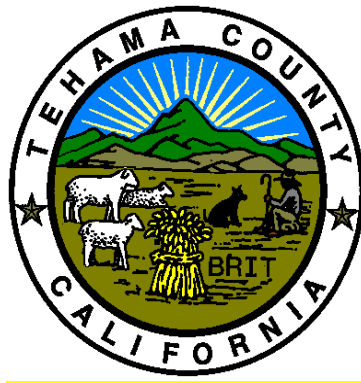

MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis
For:*

Tentative Parcel Map #21-01 Wise



Prepared By:

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

(February 17, 2022)

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

BACKGROUND

1. **PROJECT TITLE:** Parcel Map #21-01; Wise

2. **LEAD AGENCY NAME AND ADDRESS:**

Tehama County Planning Department
444 Oak Street, Room I, Courthouse Annex
Red Bluff, CA 96080
(530) 527-2200
planning@co.tehama.ca.us

3. **CONTACT PERSON:**

Jessica Martinez, Planner II

4. **APPLICANT/PROJECT PROPONENT NAME AND ADDRESS:**

Derek and Christine Wise
P.O. Box 1243
Red Bluff, CA 96080
Phone Number (530)527-6403

5. **DESCRIPTION OF PROJECT:**

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3.

6. **PROJECT LOCATION:**

The project is located at the end of Woodland Hills Drive. Approximately 440 feet west of McCoy Road. APN: 022-520-063.

7. **GENERAL PLAN DESIGNATION:**

SR; Suburban Residential

8. **ZONING:**

RE-MH-B:10; Residential Estate; Mobile Home Combining, mining .25 acres

9. **SETTING AND SURROUNDING LAND USES:**

The project is located at the end of Woodland Hills Drive north of HWY 36W, the site contains a mixture of trees, shrubs and other vegetation, along with a pond and a shop. Oak trees and native/non-native grasses and Forbes are scattered throughout the property with Dibble Creek and a riparian habitat crossing the southwestern corner of the projects site. The project is within an area that has single family homes and agricultural. The neighboring parcels to the North, East and West are all residential lots. The parcel to the South is agriculture. The proposed parcels will be accessed off Woodland Hills.

10. CALIFORNIA NATIVE AMERICAN TRIBES CONSULTATION:

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

ENVIRONMENTAL DETERMINATION

After Review of the Initial Study, the Environmental Determination:

- Found that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared. See Attached Mitigation Measures & Monitoring Program.
- Found that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- Found that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Found that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Jessica Martinez
Jessica Martinez, Planner II

2-24-22

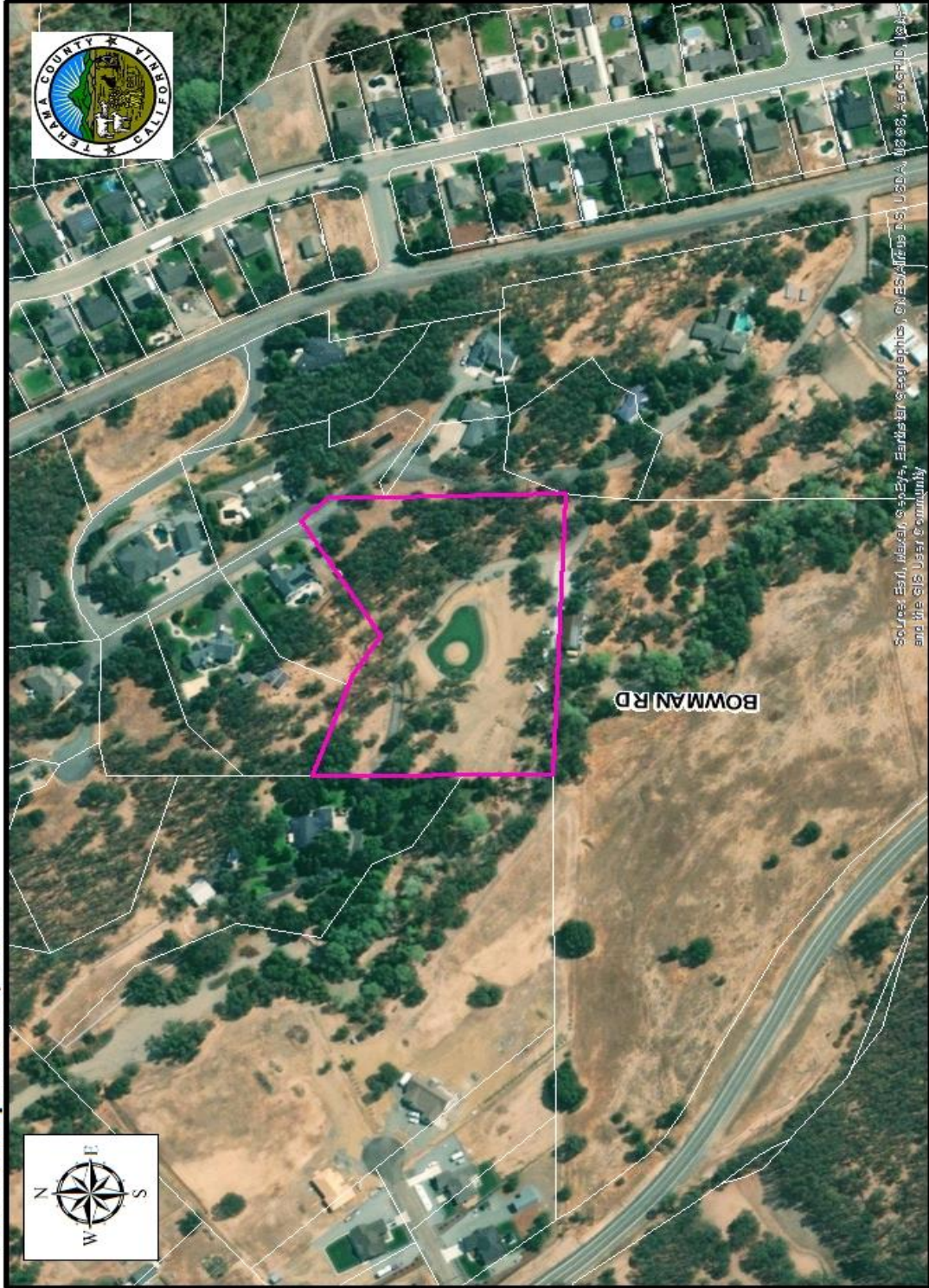
EXHIBITS

AERIAL MAP (Exhibit "A")	PAGE 6
TENTATIVE PARCEL MAP #21-01 (Exhibit "B")	PAGE 7
LAND USE MAP (Exhibit "C")	PAGE 8
ZONING MAP (Exhibit "D")	PAGE 9
SOILS MAP (Exhibit "F")	PAGE 10
FEMA MAP (Exhibit "G")	PAGE 11

