

**CALIFORNIA ENVIRONMENTAL QUALITY ACT  
INITIAL STUDY AND CHECKLIST**

**1. Introduction**

Title of Proposal: Parcel Map and Rezone (PM2022-01)

Date Checklist Submitted:

Lead Agency Name: Modoc County Planning Department  
Agency Address: 203 W. 4<sup>th</sup> Street, Alturas, CA. 96101  
Agency Contact: Jackie Froeming, Associate Planner  
Agency Phone: 530-233-6406  
Email: planning @co.modoc.ca.us

**2. Project Information:**

**Property Owner/Applicant:** Joanne Danielson

**Representative:** Anderson Engineering

**Project Type:** Parcel Map and Rezone

**Project Reference Number:** PM2022-01

**Assessor's Parcel Number:** 032-210-014-000 & 032-230-039-000

**Project Acreage:** 402.03 acres

**Zoning:** Unclassified (U)

**General Plan Designation:** General Agriculture (GA)

**Environmental Document:** Negative Declaration

**Other Permits Identified:**

- Environmental Health
- Road Encroachment
- Building Permits

**SERVICES:**

**Access:**

**Water Supply:**

Groundwater, Well

**Sewage Disposal:**

Septic System and leach field

**Electrical:**

Surprise Valley Electric

**Fire protection:**

Cedarville Fire Department

**Schools:**

Surprise Valley Joint Unified School District

**OTHER FACTORS:**

**Local Fire Response Area:**

Moderate to Non-Wildland/Non-Urban

**DFG Wildlife Maps:**

Northern Region

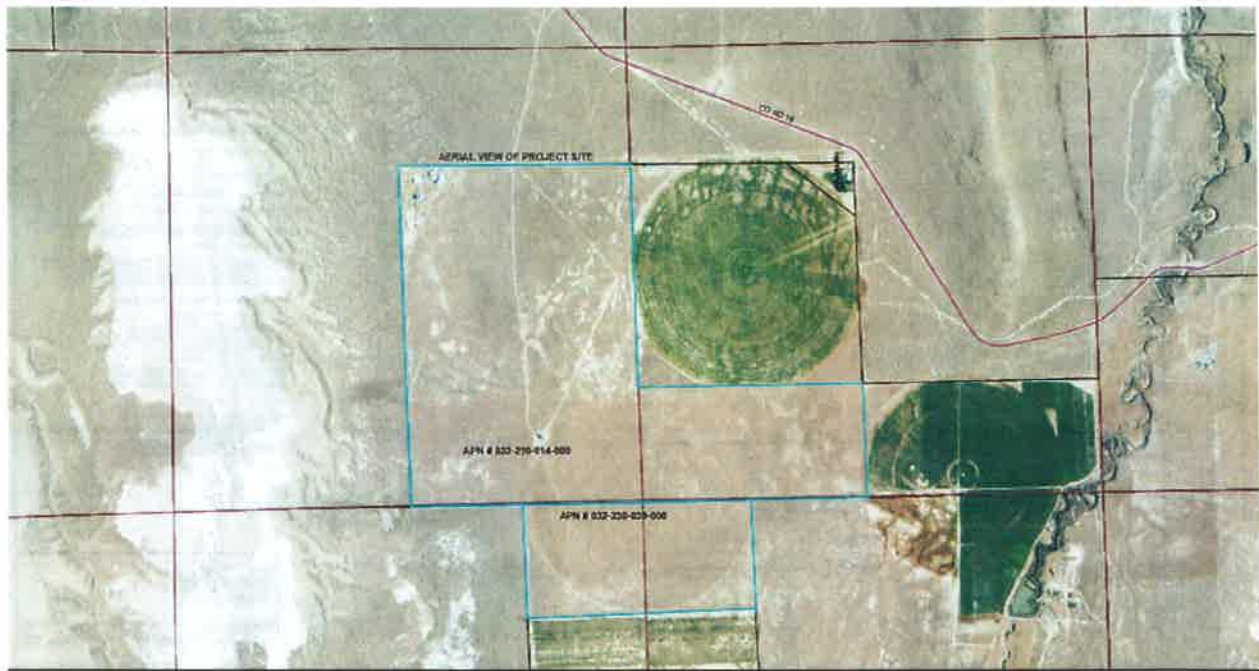
**Flood Zone:** The project site is located mainly in Zone X which is determined to be outside the 0.2% annual chance floodplain. Resultant parcel one has a small portion of land that is located within Flood Zone A (Firm Panel # 06049C-1275E date June 4, 2010). This is an area subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.

**PROJECT DESCRIPTION:** Applicant Joanne Danielson is requesting a parcel map to divide two existing parcels that combined include 402.03 acres into 3 parcels. Proposed Parcel 1 will consist of 159.45 +/- acres; Proposed Parcel 2 will consist of 49.30 +/- acres; and Proposed Parcel 3 will consist of 193.28 +/- acres. Existing uses on the project site include a Dairy, agriculture, and residential. Resultant Parcel 1 will include existing improvements of a 14' x 24' mobile home, barn, hay barn and sheds, 2 domestic wells, 1 irrigation well, and 2 septic systems. Resultant Parcel 2 would include existing improvements of a 35' x 45' house, domestic well and septic system. Resultant Parcel 3 would include an existing improvement of an irrigation well. Modoc County Planning is recommending that a rezone accompany the proposed parcel map. The rezone will change the zoning from Unclassified (U) to Agriculture General (AG).

