America. Utilizes cliff sites and trees for nesting. Forages on small mammals.	Low
<i>Buteo swainsoni</i>	Swainson's hawk	-/ST	Found in western North America and is associated with a variety of habitats from sagebrush to cultivated farmlands and open pine stands. In California, this species favors blue oak and gray pine savannahs.	Low
<i>Coccyzus americanus occidentalis</i>	Western yellow-billed cuckoo	FC/SE	Nests in tall cottonwood and willow riparian woodland habitats, prefers at least 25 acres of dense riparian forest with a canopy cover of at least 50 percent in both the understory and overstory.	None

Table 2B Database Results of Potential Regionally Occurring Special Status Wildlife Species Shastina West Subdivision Project, Siskiyou County, CA ¹				
Species Latin Name	Common Name	Status (Federal/State) ²	General Habitat Requirements ³	Potential for Occurrence ⁴
<i>Falco mexicanus</i>	Prairie falcon	-/WL	Found in western and central United States in arid and semiarid grasslands. In California they are often associated with perennial grasslands, lodgepole pine forests, and alpine meadows.	
<i>Grus canadensis tabida</i>	Greater sandhill crane	-/ST-FP	Found in various regions of North America, including California. Utilizes grasslands and marshes for nesting and breeding and forages in fields and grasslands.	None
<i>Haliaeetus leucocephalus</i>	Bald eagle	DL/SE-FP	This species is generally found along ocean shores, lake margins, and rivers. Nests in large trees with open branches, especially ponderosa pine, within 1 mile of water source. Species roosts communally in winter.	Low
<i>Riparia riparia</i>	Bank swallow	-/ST	Utilizes streamside banks where it forms colonies nesting in excavated burrows in eroding stream banks. Forages on insects adjacent to streams.	None
<i>Strix occidentalis caurina</i>	northern spotted owl	FT (CH)/SSC	Coastal to mountainous mature coniferous forests. Nests in cavities or on natural platforms.	None
Mammals				
Species Latin Name	Common Name	Status (Federal/State) ²	General Habitat Requirements ³	Potential for Occurrence ⁴
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	-/SSC	Big-eared bats roost in caves, cliffs, abandoned mines and rock ledges. These bats generally do not use crevices in buildings, but prefer large spaces that trap hot air.	Low
<i>Lasiomycteris noctiongans</i>	Silver-haired bat	-/SSC	Dense old-growth forests of mixed conifer, where they nest in multiple sites under bark and in tree cavities.	None
<i>Martes pennanti</i>	Fisher (west coast DPS)	FC/SC	Require large stands of mature coniferous forest with snags and large-woody debris and greater than 50% canopy closure.	None
<i>Taxidea taxus</i>	American badger	-/SSC	Found in a wide range of habitats across the United States, but are commonly associated with prairies, shrub-steppe and meadows within coniferous forests.	Low
<i>Vulpes vulpes necator</i>	Sierra Nevada red fox	-/ST	This species utilizes remote and high elevation forested habitats, such as subalpine fir. Also utilizes barren areas above timberline for denning, in natural rock outcrops and formations.	None

Table 2B

**Database Results of Potential Regionally Occurring Special Status Wildlife Species
Shastina West Subdivision Project, Siskiyou County, CA¹**

Species Latin Name	Common Name	Status (Federal/State) ²	General Habitat Requirements ³	Potential for Occurrence ⁴
<p>The term "Special Status Species" is used collectively to refer to species that are state or federally listed, federal species of concern, species that are state candidates for listing, and all species listed by the California Natural Diversity Database (CNDDB). CNDDB and California Native Plant Society (CNPS) queries were conducted of the Lake Shastina U.S. Geological Survey (USGS) 7.5 minute topographic quadrangles and surrounding USGS quads (China Mtn., Gazelle, Hotlum, Juniper Flat, Little Shasta, Montague Solomons Temple, Weed). U.S. Fish and Wildlife Service (USFWS) Listed, Proposed, and Candidate Species list for the listed quads were downloaded from the Arcata USFWS Office website.</p>				
2.	<p>CH: Critical Habitat</p> <p>FE: Federally listed Endangered, pursuant to the Federal Endangered Species Act (FESA), as amended. This designation includes taxa that are in danger of extinction throughout all or a significant portion of their range.</p> <p>FT: Federally listed Threatened, pursuant to the FESA, as amended. This designation refers to species that are not presently threatened with extinction but are likely to become endangered throughout all or a significant portion of their range in the foreseeable future if special protection and management efforts are not undertaken.</p> <p>ST: State listed Threatened, pursuant to CESA. ST designation includes taxa that are likely to become endangered throughout a significant portion of their range.</p> <p>SSC: State of California Species of Special Concern, these species are being monitored for potential future listing as threatened or endangered by the State of California, pursuant to the CESA.</p> <p>WL: California Department of Fish and Game Watch List species</p> <p>FP: California Department of Fish and Game Fully Protected species</p> <p>Habitat descriptions are from CNDDB (2009), Tibor (2001), and Hickman (1993).</p>			
3.				
4.	<p>Potential for Occurrence definitions:</p> <p>None. Species listed as having "none" potential to occur on the project site are those species for which:</p> <ul style="list-style-type: none">• There is no suitable habitat present on the Site (i.e., habitats on the project site are unsuitable for the species requirements [for example, elevation, hydrology, plant community, disturbance regime, etc.]). <p>Low. Species listed as having a "low" potential to occur on the project site are those species for which:</p> <ul style="list-style-type: none">• There are no known records of occurrence in the vicinity of the site; and• There is marginal or very limited suitable habitat present on the site. <p>Moderate. Species listed as having a "moderate" potential to occur on the project site are those species for which:</p> <ul style="list-style-type: none">• There are known records of occurrence in the vicinity of the site; and• There is suitable habitat present on the site. <p>High. Species listed as having a "high" potential to occur on the project site are those species for which:</p> <ul style="list-style-type: none">• There are known records of occurrence in the vicinity of the site (there are many records and/or records in close proximity); and• There is highly suitable habitat present on the site. <p>Present. Species listed as "present" on the project site are those species for which:</p> <ul style="list-style-type: none">• The species was observed on the site.			