Exhibit "A" Aerial Map

Aerial Map

Parcel Map #21-01; Wise



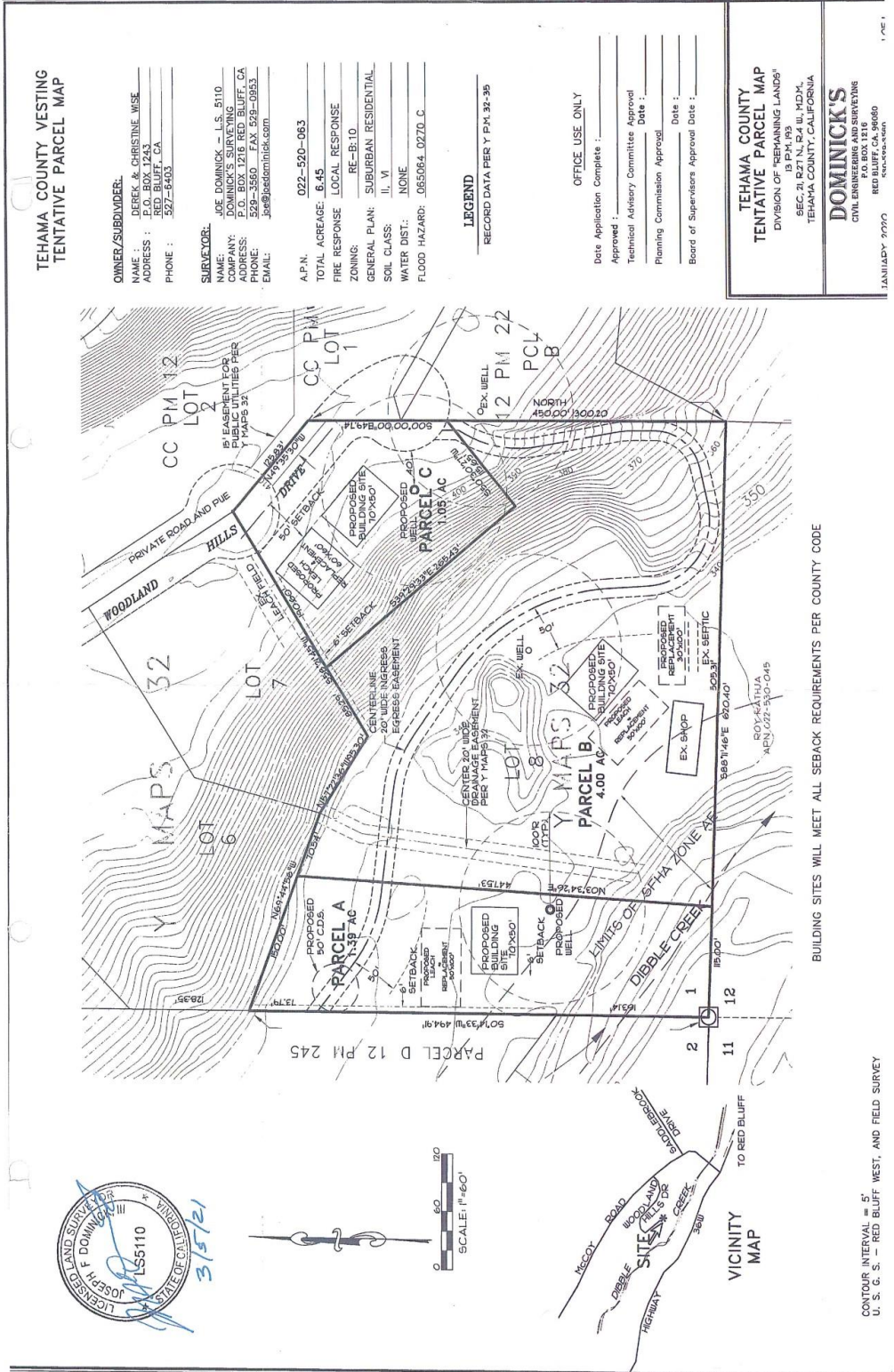
Legend

Project Site

Tehama County
Planning Department

Exhibit "B"

TENTATIVE PARCEL MAP #21-01



**TEHAMA COUNTY VESTING
TENTATIVE PARCEL MAP**

OWNER/SUBDIVIDER:
 NAME: DEREK & CHRISTINE WISE
 ADDRESS: P.O. BOX 1243
 RED BLUFF, CA
 PHONE: 527-6403

SURVEYOR:
 NAME: JOE DOMINICK - L.S. 5110
 COMPANY: DOMINICK'S SURVEYING
 ADDRESS: P.O. BOX 1216 RED BLUFF, CA
 PHONE: 529-3560 FAX: 529-0953
 EMAIL: joe@dominick.com

A.P.N. 022-520-063
 TOTAL ACREAGE: 6.45
 FIRE RESPONSE: LOCAL RESPONSE
 ZONING: RE-B:10
 GENERAL PLAN: SUBURBAN RESIDENTIAL
 II, VI
 SOIL CLASS: NONE
 WATER DIST: NONE
 FLOOD HAZARD: 065064-0270-C

LEGEND

RECORD DATA PER Y.P.M. 32-35

OFFICE USE ONLY
 Date Application Complete: _____
 Approved: _____
 Technical Advisory Committee Approval Date: _____
 Planning Commission Approval Date: _____
 Board of Supervisors Approval Date: _____

**TEHAMA COUNTY
TENTATIVE PARCEL MAP**
 DIVISION OF REMAINING LANDS
 19 P.M. 93
 SEC. 21, R2T N, R4 W, MDX,
 TEHAMA COUNTY, CALIFORNIA

DOMINICK'S
 CIVIL ENGINEERING AND SURVEYING
 1000 S. 1ST ST. SUITE 100
 RED BLUFF, CA 96080
 TEL: 529-3560 FAX: 529-0953

JANUARY 2020 1 OF 1

BUILDING SITES WILL MEET ALL SEBACK REQUIREMENTS PER COUNTY CODE

CONTOUR INTERVAL = 5'
 U. S. G. S. - RED BLUFF WEST, AND FIELD SURVEY

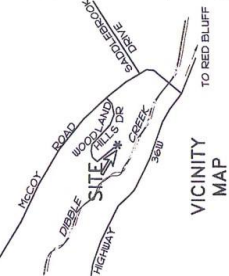
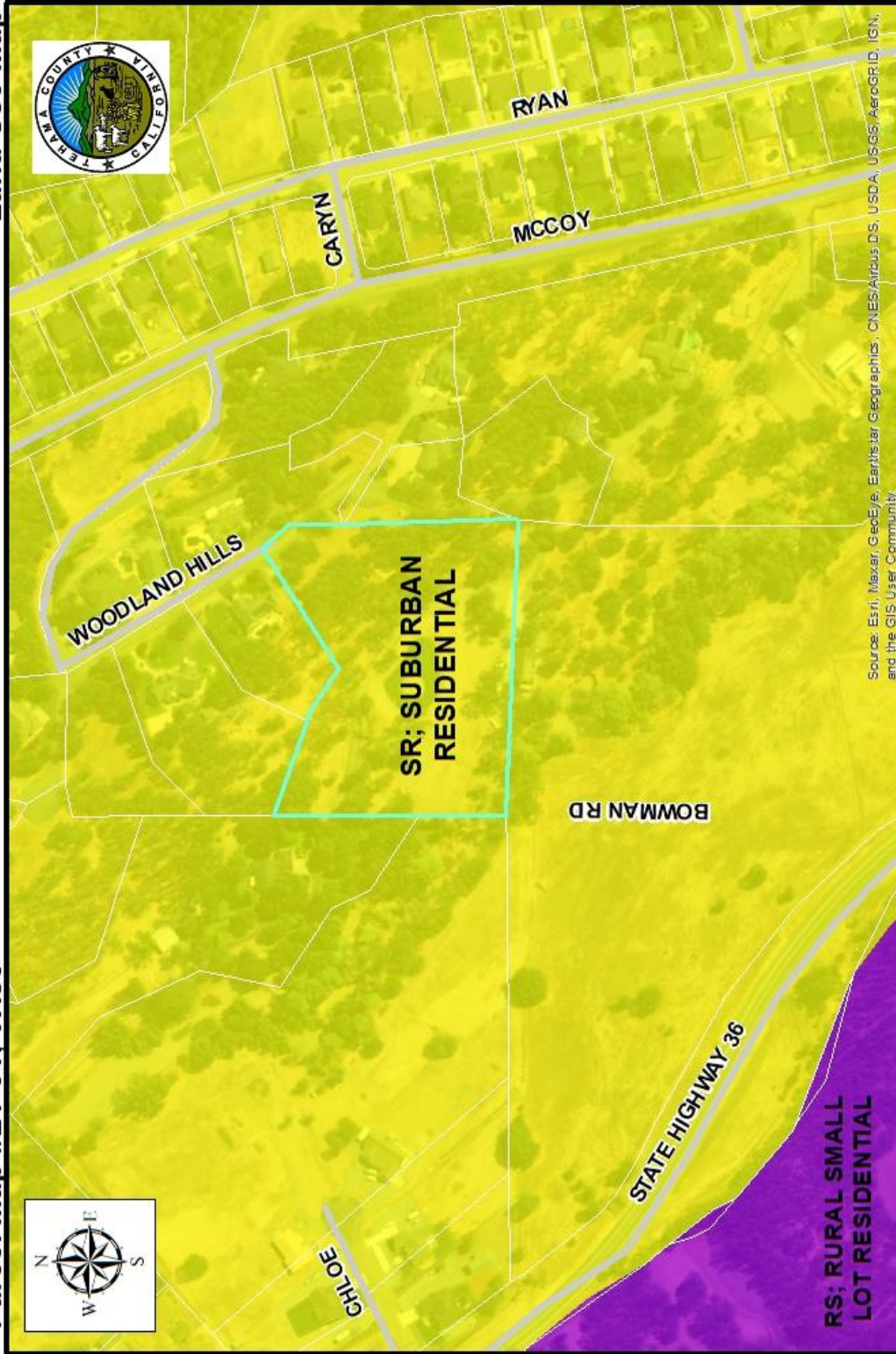