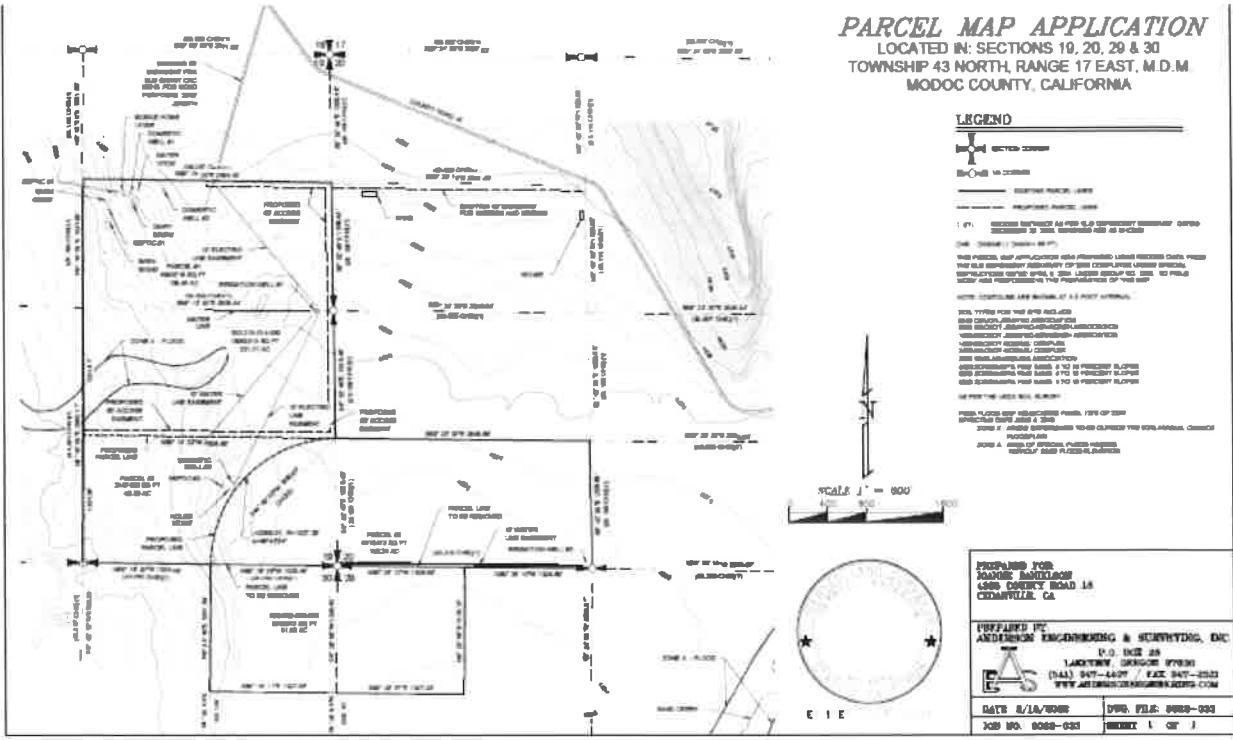
**PROJECT LOCATION:**

- ❖ See attached Exhibit "A" for vicinity map
- ❖ See attached Exhibit "B" for Preliminary Parcel Map

# Exhibit "A"



# Exhibit "B"



## PARCEL MAP APPLICATION LOCATED IN: SECTIONS 19, 20, 29 & 30 TOWNSHIP 43 NORTH, RANGE 17 EAST, M.D.M. MODOC COUNTY, CALIFORNIA

**LEGEND**

- EXISTING PARCEL LINE
- PROPOSED PARCEL LINE
- SECTION CORNER
- TIE CORNER

1. THIS PARCEL MAP APPLICATION WAS PREPARED UNDER THE PROVISIONS OF THE PUBLIC LANDS ACT, 43 USC 1701-1705, AND THE PUBLIC LANDS REGULATIONS, 43 CFR 157.01-157.05.

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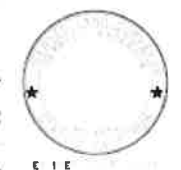
7. THIS PARCEL MAP APPLICATION WAS PREPARED UNDER THE PROVISIONS OF THE PUBLIC LANDS ACT, 43 USC 1701-1705, AND THE PUBLIC LANDS REGULATIONS, 43 CFR 157.01-157.05.

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10. THIS PARCEL MAP APPLICATION WAS PREPARED UNDER THE PROVISIONS OF THE PUBLIC LANDS ACT, 43 USC 1701-1705, AND THE PUBLIC LANDS REGULATIONS, 43 CFR 157.01-157.05.

SCALE 1" = 800'



PREPARED FOR: <b>STANLEY BONDURAN</b> 4300 COUNTY ROAD 1A CHICO, CA	
PREPARED BY: <b>ANDERSON ENGINEERING &amp; SURVEYING, INC.</b> P.O. BOX 25 LACKNEY, MISSOURI 64501 (417) 547-4497 / FAX 547-2523 WWW.ANDERSONENGINEERING.COM	
DATE 8/14/2008	DWG. FILE: 0000-000
DWG. NO. 0000-000	SHEET 1 OF 1

### 3. Determination

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

<input checked="" type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forest Resources	<input checked="" type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input checked="" type="checkbox"/>	Energy
<input checked="" type="checkbox"/>	Geology/Soils	<input checked="" type="checkbox"/>	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	Hazards/Hazardous Materials
<input checked="" type="checkbox"/>	Hydrology/Water Quality	<input checked="" type="checkbox"/>	Land Use/Planning	<input checked="" type="checkbox"/>	Mineral Resources
<input checked="" type="checkbox"/>	Noise	<input checked="" type="checkbox"/>	Population/Housing	<input checked="" type="checkbox"/>	Public Services
<input checked="" type="checkbox"/>	Recreation	<input checked="" type="checkbox"/>	Transportation	<input checked="" type="checkbox"/>	Tribal Cultural Resources
<input checked="" type="checkbox"/>	Utilities/Service Systems	<input checked="" type="checkbox"/>	Wildfire	<input checked="" type="checkbox"/>	Mandatory Findings of Significance
		<input type="checkbox"/>	None	<input type="checkbox"/>	None with Mitigation Incorporated

On the basis of this Initial Study Evaluation:

- The proposed project is CATEGORICALLY EXEMPT from CEQA under CLASS(es) \_\_\_\_\_, and there are no unusual circumstances or specified statutory conditions present which render reliance on such applicable Categorical Exemption(s) unlawful.
- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- 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 will be a required condition of project approval, and accordingly a MITIGATED NEGATIVE DECLARATION should be prepared.
- There is substantial evidence that the proposed project may have a significant adverse impact on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

*June 16, 2022*

Date

*Jackie Froeming*

Signature

## 4. Environmental Checklist Analysis

The following checklist analysis employs the recognized environmental checklist standards of significance provided in Appendix G of the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000 *et seq.*) to facilitate this Initial Study.

### I. AESTHETICS. *Except as provided in Public Resources Code Section 21099, would the project:*

<b>AESTHETICS</b> <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### DISCUSSION:

##### **a) Have a substantial adverse effect on a scenic vista?**

Less Than Significant Impact. Because of the rural setting of the project site and the low density of the project and size of the resultant parcels. Placement of the additional residences will not significantly interfere with the views of scenic vistas from adjacent residences or public right-of-ways. Therefore, the project would not have an adverse effect on scenic vista.

##### **b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

No impact. No scenic resources have been identified on the project site or in the project vicinity. The project site is not located adjacent to a state-designated or county-designated scenic highway. Therefore the project will not damage any scenic resources.

**c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

Less Than Significant Impact. The project site is zoned Unclassified (U) and the surrounding lands to the north and west are zoned Open Space, Forestry, and Grazing (OFG). The parcels to the south and east are zoned Unclassified. Future development of the resultant parcels would be consistent with the rural character and quality of the project site and surrounding area.

**d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

Less Than Significant Impact. Outdoor lighting for safety and security could potentially be added to existing and future structures on the resultant parcels. In an effort to preserve the dark skies, a condition of approval for the project could be considered which is to limit lighting that would create new sources of light and glare such as “In an effort to enjoy the night sky, no mercury vapor or similar type of yard light may be installed. Incandescent yard lights must be switched, and may not be left burning except briefly at night and must be screened so as to shine downward”. However, the impact associated with the potential development of the resultant parcels for residential uses would be considered less than significant due to the small number of residential sites. The proposed project would not create new sources of substantial lighting or glare that would generate a significant impact.

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

<b>AGRICULTURE RESOURCES</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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, forestland (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:**

**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?**

No impact. The project site is not located on lands designated as Important Farmland in the Farmland Mapping and Monitoring Program, and would not result in the conversion of Important Farmland to a non-agricultural use.

**b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

No impact. The project site is not under a Williamson Act Contract. None of the adjacent parcels within the area are under a Williamson Act Contract.

**c) Conflict with existing zoning for, or cause rezoning of, forestland (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))?**

No impact. The project site is not located in a Timberland Production Zone (TPZ).

**d) Result in the loss of forest land or conversion of forest land to non-forest use?**

No impact. The project site does not contain trees or timber resources classified as forestland, as defined in Public Resources Code Section 12220(g), or as timberland, as defined in Public Resources Code Section 4526. Therefore, the proposed project would not result in loss or conversion of forest land to non-forest use.

**e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

No impact. There is no prime, unique, or farmland of statewide importance near the project vicinity. Therefore, the project would not result in the conversion of farmland to non-agriculture use or conversion of forest land to non-forest use.



**III. AIR QUALITY.** *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the above determinations.*

<b>AIR QUALITY</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant 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:**

**a) Conflict with or obstruct implementation of the applicable air quality plan?**

Less Than Significant Impact. The proposed project could result in minor population growth in the County with build-out of the resultant parcels but because of the rural setting of the project site and the low density of the project and size of the resultant parcels. Placement of the additional residences will not significantly conflict with or obstruct implementation of any applicable air quality plan. Therefore, the project is not anticipated to cause significant impacts to regional air quality.

**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?**

Less Than Significant Impact. The proposed project has the potential to impact air quality primarily in two ways: (1) the project would generate mobile source emissions (i.e. added vehicle trips, energy use) associated with future development of the resultant parcels, and (2) construction activities associated with the development of the resultant parcels which would generate fugitive dust from grading activities and construction exhaust emissions.