Exhibit "C" Land Use Map

Parcel Map #21-01: Wise

Land Use Map



Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

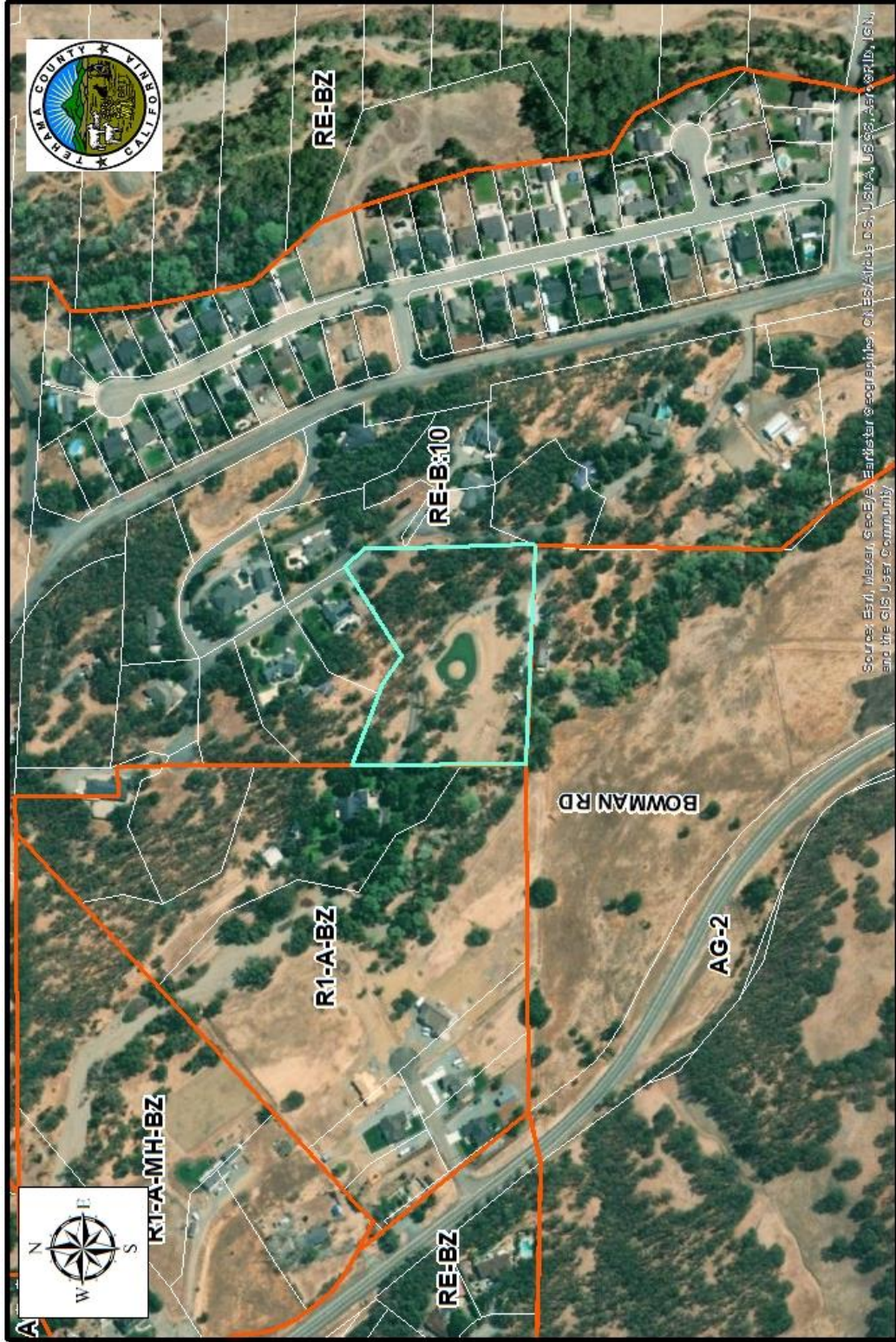
 Project Site



Tehama County
Planning Department

Exhibit "D" Zoning Map

Parcel Map #21-01; Wise
Zoning Map



Legend

- Project Site

Tehama County
Planning Department

Exhibit "F"
SOILS Map

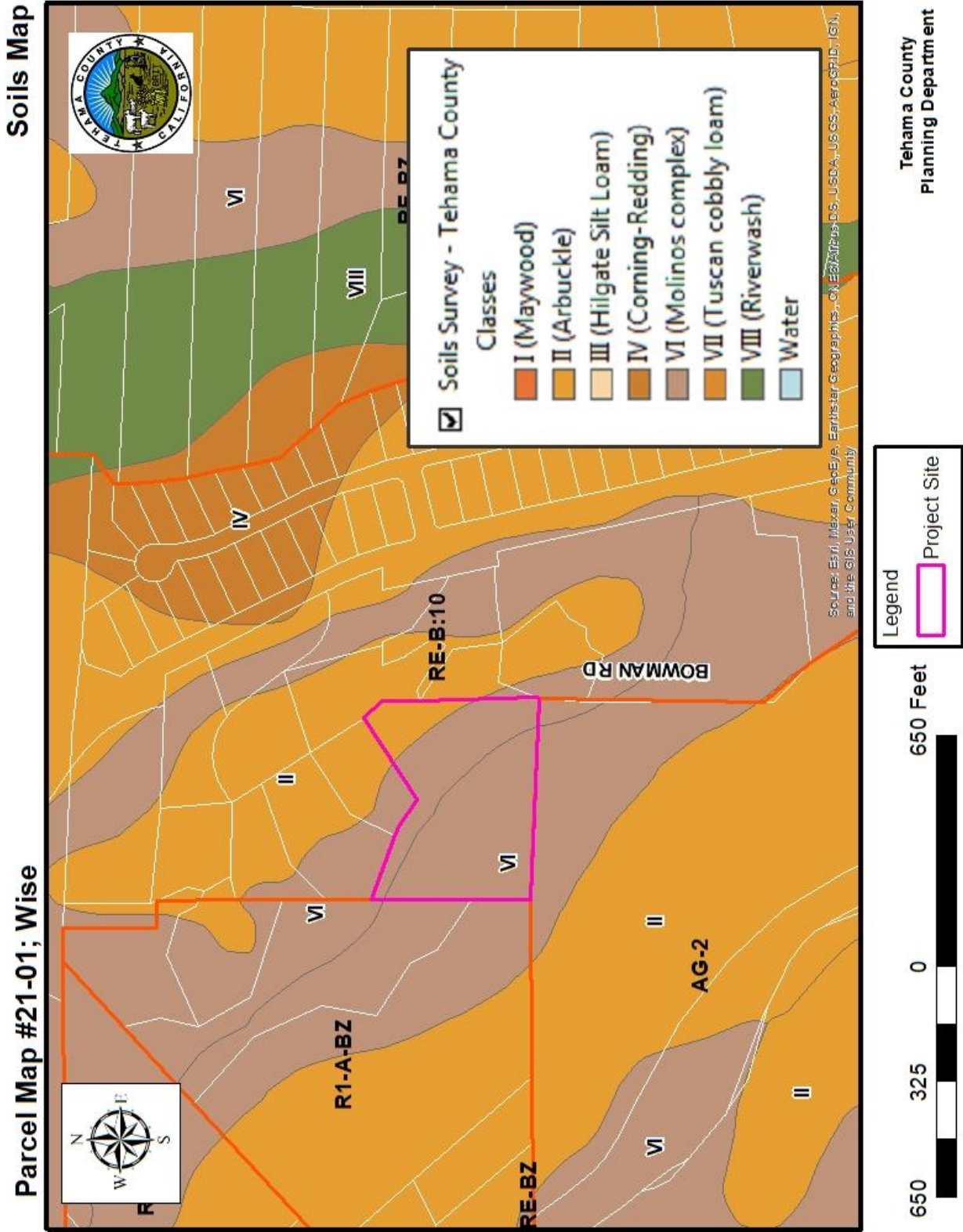
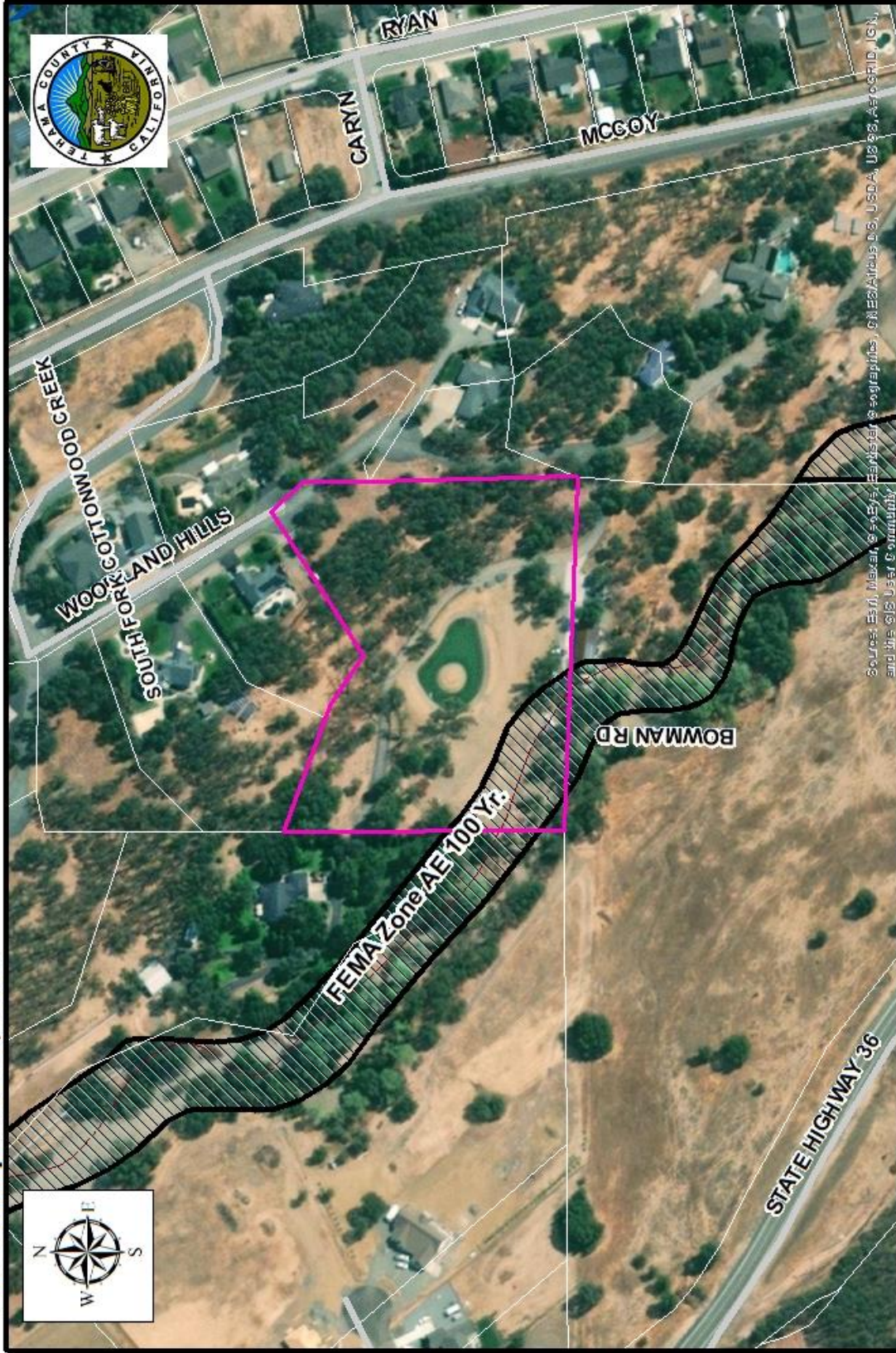


Exhibit "G"

FEMA Map

FEMA Map



Parcel Map #21-01; Wise

Tehama County
Planning Department

Legend

- Project Site

400 200 0 400 Feet

VALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

	<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
I. AESTHETICS				
Would the project:				
a) Have a substantial adverse effect on a scenic vista or scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but 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) In non-urbanized areas, substantially degrade the existing visual character or quality of public view of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Discussion:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area.

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

- a) **No Impact.** The project is not located within or near a scenic vista.
- b) **No Impact.** The project would not damage scenic resources in the area.
- c) **No Impact.** The project will not degrade the visual character of the site or surroundings.
- d) **Less Than Significant Impact.** The project would create new sources of light or glare. Any new lighting associated with the project would be for residential and is consistent with the current land uses in the vicinity.

	<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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II. AGRICULTURE AND FOREST RESOURCES

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <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"/> |

DISCUSSION:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area.

The California Department of Conservation (DOC) maps and tracks the conversion and use of unique, prime farmland and farmland of importance in the state. This monitoring program is to ensure that class I soils are maintained for agriculture use and Suburban growth remains buffered from these areas. The project area contains class VI soils and is 6.45 acres of grazing land.

- a) **No Impact.** The project sites will have less than significant impact on Prime Farmland, Unique Farmland or any other lands mapped by the Farmland Mapping and Monitoring Program. Based on the development of 6.45 acres in a high density residential community. The County currently maintains over 900,000 acres of agricultural/farm land. Therefore, there will be no impacts when the project changes the land use and zoning to commercial or when the 6.45 acres of nonprime farmland is lost due to the proposed development.

- b) **No Impact.** The land in the project is zoned for Residential and is not contracted under the Williamson Act.
- c) **No Impact.** The project is not within an area contracted for timber production.
- d) **No Impact.** The project will not cause the conversion or loss of forest land to non-forest land use. The applicants will develop the parcel with three residences.
- e) **No Impact.** The project will not involve significant changes to the existing environment that will convert significant amount of farmland to a non-agricultural uses or convert forest land to non-forest use.

	<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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III. AIR QUALITY

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

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

DISCUSSION:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area.

Tehama County is considered a non-attainment area for State Ozone and PM₁₀. All new developments in the County are required to pay a standard Air Pollution Control fee (Indirect Source Fee) to help mitigate the effects of new construction and population growth. The fee is collected by the Tehama County Air Pollution Control District (TCAPCD). Contractors are given the option of paying the Indirect Source fee or provide on or off-site mitigation through an Alternative Emission Reduction Plan. Therefore, at the time future development is proposed, TCAPCD will impose their standards for construction.

- a) **No Impact.** The project will not conflict with or obstruct any applicable air quality plan. Any development on the proposed parcels would be subject to Air Quality Control measures discussed in the General Plan.
- b) **No Impact.** The project will not result in a cumulatively considerable net increase of any criteria pollutant. As mentioned, all development on the proposed parcels are subject to meet air quality standards.
- c) **No Impact.** The project will not expose any sensitive receptors to substantial pollutant concentrations.
- d) **No Impact.** The project will not result in other emissions such as odors that will adversely affect a substantial number of people. The Parcel Map will create three parcels consistent with Residential Suburban uses.

	<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
--	---	---	--	-----------------------

IV. BIOLOGICAL RESOURCES

Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local polices 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"/> |

DISCUSSION:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area.

The 2009-2029 Tehama County General Plan Update, maps and defines areas of important biological resources. The County works closely with the California Department of Fish and Wildlife to protect biological resources and mitigate effects that future growth will have on these resources and their habitat. A survey of the project site was performed to identify any potential special status animal and/or plant species, see Appendix A and B. The survey did not identify any special plant species, but did identify potential wildlife species and provided some mitigating measures. This information was provided to the California Department of Fish and Wildlife for review and based on correspondence with them mitigation measures were provided to avoid impacts on the Chinook salmon, steelhead, nesting birds and bats that are within the project site area.

- a-b) **Potentially Significant Impact Unless Mitigation Incorporated:** Based on correspondence with the CA Department of Fish and Wildlife a recommended setbacks from the Dibble Creek riparian habitat drip line has been incorporated into the project in order to avoid impacts to rearing Chinook salmon and steelhead in Dibble Creek.

Mitigation Measure #IV.1:

NON-DISTCE BUFFER. There shall be a 75-foot no-disturbance/habitat protection buffer along Dibble Creek in the southwestern corner of the project to preclude future development in these areas. This buffer should be measured from the outside edge of the of the riparian habitats drip line.

Mitigation Measure #IV.2:

FISH AND WILDLIFE. The applicant/owner/developer shall eliminate the existing vehicle crossing through Dibble Creek by extending the welded-wire fencing across the current access route, along with completing the partially constructed welded-wire fence separating the building envelope from the Dibble Creek riparian habitat.

- c) **Potentially Significant Impact Unless Mitigation Incorporated** The project has the potential to have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act.

Mitigation Measure #IV.3:

POND: There shall be a 25-foot setback no-disturbance/habitat protection buffer along the pond to preclude future development in these area. The buffer should measure from the outside edge of the pond in May.

- d) **Potentially Significant Impact Unless Mitigation Incorporated.** Wildlife survey observed several species of special status wildlife which include nesting birds and the western red bat that roosts in the riparian vegetation. In order mitigate any potential impacts on either species the following mitigation measures have been provided.

Mitigation Measure #IV.4:

BATS. If trees or snags greater than 12 inches in diameter must be removed, they should be removed between March 1 (or after evening temperatures rise above 45F, and/or no more than ½” of rainfall within 24 hours) and April 15, or between September 1 and October 15 (or before evening temperatures fall below 45F, and/or more than ½” of rainfall within 24 hours occurs), or as otherwise provided by a qualified bat biologist;

If trees or snags greater than 12 inches in diameter must be removed outside of these recommended times frames, a two-step process should be employed to allow bats the opportunity to abandon their roost prior to tree removal:

Day 1: Removal small-diameter trees, brush, and non-habitat features of large trees (branches without cavities, crevices, or exfoliating bark), using chainsaws for cutting, and chippers wherever possible to cause a level of noise and vibration distce sufficient to cause bats to choose not to return to the tree for a few days after they emerge to forage.

Day 2: Remove remainder of the trimmed trees.

Mitigation Measure #IV.5:

NESTING BIRDS AND/OR PRE-CONSTRUCTION SURVEYS. Construction, ground disturbance, and vegetation removal activities should be conducted between September 1 and March 31, outside of the nesting bird season. If work occurs during the nesting season (February 1 – August 31), a nesting bird survey shall be conducted by a qualified biologist within seven days of initiation of the planned activity. If active nest(s) are observed on or adjacent to the work site, the biologist shall consult with California Department of Firs and Wildlife staff to determine the necessity for and type of further mitigation, and shall conduct or monitor the implementation of such mitigation.

- e) **No Impact.** This property is currently undeveloped land and is not protected by tree preservation policy or ordinance.
- e) **No Impact.** The CA Department of Fish and Wildlife has no comments on this project conflict with the provision of an adopted Habitat Conservation.

	<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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V. CULTURAL RESOURCES

Would the project:

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|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area.

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

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

a) **No Impact.** The project would not cause substantial adverse change to any historical resource because there have been no historical resources observed during surveys of the site, future Parcel B contains a shop and man made pond.

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

Mitigation Measure #V.1:

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

	<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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VI. ENERGY

Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in potentially significant environmental impact to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area.

In 2008, California became the first state in the nation to include mandatory green building through the Title 24 California Green Building Standards Code (CAL Green Code). This groundbreaking step meant that every structure built in the state – whether a home, school, commercial building or other structure – would have to meet guidelines for energy and water efficiency, low emission flooring and building materials and more. The County is responsible for enforcing the energy conservation regulations, which also extends to building renovations. The Tehama County Building Dept. uses the most recently adopted version of Title 24. The County will continue to enforce the provisions of Title 24 of the California Administrative Code, which sets forth mandatory energy standards for new development. It is anticipated that a single-family dwelling will be constructed on parcel 5, parcel 6, Parcel 7, which will be required to comply with local/state laws and codes.

- a) **No impact.** This project would not generate environmental impact that are wasteful, inefficient, or require unnecessary consumption of energy resources, during the project construction or operation. The County participates in the Green Building Code Waste Management Plan for all construction projects.
- b) **No impact.** The project will not cause any conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

	<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
VII. GEOLOGY AND SOILS				
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and seiche/tsunami?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 landslides, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in table 18-1-B of the latest Uniform Building Code (1994), creating substantial direct or indirect risk to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area.

Tehama County is relatively safe from earth quake activity because of its geographic location and lack of proximity to any active fault lines. Based on the California Geological Survey maps nothing more than the potential for minor seismic ground shaking secondary to earthquakes outside of Tehama County. The County may also experience minor ground shaking as a precursor to eruption of Mt. Lassen. The Alquist-Priolo Earthquake Fault Zoning Act restricts new construction in zones which soils are at risk of displacement; however, Tehama County does not fall within this zone. All new construction in the county is required to meet California Building Code

which addresses seismic design requirements, such as automatic earthquake gas shutoff valves in high-occupancy facilities and engineered assessment of potential soil and seismic impacts in the case of earthquake activity. Grading and excavation done by new developments are closely monitored by the Public Works Department and an engineered plan for these procedures is required.

a) No Impact

- i. The project will not expose people or structures to the risk of harm or death involving rupture of known earthquake fault.
- ii. The project will not expose people or structures to the risk of harm or death involving strong seismic shaking.
- iii. The project will not expose people or structures to the risk of harm or death involving seismic related ground failure including liquefaction.
- iv. The project will not expose people or structures to the risk of harm or death involving landslides.

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

c-e)Potentially Significant Unless Mitigation Incorporated. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. Soils can vary from location to location even on one parcel, even with the current shop located in future parcel B, the site soils are not very well document. However, the incorporation of Mitigation Measure VII.1 below will reduce this potential impact to less than significant, as the Environmental Health Department is requesting a Soils Study Report prior to development.