Mobile source emissions are produced from motor vehicles, and include tailpipe and evaporative emissions. Energy use associated with future development also generate emissions from heating and cooling systems, lighting, appliances, water use and wastewater. Future development for the resultant parcels have the potential to generate these direct and indirect emissions.

Construction related emissions are created throughout the course of any development and could generate from construction equipment exhaust, employee vehicle exhaust, dust from grading the land, and exposed soil eroded by the wind.

The mobile service emissions and construction related emissions should build-out of the resultant parcels happen are not expected to be substantial, and would not significantly violate existing air-quality standards, because there would only be limited amount of development on the project site.

**c) Expose sensitive receptors to substantial pollutant concentrations?**

No Impact. There are no sensitive receptors located within the project area.

**d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

No Impact. Future construction could cause some objectionable odors but these impacts would be temporary and limited to the area adjacent to the construction operations, and because the project site is located in an area that has limited population, odors would not impact a substantial number of people.

**IV. BIOLOGICAL RESOURCES**

<b>BIOLOGICAL RESOURCES</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## **DISCUSSION:**

**a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Less Than Significant Impact. The project site has been developed and currently is being used as a goat dairy and residential uses. As a result development potential enabled by the proposed project would not significantly degrade or reduce existing habitat values on the project site that would cause significant impact to sensitive species.

**b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

No Impact. The proposed project would not have an adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

**c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

No Impact. The project site based on the existing topography and existing development, does not have any wetlands that would be impacted by future development and use on the proposed parcels.

**d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Less Than Significant Impact. The project site currently is being used as a goat dairy, for agricultural, and residential purposes. There are no major migratory routes designated on/through the project site. The site may experience some transitory presence due to the rural county location of the property of resident wildlife species, such as birds, insects, small reptiles, and mammals but does not serve as a designated wildlife movement corridor or wildlife habitat area.

**e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

No Impact. The project will not conflict with any local policies or ordinances protecting biological resources and is consistent with the goals and policies identified in the Modoc County 1998 General Plan Update (2018). The project parcel is currently being used as a goat dairy, for agricultural and residential uses. No existing biological resources will be impacted by the proposed project.

**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?**

No Impact. The project will not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

## V. CULTURAL RESOURCES

<b>CULTURAL RESOURCES</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Environmental Setting

The project site is not within the vicinity of, or likely to impact known historical, archaeological or paleontological resources. The developed project site is located in an agricultural area and has some residences nearby. Due to the amount of development on the project site potential disturbance or discovery of human remains is highly unlikely. A Letter was mailed out to the local Indian Tribes and no comments were received nor were any requests for consultations.

### DISCUSSION:

**a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?**

Less Than Significant Impact. There are no potentially significant cultural resources present in the project area. The project site has development on it which include these existing improvements a 14' x 24' mobile home, barn, hay barn and sheds, 3 domestic wells, 2 irrigation well, and 3 septic systems. The propose project would not result in substantial adverse change to any historical resource as defined in 15064.5.

**b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?**

Less Than Significant Impact. The proposed project would not cause any adverse changes to an archaeological resource.

**c) Disturb any human remains, including those interred outside of dedicated cemeteries?**

Less Than Significant Impact. The developed project site is located in an agricultural area and has some residences nearby. Due to the amount of development on the project site potential disturbance or discovery of human remains is highly unlikely.

**VI. ENERGY.**

<p align="center"><b>ENERGY</b> <i>Would the project:</i></p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant with Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?</p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p>b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?</p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>

**DISCUSSION:**

**a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

Less Than Significant Impact. The proposed project is to create three new parcels from two existing parcels for residential and agricultural uses. The project site is rural and in an area that has limited residences. The proposed project would consume energy primarily in two ways: (1) construction activities would consume energy through the operation of heavy off-road equipment, trucks, and worker traffic, and (2) future residential uses would cause long-term energy consumption from electricity and propane gas consumption, energy used for water conveyance, and vehicle operations to and from the project site.

Construction energy consumption would largely occur from fuel consumption by heavy equipment during grading activities associated with access and building site clearance, trucks transporting construction materials to the site during parcel development, and worker trips to and from the job site. Due to the limited amount of parcels being created from this proposed project the overall scope of anticipated construction is relatively minor, and therefore would not require a substantial amount of fuel to complete construction and considering the minimal amount of construction activities that would be associated with the project. The proposed project would not result in the wasteful and inefficient use of energy resources during construction and impacts would be less than significant.

Long-term energy consumption would occur after residential build-out of the resultant parcels, or by agricultural uses that could be allowed on the project site. Residential uses would consume electricity and/or propane gas for space heating, water heating, and cooking. Whereas, electricity would be primarily used for lighting appliances, water conveyance and other activities within the home. The project would also generate additional vehicle trips by residents commuting to and from work or to access services, which would result in the consumption of transportation fuel.

State and Federal regulatory requirements addressing fuel efficiency are expected to increase fuel efficiency over time as older, less fuel-efficient vehicles are retired, and therefore would reduce vehicle fuel energy consumption rates over time. Furthermore, due to the limited amount of parcels being created and limited amount of development being proposed the project would have a less than significant impact on consumption of energy.