Mitigation Measure VII.1 The Environmental Health Department for Tehama County is requesting a soils study from a registered geologist, engineer or environmental health specialist prior to development, which would mitigate the potential of unstable soil, expansive soil, and soils incapable of adequately supporting the use of septic tanks.

f) Less Than Significant Impact. The site is currently undeveloped. There does not appear to be any paleontological resources or unique geological features based on the environmental studies on record. Therefore, the project will be considered a less than a significant impact on said resources and features.

	<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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VIII. GREENHOUSE GAS EMISSION

Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable plan or 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"/> |

DISCUSSION:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area.

Global climate change is the observed increase in the average temperature of the Earth’s atmosphere and oceans along with other significant changes in climate (such as precipitation or wind) that last for an extended period of time. The term “global climate change” is often used interchangeably with the term “global warming,” but “global climate change” is preferred to “global warming” because it helps convey that there are other changes in addition to rising temperatures. Global surface temperatures have risen by 0.74°C ± 0.18°C over the last 100 years (1906 to 2005). The rate of warming over the last 50 years is almost double that over the last 100 years. The prevailing scientific opinion on climate change is that most of the warming observed over the last 50 years is attributable to human activities. The increased amounts of carbon dioxide (CO₂) and other greenhouse gases (GHGs) are the primary causes of the human-induced component of warming. GHGs are released by the burning of fossil fuels, land clearing, agriculture, and other activities that lead to an increase in the greenhouse effect.

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

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

- a) **No impact.** Greenhouse gas (GHG) emissions contribute to the significant adverse environmental impacts of global climate change on a cumulative basis. This project would not generate enough GHG emissions to noticeably change the global average temperature whether it is measured directly, indirectly, or cumulative.
- b) **No impact.** Tehama County implements AB32 and SB375 to acknowledge GHG emissions and its level of significance within environmental quality review. The project does not propose any GHG emission levels that would cause any adverse effect upon the state’s air quality.

	<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
IX. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<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 reasonable 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) 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"/>
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area.

The proposed project lies within an area of Tehama County which is primarily State Responsibility Area for wildland fire suppression provided by the California Department of Forestry and Fire Protection (CAL FIRE). Structural fire protection and other related emergency services are the responsibility of the Tehama County Fire Department which is administered under contract by CAL FIRE. This project area is rated "Very High" for wildland fire severity. The closest career staffed fire station is Tehama County Fire Department, located at 1604 Antelope Blvd., Red Bluff, approximately 4.2 miles east of the project site. The current Insurance Service Office (ISO) Public Protection Class Rating for this area is Dwelling Class 4Y.

- a) **No Impact.** The project does not include the transport, use or disposal of hazardous material. It is not presumed that any future development on the site would include transport or storage of any hazardous material.
- b) **No Impact.** There is no reasonable foreseeable cause for a significant hazard to the public through the upset or an accidental conditions resulting in the release of hazardous material into the environment.
- c) **No Impact.** The project site is not within one quarter mile of a school.
- d) **No Impact.** The project is not located on a site which is included on a list of hazardous material sites.
- e) **No Impact.** The project is not located within an airport land use plan or within two miles of an airport.
- f) **No Impact.** The project will not impair or interfere with an adopted emergency response plan.
- g) **No Impact** The project will not expose people or structures to a significant risk involving wildland fires due to the type of development anticipated in the future. Residential structures are required to comply with all current building and fire codes

	<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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X. HYDROLOGY AND WATER QUALITY

Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) result in substantial erosion or siltation on-or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) impeded or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area.

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

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

- a) **Potentially Significant Unless Mitigation Incorporated.** The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. Soils can vary from location to location even on one parcel, even with the current shop located in future parcel B, the site soils are not very well document. However, the incorporation of Mitigation Measure VII.1 will reduce this potential impact to less than significant, as the Environmental Health Department has requesting a Soils Study Report prior to any development.
- b) **No Impact.** The project will not substantially deplete groundwater supplies, interfere with groundwater recharge or impede sustainable groundwater management of the basin. The project will create three (3) parcels; on approximately 6.45 acres, which will be consistent with the surrounding land uses and setting. The 2009-2029 General Plan update anticipated this type of development and density in this area, which can support further use of the water table and will not deplete the water source. The project will not violate any water quality standards or waste discharge requirements.
- c& i-iv) **No Impact.** The anticipated development associated with residential uses will create an insignificant amount of flow to the existing storm water runoff within the area. The project will develop minimal impervious surfaces on Parcel A-C, and therefore the project will not create and/or contribute to water runoff exceeding the capacity of a storm water drainage systems.
- d) **No Impact.** The project is not located within a seiche or tsunami zone and therefore there is no risk of releasing pollutants due to project inundation.
- e.) **No impact.** The project will not substantially affect water quality control plan or sustainable groundwater management plan. Any future development on the site is encouraged to promote water conservation.

	<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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XI. LAND USE AND PLANNING

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area.

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

- a.) **No impact.** The project will not divide an established community.
- b.) **No impact.** The project will not conflict with any applicable land use plan, policy, because the parcel map project is consistent with the Zoning and General Plan.

	<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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XII. MINERAL RESOURCES

Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area. The project area includes soil classes VI.

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

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

	<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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XIII. NOISE

Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area.

The Noise Element of the Tehama County General Plan identifies land use compatibility standards for exterior community noise for a variety of sensitive land uses. In addition Tehama County Noise Element standards are in coordination with Government Section 65302(f). The 2009-2029 Tehama County General Plan Update promotes the mitigation and control of noise causing sources. Sources of existing noise-producing areas have been identified as near airports (Corning and Red Bluff), near railways and busy roadways (I-5, Southern Pacific Railway). The project is located at the located at the end of Woodland Hills Drive. Approximately 440 feet west of McCoy Road. The General Plan designation is Suburban Residential.

- a) **No Impact.** The project would not result in the exposure of persons to ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Noise levels may increase temporarily during construction. This project is not anticipated to generate excessive noise located near noise sensitive land uses.
- b) **No Impact.** The project is consists the agricultural General Plan and Zoning designation. Residential uses typically will not generate excessive groundborne vibration or groundborne noise level. However, the temporary construction of the structures and associated improvements may generate groundborne vibration and/or groundborne noise as allowed and anticipated within the 2009-2029 General Plan.
- c) **No Impact.** The project is not within the vicinity of a private air-strip.

	<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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XIV. POPULATION AND HOUSING

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area.

The population for Tehama County was estimated to be 65, 973 in 2020 and 63,463 in 2010, resulting in a total population growth of about 2,510 during this 10-year period (US Census), an average of 22 residents per square mile. The 2009-2029 General Plan recognizes population growth will occur and has implemented goals to prepare and accommodate this growth in nearly all of its elements (ex: Economic Development, Land Use, Transportation, Safety, Public Services and Open Space and Conservation). General Plan goals are set to encourage growth in an organized, cohesive pattern through the use of existing major roadways, utilities, public facilities and the expansion of these services as they are needed. The proposed project is not considered growth inducing and is consistent with the surrounding Land Use Designations and Zoning.

- a.) **No impact.** The development of a residence on parcel's A-C will not induce substantial population growth in the area, either directly or indirectly. The 2009-2029 General Plan update anticipated this type of development and density in this area. Therefore, the project is not considered growth inducing and is consistent with the surrounding Land Use Designations and Zoning.
- b.) **No impact.** The creation of three parcels on 6.45 acres of land will not displace a substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

	<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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XV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

1) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area.

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

a)

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

4. **Less than Significant Impact.** The project will not have adverse physical impacts on or physically alter parks and recreation facilities. The addition of three new homes will not significantly affect public facilities, such as parks.
5. **Less than Significant Impact.** The project will not have adverse physical impacts on or physically alter any other public facilities. Should future development occur on the site, public service needs will be periodically reevaluated to consider any new population growth.