**b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

Less Than Significant Impact. Many of the state and federal regulations regarding energy efficiency are focused on increasing building efficiency and renewable energy generation, as well as reducing water consumption and Vehicle Miles Traveled. Any future residential uses on the resultant parcels would be in compliance with the most recent Title 24 and Cal Green building code standards at the time of project construction. Therefore, the proposed project would implement energy reduction design features to comply with the most recent energy building standards and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

**VII. GEOLOGY AND SOILS**

<p align="center"><b>GEOLOGY AND SOILS</b> <i>Would the project:</i></p>	<p align="center"><b>Potentially Significant Impact</b></p>	<p align="center"><b>Less Than Significant with Mitigation Incorporated</b></p>	<p align="center"><b>Less Than Significant Impact</b></p>	<p align="center"><b>No Impact</b></p>
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>ii) Strong seismic ground shaking?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>(iii) Seismic-related ground failure, including liquefaction</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>(iv) Landslides?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or-off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) 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:**

**a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

*i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

Less Than Significant Impact. The project site is not within an Earthquake Fault Zone nor are there any known active faults underlying, or adjacent to, the project site.

*ii) Strong seismic ground shaking?*

Less Than Significant Impact. Ground shaking at the project site could occur due to the earthquake potential of the active faults within the County. Much of Modoc County is located on alluvium which can increase the amplitude of the earthquake wave. This could cause ground motion to last longer and waves that are amplified on loose, water saturated materials than on solid rock. However, future residential development on the resultant parcels would be subject to the California Building Code (CBC). The CBC would provide minimum standards to safeguard life or limb, health, property and public welfare by regulating the design, construction, quality of materials, use and occupancy, location, and maintenance of buildings and structures within Modoc County. Adherence to the CBC regulations during building construction would ensure the potential impacts are less than significant.

*iii) Seismic-related ground failure, including liquefaction*

Less Than Significant Impact. According to the 1998 County of Modoc General Plan (Updated 2018) the area's most prone to liquefaction are those that are water saturated (e.g. where the water table is less than 30 feet below the surface) and consist of relatively uniform sands that are loose to medium density. In addition to necessary soil conditions, the ground acceleration and duration of the earthquake must be of sufficient energy to induce liquefaction. The California Building Code (CBC) regulates the construction of structures, which may be constructed with approval of the proposed project. Adherence to CBC standards at the time of development of the resultant parcels would ensure that new structures are adequately sited and engineered to reduce impacts related to seismic ground failure, including liquefaction.

*iv) Landslides?*

Less Than Significant Impact. The California Building Code (CBC) regulates the construction of structures, which may be constructed with approval of the proposed project. Adherence to CBC standards at the time of development of the resultant parcels would ensure that new structures are adequately sited and engineered to reduce impacts of possible landslide potential including placement of any proposed buildings.



## VIII. GREENHOUSE GAS EMISSIONS.

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

### **DISCUSSION:**

#### **a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Less Than Significant Impact. The project is a minor land division that would contribute greenhouse gas emissions during development of resultant parcels, and by the subsequent uses on the resultant parcels. Construction related emissions may be generated from construction equipment exhaust, construction employee vehicle trips to and from the work-site, architectural coatings and asphalt paving which would occur during the development of the resultant parcels. The project's construction GHG emissions would be over a short duration and would consist primarily of emissions from equipment exhaust. The long-term emissions associated with this proposed project would primarily occur from the creation of new vehicular trips and indirect source emissions, such as electricity usage for lighting. Due to the limited amount of parcels and development that would occur this project would have a less than significant impact on the environment.

#### **b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Less Than Significant Impact. The proposed project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Additionally, development on the resultant parcels would be subject to Title 24, California Building Code (CBC), which includes CalGreen standards. These standards include mandatory measures that addresses planning and design, energy efficiency, water efficiency/conservation, material conservation and resource efficiency, and environmental quality.

**IX. HAZARDS AND HAZARDOUS MATERIALS**

<p><b>HAZARDS AND HAZARDOUS MATERIALS</b>  <i>Would the project:</i></p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant with Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>a) <i>Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>b) <i>Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</i></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>

<p>d) <i>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?</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) <i>For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) <i>Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>g) <i>Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION:**

**a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Less Than Significant Impact. Construction activities associated with the development of the proposed project would involve the use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. However, all potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. In the event of an accidental release, construction personal who are experienced in

containing accidental releases of hazardous materials will likely be present to contain and treat affected areas in the event a spill occurs. If a larger spill were to occur, construction personal would generally be on hand to contact the appropriate agencies. Hazardous materials used during construction would ultimately be disposed of by a licensed hazardous waste transporter at an authorized and licensed disposal facility or recycling facility. Due to the limited development being proposed it is not anticipated that large quantities of hazardous materials would be permanently stored or used within the project site. It is more likely that only small quantities of publicly available hazardous materials (e.g. paint, maintenance supplies) may be routinely used within the project for residential or agriculture maintenance and cleaning. However, these materials would not be used in sufficient strength or quantity to create a substantial risk of fire or explosion, or otherwise pose a substantial risk to human or environmental health.

**b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Less Than Significant Impact. It's not anticipated that construction or operation of future residential development would create a significant hazard to the environment or to the public due to the accidental release of hazardous materials into the environment.

**c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

No Impact. There is not an existing or proposed school within one-quarter mile of the project site.

**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?**

No Impact. A review of regulatory agency databases, which included lists of hazardous materials sites compiled pursuant to California Government Code Section 65962.5, did not identify a contamination site within, or in the vicinity of the project site. No mining operations have occurred on the project site or surrounding area.

**e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

No Impact. The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan.

**f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

No Impact. The proposed project involves subdividing the project site into three parcels. Resultant Parcel 1 will include existing improvements of a 14' x 24' mobile home, barn, hay barn and sheds, 2 domestic wells, 1 irrigation well, and 2 septic systems. Resultant Parcel 2 would include existing improvements of a 35' x 45' house, domestic well and septic system. Resultant Parcel 3 would include an existing improvement of an irrigation well. The proposed project would design, construct, and

maintain roadways and driveways in accordance with applicable standards associated with vehicular access, resulting in roadways and driveways that provide adequate access and evacuation. The project does not include any actions that physically interfere with an adopted emergency response plan or emergency evacuation plan. Development of the resultant parcels would add a small amount of trips onto the area roadways. However this project site is very rural and development of resultant parcels would not interfere with the level of service on the roadway.

**g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

Less Than Significant Impact. The project site is located within a designated Local Responsibility area (LRA) with a fire hazard of moderate to non-wildland/non-urban. The proposed project is only creating 3 parcels in an area that is rural with limited residences. The development of the resultant parcels is not expected to expose structures or residents on the project site to significant wildfire risk.

**X. HYDROLOGY AND WATER QUALITY**

<p align="center"><b>HYDROLOGY AND WATER QUALITY</b> <i>Would the project:</i></p>	<p align="center"><b>Potentially Significant Impact</b></p>	<p align="center"><b>Less Than Significant with Mitigation Incorporated</b></p>	<p align="center"><b>Less Than Significant Impact</b></p>	<p align="center"><b>No Impact</b></p>
<p>a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:  <b>Issues</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or-off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:**

**a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

Less Than Significant Impact. The proposed parcel map will divide 2 existing parcels into 3 parcels which can be used for Residential and Agricultural uses. These parcels when developed for residential uses will utilize onsite sewage disposal systems built in accordance with Environmental Health regulations. During development which include construction-related activities, specific erosion control and surface water protection methods would be implemented on the project site by construction personnel. The type and number of measures implemented on the project site would be based upon location-specific attributes such as slope, soil type, and weather conditions. These control measures, or BMP's, are standard in the construction industry and are commonly used to minimize soil erosion and water quality degradation.

**b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

Less Than Significant Impact. Domestic water to existing and planned uses on the resultant parcels would be provided by groundwater extraction via individual wells. On the proposed parcel map only 3

parcels are being created. Proposed Parcels 1 and 2 already have existing well and septic systems. Proposed Parcel 3 has an existing irrigation well. Based on the limited amount of parcels being created this project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. This project would not impede sustainable groundwater management of a basin.

**c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

Less Than Significant Impact. The proposed parcel map would not substantially alter existing drainage patterns of the site or area, there is no alteration of any water bodies and there will be no addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on-or-off site; it would not substantially increase the rate or amount of run off in a manner which would result in flooding on-or-off site; it would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage or provide substantial additional sources of polluted runoff; nor would it impede or redirect flood flows due to the small amount of parcels being created.

**d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

Less Than Significant Impact. The project site is located mainly in Zone X which is determined to be outside the 0.2% annual chance floodplain. Resultant parcel one has a small portion of land that is located within Flood Zone A (Firm Panel # 06049C-1275E date June 4, 2010). This is an area subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. It is the responsibility of the floodplain administrator (Planning Director) to review all development permits to insure and implement flood hazard zone building requirements. The project site is not located in an area that would be impacted by a seiche, tsunami, or mudflows.

**e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

No Impact. The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

**XI. LAND USE AND PLANNING**

<b>LAND USE AND PLANNING</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION:**

**a) Physically divide an established community?**

No Impact. The proposed project will not physically divide an established community.

**b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

Less Than Significant Impact. The proposed project is consistent with the Modoc County General Plan (Updated 2018) and the Zoning Code. The proposed project does not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding mitigating an environmental effect.

**XII. MINERAL RESOURCES**

<b>MINERAL RESOURCES</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 checked="" type="checkbox"/>	<input 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:**

**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?**

Less Than Significant Impact. There are no known economically viable sources of rock materials in the immediate vicinity of the project site. No mining operations have occurred on the project site or surrounding area, and the project would not preclude future extraction of available mineral resources. Mineral resources is not proposed with this project. The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

**b) 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?**

No Impact. The project site is not within or near any designated locally important mineral resource recovery site.



### XIII. NOISE

<b>NOISE</b> <i>Would the project result in:</i>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:**

**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?**

Less Than Significant Impact. No significant existing noise generating sources have been identified in the project area. The project will only temporarily generate noise from the operation of construction equipment associated with the build-out of resultant parcels. Other sources of noise would include occupancy of any single-family residences, and from any agriculture related activities allowed within this zone. The proposed noise sources would not generate substantial temporary or permanent increase in ambient noise levels in excess of the standards established in the Modoc County General Plan, any local ordinance, or applicable standards of other agencies.