	<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
XVI. RECREATION				
a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or construction or require the expansion of recreational facilities which might have an adverse effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area.

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

- a-b.) **No impact.** Increase in the demand for recreational facilities is typically associated with substantial increases in population. As discussed in Section XIII. *Population and Housing*, the proposed project will generate a negligible amount of growth in the local population, because it has already been anticipated and planned for by the 2009-2029 General Plan. The project will not result in a substantial increase in demand for recreational facilities or adversely affect Tehama County park/population standards due the limited growth potential of a parcel map for three parcel in an RE-B:10; Residential Estates –Building District. The proposed project does not include plans for additional publicly operated/supported recreational facilities nor would it require expansion of existing recreational facilities. Therefore, the proposed project would result in no adverse physical effects on the environment from construction or expansion of recreational facilities.

	<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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XVII. TRANSPORTATION

Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with program plan, ordinance or policy addressing the circulation system, including taking into account all modes of transportation including transit, roadway, bicycle and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Would the project conflict or be inconsistent with CEQA Guidelines section 10564.3, subdivision (b)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area.

The three parcels will use Woodland Hills Drive to access their property, which leads to McCoy Road which turns into State Highway 36 approximately .5 miles to the south. This thoroughfare will allow the residence a northerly or southerly route to evacuate their property in case of wildland fires. The development of a residence on parcel's A-C will not induce a substantial amount of vehicle miles traveled in the area. The 2009-2029 General Plan update anticipated this type of development and density in this area. The creation of three residentially developable parcels on a 6.45 acres that are consistent with the surrounding Land Use Designations and Zoning will generate a negligible amount of vehicular miles traveled to and from the nearest service points, which are located along Highway 99. Therefore, a qualitative vehicular analyses on transportation impacts has resulted in no impact.

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

a-b.) Less than significant impact. The creation of three residentially developable parcels on a 6.45 acre that are consistent with the surrounding Land Use Designations and Zoning will generate a negligible amount of vehicular miles traveled to and from the nearest service centers, which are located along State Highway 36.

- c.) **Less than significant impact.** Any access and/or roadway improvements required would be subject to Caltrans highway safety standards and guidelines and/or Tehama County Public Works Department.
- d.) **Less than significant impact.** Standard road improvements will be a condition of the project. However, the project is not required to develop a secondary access due the limited residential development potential.

<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision(c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

DISCUSSION:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area.

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

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

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

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

Mitigation Measure #XVIII.1

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

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

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

	<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area.

- a) **Potentially Significant Unless Mitigation Incorporated.** The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. Soils can vary from location to location even on one parcel, even with the current shop located in future parcel B, the site soils are not very well document. The project will rely on conventional construction practices to develop the residential uses anticipated on Parcel's A-C. Well and Septic system instillation shall meet all local, state and federal standards/regulations. The lack development on the site does cause some concern as the type of soil is not very well document. However, the incorporation of Mitigation Measure VII.1 will reduce this potential impact to less than significant, as the Environmental Health Department has requesting a Soils Study Report prior to any development.
- b) **No impact.** The project will not substantially deplete groundwater supplies, interfere with groundwater recharge or impede sustainable groundwater management of the basin. The project will create three (3) parcels; on approximately 6.45 acres, which will be consistent with the surrounding land uses and setting. The 2009-2029 General Plan update anticipated this type of development and density in this area, which can support further use of the water table and will not deplete the water source.

- c) **No impact.** There is no wastewater treatment provider within the vicinity of the project site. The project will rely on conventional construction practices to develop the residential uses anticipated on Parcel's A-C. The applicants would be required to have a septic system that would meet the requirements of the Tehama County Environmental Health Department.
- d) **No impact.** The project will not have any impact on the landfill's capacity to accommodate project needs.
- e) **No impact.** Compliance with all federal, state and local statutes related to solid waste is required.

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

If located in or near state responsibility areas or lands classified as Very high fire hazard severity zones, would the project:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plans? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled speed of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risk, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area.

The proposed project lies within an area of Tehama County which is primarily State Responsibility Area for wildland fire suppression provided by the California Department of Forestry and Fire Protection (CAL FIRE). Structural fire protection and other related emergency services are the responsibility of the Tehama County Fire Department which is administered under contract by CAL FIRE. This project area is rated "Very High" for wildland fire severity. The closest career staffed fire station is Tehama County Fire Department, located at 1604 Antelope Blvd., Red Bluff, approximately 4.2 miles east of the project site. The current Insurance Service Office (ISO) Public Protection Class Rating for this area is Dwelling Class 4Y.

- a) **Less Than Significant Impact.** The project will not substantially impair an adopted emergency response plan or emergency evacuation plan due to the nature and scope of the parcel map. The project is not required to develop a secondary access due the limited residential development potential.
- b) **Less Than Significant Impact.** The areas designated for development on the parcel map are relatively flat. The development of a residences on parcel's A-C will not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled speed of a wildfire.
- c) **Less Than Significant Impact.** The development of a residences on parcel's A-C will not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

- d) **Less Than Significant Impact.** The areas designated for development on the parcel map are relatively flat. The project will rely on conventional construction practices to develop the single-family residence on parcel's A-C, which will be required to comply with local/state laws and codes. Since the potential development is consistent with the General Plan and local/state laws, the project will not expose people or structures to significant risk, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XXI. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

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|----|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

RESPONSE TO CHECK LIST:

Project is located west of Wilcox Golf course at the end of Woodland Hills Drive. The nearby cross street is McCoy Road. APN: 022-520-063. The site is relatively flat with the eastern side sloping from west to east. The applicant is proposing to divide an existing 6.45 acre parcel into three (3) separate parcels. Parcel A will be approximately 1.36 acres, Parcel B will be approximately 4.00 acres, and Parcel C will be approximately 1.05 acres. The project is located in the RE-B: 10 zoning which requires a minimum of .25 acres. All divided parcels meet the minimum lot size. The General Plan Designation is Suburban Residential. The applicant proposes to build residences on Parcels 1-3. The site contains a pond and a shop within the Parcel B boundary, but the rest of the proposed parcels do not have any structures or improvements and is considered undeveloped. The surrounding areas are mainly residential, which is typical for the area.

The proposed project lies within an area of Tehama County which is primarily State Responsibility Area for wildland fire suppression provided by the California Department of Forestry and Fire Protection (CAL FIRE). Structural fire protection and other related emergency services are the responsibility of the Tehama County Fire Department which is administered under contract by CAL FIRE. This project area is rated "Very High" for wildland fire severity. The closest career staffed fire station is Tehama County Fire Department, located at 1604 Antelope Blvd., Red Bluff, approximately 4.2 miles east of the project site. The current Insurance Service Office (ISO) Public Protection Class Rating for this area is Dwelling Class 4Y.

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

- a) **Potentially Significant Unless Mitigation Incorporated.** The project does not have environmental effects that will cause adverse effects on the environment, fish and wildlife habitat or reduce the number of rare or endangered species with the incorporation of four Mitigation Measures, specifically Biological Resources MM# IV 1 thru 4, see Section IV or Appendix A and B for a more detailed discussion on the topic.

- b) **Less than Significant Impact.** Cumulative impacts of the project have been considered and based on the size, location and use have been determined to be Less than a significant impact on the environment and the county.
- c) **Potentially Significant Unless Mitigation Incorporated.** The project does not have environmental effects that will cause substantial adverse effects of human beings with mitigations incorporated. Specifically Geology/Soils MM# VII.1; for a detailed discussion of the topic please see Geology/Soils Section VII, Hydrology Section X and Utilities Section XIX, Specifically Cultural Resources MM# V.1; for a detailed discussion of the topic please see Cultural Resources Section V, and Tribal Cultural Resources MM # XVIII.1; for a detailed discussion of the topic please see Tribal Cultural Resources Section XVIII.