**b) Generation of excessive groundborne vibration or groundborne noise levels?**

Less Than Significant Impact. The proposed project may involve temporary sources of groundborne vibration and groundborne noise from the operation of heavy equipment during development of the resultant parcels. The heavy equipment would only generate localized groundborne vibration and groundborne noise that could be perceptible at residences or other sensitive uses in the immediate vicinity. However, the project site is in a very rural area and does not have much development in the immediate area and the duration of impact would be infrequent and would occur during less sensitive daytime hours, so the impact from construction related groundborne vibration and groundborne noise would be less than significant.

**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?**

No Impact. The project site is not located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has been adopted, within two miles of a public airport or public use airport. The project would not expose people residing or working in the project area to excessive noise levels.

#### XIV. POPULATION AND HOUSING

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

**DISCUSSION:**

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Less Than Significant Impact. The proposed project site is in a rural setting with limited residences. The additional parcels being proposed would not induce population growth in the area, either directly or indirectly. The proposed project will only produce a total of 3 parcels which have some development. Proposed Parcel 1 will consist of 159.45 +/- acres; Proposed Parcel 2 will consist of 49.30 +/- acres; and Proposed Parcel 3 will consist of 193.28 +/- acres. Existing uses on the project site include a Dairy, agriculture, and residential. Resultant Parcel 1 will include existing improvements of a 14' x 24' mobile home, barn, hay barn and sheds, 2 domestic wells, 1 irrigation well, and 2 septic systems. Resultant Parcel 2 would include existing improvements of a 35' x 45' house, domestic well and septic system. Resultant Parcel 3 would include an existing improvement of an irrigation well.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

No Impact. The proposed parcel map will not displace substantial numbers of existing housing that necessitates the construction of replacement housing elsewhere. This project is proposing to increase the amount of parcels within an area of Modoc County which has limited residences.

**XV. PUBLIC SERVICES**

<p align="center"><b>PUBLIC SERVICES</b> <i>Would the project result in:</i></p>	<p align="center"><b>Potentially Significant Impact</b></p>	<p align="center"><b>Less Than Significant with Mitigation Incorporated</b></p>	<p align="center"><b>Less Than Significant Impact</b></p>	<p align="center"><b>No Impact</b></p>
<p>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:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Fire protection?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Police protection?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Schools?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Parks?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Other public facilities?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:**

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:**

**Fire Protection?**

Less Than Significant Impact. The proposed project site is within a Local Responsibility Area (LRA) and fire protection services are provided by Cedarville Fire Department. Build-out of the resultant parcels may incrementally increase the demand for fire protection services but it would have a less than significant impact since due to the limited amount of parcels being created.

**Police Protection?**

Less Than Significant Impact. The Modoc County Sheriff's Department provides law enforcement service to the site. Although they proposed project could increase service calls if the resultant parcels are built-out it would be a less than significant impact due to the limited amount of resultant parcels being proposed.

**Schools?**

Less Than Significant Impact. The project site is located within Surprise Valley Joint Unified School District. If the resultant parcels are built-out it could result in an incremental demand of school facilities but it would be a less than significant impact due to the limited amount of parcels being created.

**Parks?**

No Impact. There are no parks located within the vicinity of the project site.

**Other Public Facilities?**

No Impact. There are no public facilities located within the vicinity of the project site.

**XVI. RECREATION**

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

**DISCUSSION:**

**a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Less Than Significant Impact. The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities that would cause substantial physical deterioration. No existing neighborhood or regional parks are located within proximity to the project site.

**b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

No Impact. The proposed project will not result in the expansion or construction of any recreational facilities that may have an adverse physical effect on the environment.

## XVII. TRANSPORTATION

<b>TRANSPORTATION/TRAFFIC</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, 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:**

**a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**

Less Than Significant Impact. The project site is located in an area with no existing transit, bicycle, or pedestrian facilities located on, or in the vicinity of the project site. The area of this proposed project is sparsely populated and rural.

**b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?**

Less Than Significant Impact. The project is proposing to create three lots in rural area of Modoc County. The proposed project would not be in conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision(b).

**c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Less Than Significant Impact. All proposed parcels will have access off of County Road 18 via a proposed 60 foot access easement through Resultant Parcel 1. The project is proposing to create 3 parcels out of two existing parcels and this would not substantially increase hazards due to a geometric design feature or incompatible uses.

**d) Result in inadequate emergency access?**

Less Than Significant Impact. The project site is located in a Local Response Area (LRA) for fire protection and any build-out of the resultant parcels will adhere to LRA Standards. Construction activities related to future development of the resultant parcels may generate short-term disruption to the area roadways from an anticipated increase in traffic levels. However, the construction activities associated with the build-out would be temporary and in compliance with any Modoc County Road Encroachment Permit Requirements.

**XVIII. TRIBAL CULTURAL RESOURCES.**

<b>TRIBAL CULTURAL RESOURCES</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION:**

**a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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)?**

Less Than Significant Impact. No consultation requests have been received by the lead agency from any California Native American Tribes that have been traditionally and culturally affiliated with the project area in accordance with Public Resources Code section 21080.3.1 (AB52). No known or documented Tribal Cultural Resources, as defined by the state code, are located on or within the proximity to the project site or have been determined by the lead agency.