PERSONS AND ORGANIZATIONS CONSULTED

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

A. COUNTY OF TEHAMA

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

B. OTHER AGENCIES/ORGANIZATIONS

- California Department of Fish and Wildlife

C. REFERENCES

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

MITIGATION MONITORING PROGRAM

TENTATIVE PARCEL MAP # 21-01
TEHAMA COUNTY PLANNING DEPARTMENT
444 Oak Street
Courthouse Annex, Room I
Red Bluff, CA 96080

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

1. Pre-Construction Mitigations (PC). These are activities that precede any actual land disturbance. Included among these mitigations are the development of drainage, erosion control and tree management plans. Also included are the delineation of any wetlands that may be subject to development impact and the establishment of Environmentally Sensitive Areas (ESAs) or Zones (ESZs) around archaeological sites and specimen oak trees.
2. Construction-Related Mitigations (DC). These include implementation of the drainage and erosion control plans, building setbacks from sensitive areas, and all other measures required to reduce the impacts of construction and development.
3. Ongoing Mitigations (OG). These include the maintenance programs necessary to ensure long-term control of erosion, protection of surface water quality in runoff, and protection of the wildlife and wildlife habitat resources on the project.

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

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

Currently, the applicant is seeking approval of Parcel Map # 21-01. A description of the pending project can be found in the initial study. Questions about this monitoring program should be directed to the Tehama County Planning Department.

ACRONYMS USED

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

Monitoring Phases

PC	Pre-Construction
DC	During Construction
OG	Ongoing
BP	During Building Permit Approval

Subdivision Map Phase (Tentative Maps)

PR	Prior to Map Recordation
AR	After Map Recordation

MITIGATION MONITORING PROGRAM

ISSUE: Cultural Resources

IMPACT(S): **Potentially Significant Impact with Mitigation Incorporated.** Since the project anticipates the development of a residences on parcel A, parcel B and parcel C, it is a possibility that resources or remains could be uncovered during construction, and therefore in order to reduce potential cultural resources impacts to less than significant, the following Mitigation Measure shall be applied and incorporation into the project:

MITIGATION MEASURES

Mitigation Measure #V.1:

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

Implementing Agency: Project applicant

Monitoring Agency: Tehama County Planning Department

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/A

Phase of Monitoring: OG

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

Additional Note: _____

COMPLIANCE VERIFIED (see attached verification report)

DATE _____

MITIGATION MONITORING PROGRAM

ISSUE: GEOLOGY AND SOILS

IMPACT(S) : **Potentially Significant Impact with Mitigation Incorporated.** The site is currently undeveloped and does not have any structures. The lack development on the site does cause some concern as the type of soil is not very well document. However, the incorporation of Mitigation Measure VII.1 below will reduce this potential impact to less than significant, as the Environmental Health Department is requesting a Soils Study Report prior to development.

MITIGATION MEASURES

Mitigation Measure VII.1 The Environmental Health Department for Tehama County has requested a soils study from a registered geologist, engineer or environmental health specialist prior to any development, which would mitigate the potential of unstable soil, expansive soil, and soils incapable of adequately supporting the use of septic tanks.

Implementing Agency: Project applicant

Monitoring Agency: Tehama County Environmental Department

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/A

Phase of Monitoring: PC

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

Additional Note: _____

COMPLIANCE VERIFIED (see attached verification report)

DATE _____

MITIGATION MONITORING PROGRAM

ISSUE: Tribal Cultural Resources

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

MITIGATION MEASURES

Mitigation Measure #XVIII.1

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

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

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

Implementing Agency: Project applicant

Monitoring Agency: Tehama County Planning Department

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/A

Phase of Monitoring: OG

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

Additional Note: _____

COMPLIANCE VERIFIED (see attached verification report)

DATE _____

MITIGATION MONITORING PROGRAM

ISSUE: Biological Resources

IMPACT(S) : **Potentially Significant Impact with Mitigation Incorporated.** Based on correspondence with the CA Department of Fish and Wildlife a recommended setbacks from the Dibble Creek riparian habitat drip line has been incorporated into the project in order to avoid impacts to rearing Chinook salmon and steelhead in Dibble Creek

MITIGATION MEASURES

Mitigation Measure #IV.1:

NON-DISTURBANCE BUFFER. There shall be a 75-foot no-disturbance/habitat protection buffer along the Dibble Creek to preclude future development in these areas. This buffer should be measured from the outside edge of the of the riparian habitats drip line.

Mitigation Measure #IV.2:

FISH AND WILDLIFE. Eliminate the existing vehicle crossing through Dibble Creek by extending the welded-wire fencing across the current access route. Along with completing the partially constructed welded-wire fence separating the building envelope from the Dibble Creek riparian zone.

Implementing Agency: Project applicant

Monitoring Agency: California Department of Fish and Wildlife

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/A

Phase of Monitoring: PC

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

Additional Note: _____

COMPLIANCE VERIFIED (see attached verification report)

DATE _____

MITIGATION MONITORING PROGRAM

ISSUE: Biological Resources

IMPACT(S) : **Potentially Significant Impact with Mitigation Incorporated.** The project has the potential to have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act.

MITIGATION MEASURES

Mitigation Measure #IV.3:

POND: There shall be a 25-foot setback no-disturbance/habitat protection buffer along the pond to preclude future development in these area. The buffer should measure from the outside edge of the pond.

Implementing Agency: Project applicant

Monitoring Agency: California Department of Fish and Wildlife

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/A

Phase of Monitoring: PC

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

Additional Note: _____

COMPLIANCE VERIFIED (see attached verification report)

DATE _____

MITIGATION MONITORING PROGRAM

ISSUE: Biological Resources

IMPACT(S) : **Potentially Significant Impact with Mitigation Incorporated.** Wildlife survey observed several species of special status wildlife which include nesting birds and the western red bat that roosts in the riparian vegetation. In order mitigate any potential impacts on either species the following mitigation measures have been provided.

MITIGATION MEASURES

Mitigation Measure #IV.4:

BATS. If trees or snags greater than 12 inches in diameter must be removed, they should be removed between March 1 (or after evening temperatures rise above 45F, and/or no more than ½” of rainfall within 24 hours) and April 15, or between September 1 and October 15 (or before evening temperatures fall below 45F, and/or more than ½” of rainfall within 24 hours occurs), or as otherwise provided by a qualified bat biologist;

If trees or snags greater than 12 inches in diameter must be removed outside of these recommended times frames, a two-step process should be employed to allow bats the opportunity to abandon their roost prior to tree removal:

Day 1: Removal small-diameter trees, brush, and non-habitat features of large trees (branches without cavities, crevices, or exfoliating bark), using chainsaws for cutting, and chippers wherever possible to cause a level of noise and vibration disturbance sufficient to cause bats to choose not to return to the tree for a few days after they emerge to forage.

Day 2: Remove remainder of the trimmed trees.

Mitigation Measure #IV.5:

NESTING BIRDS AND/OR PRE-CONSTRUCTION SURVEYS. Construction, ground disturbance, and vegetation removal activities should be conducted between September 1 and March 31, outside of the nesting bird season. If work occurs during the nesting season (February 1 – August 31), a nesting bird survey shall be conducted by a qualified biologist within seven days of initiation of the planned activity. If active nest(s) are observed on or adjacent to the work site, the biologist shall consult with California Department of Fish and Wildlife staff to determine the necessity for and type of further mitigation, and shall conduct or monitor the implementation of such mitigation.

Implementing Agency: Project applicant

Monitoring Agency: California Department of Fish and Wildlife

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/A

Phase of Monitoring: PC

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

Additional Note: _____

COMPLIANCE VERIFIED (see attached verification report)

DATE _____