**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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Less Than Significant Impact. Please see the response to (a)(i) above.

**XIX. UTILITIES AND SERVICE SYSTEMS**

<p align="center"><b>UTILITIES AND SERVICE SYSTEMS</b> <i>Would the project:</i></p>	<p align="center"><b>Potentially Significant Impact</b></p>	<p align="center"><b>Less Than Significant with Mitigation Incorporated</b></p>	<p align="center"><b>Less Than Significant Impact</b></p>	<p align="center"><b>No Impact</b></p>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Result in a determination by the waste water 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## **DISCUSSION:**

**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?**

Less Than Significant Impact. Wastewater disposal for the proposed project would be provided by private, on-site septic systems. Resultant Parcels 1 and 2 currently have existing domestic wells. Resultant Parcel 3 would include an existing improvement of an irrigation well and this parcel is the only parcel that will require an addition of a domestic well should a residence be built. Therefore, the proposed project would not have an impact on any wastewater treatment facilities. The project site would not result in relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities that would cause significant environmental effects.

**b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

Less Than Significant Impact. Domestic water to existing and planned uses on the resultant parcels would be provided by groundwater extraction via individual wells. The quantity and quality of the groundwater for any proposed development is reviewed by the Modoc County Environmental Health Department and a well permit is required by the County to ensure well drilling standards are achieved and health and safety standards are met. Well production from any new wells would be tested to determine if sufficient output is available for the anticipated uses to occur on the resultant parcels. Based on these reviews, existing groundwater supplies are anticipated to be available to serve the proposed project, and not additional or expanded entitlements are required for groundwater extraction and use.

**c) Result in a determination by the waste water 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?**

Less Than Significant Impact. Wastewater disposal for the proposed project would be provided by private, on-site septic systems. No wastewater treatment provider currently serves the project area.

**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?**

Less Than Significant Impact. Future development of the resultant parcels would result in a minor increase in the amount of household waste but the proposed project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

**e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

Less Than Significant Impact. The proposed project will comply with federal, state, and local management and reduction statutes and regulations related to solid waste.



**XX. WILDFIRE.** *If located in or a near a state responsibility areas or lands classified as very high fire hazard severity zones.*

<b>WILDFIRE</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 spread 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 risks, 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:**

**a) Substantially impair an adopted emergency response plan or emergency evacuation plan?**

No Impact. The proposed project is in a rural area with limited residences in Modoc County and it will not substantially impair an adopted emergency response plan or emergency evacuation plan.

**b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

Less Than Significant Impact. The project area is located within a Local Response Area (LRA) with a hazard rating of moderate to non-wildland/non-urban. All development on the resultant parcels will meet LRA Standards. All of Modoc County may be subject to pollutant concentrations from wildfires. The concentrations amount and duration are based on the proximity and duration of wildfires. They are temporary and do not create a permanent impact.

**c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

Less Than Significant Impact. The resultant parcels will be served by a proposed 60 foot access easement through Resultant Parcel 1 which is off of County Road 18, a county maintained road. The proposed project will not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

**d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

Less Than Significant Impact. The project site is located in a rural and sparsely populated area and the project is proposing to subdivide 2 existing parcels into 3 parcels. If build-out occurs on the resultant parcels any structures will adhere to the California Building Code (CBC). Adherence to CBC standards at the time of development of the resultant parcels would ensure that new structures are adequately sited and engineered to reduce impacts of possible hazards such as landslides. The project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION:**

**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?**

Less Than Significant Impact. The proposed project’s impacts to biological resources, cultural resources, and impact to habitat of fish and/or wildlife species were analyzed in this Initial Study, and all direct, indirect, and cumulative impacts were determined to have no impact or a less than significant impact. This project is not anticipated to significantly impact habitat of fish

and/or wildlife species or cultural tribal resources. Therefore, there is minimal risk of degradation. The proposed project will not contribute to factors that would harm the environment or add to any wildfire risk.

**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)?**

Less Than Significant Impact. No past, current, or probable future projects were identified in the project vicinity that, when added to this project’s related impacts, would result in cumulatively considerable impacts. No cumulatively considerable impacts would occur with development of the proposed project. The incremental effects of the proposed project are not cumulatively significant when viewed in context of the past, current, and/or probable future projects. No cumulative impacts would be occur. The proposed project is consistent with the Modoc County General Plan.

**c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

Less Than Significant Impact. There have been no impacts discovered through the review of this application demonstrating that there would be substantial adverse effects on human beings either directly or indirectly.

#### **INITIAL STUDY SUMMARY:**

Based on the review of the proposed project site and surrounding area. Assuming the implementation of the standard conditions of the project approval of the County of Modoc and other pertinent agencies, no adverse impacts are anticipated.

#### **ENVIRONMENTAL REVIEW REFERENCES:**

1. Department of Conservation, Division of Land Resource Protection.  
<https://maps.conservation.ca.gov/DLRP/CIFF/>
2. California Department of Fish and Game Natural Diversity Database
3. California Department of Fish and Game. RareFind
4. FEMA Flood Insurance Rate Map Community Panel No. 06049C-1275E (2010)
5. Modoc County General Plan (Amended 2018)  
[https://www.co.modoc.ca.us/Planning/ModocGPGoalsActionsPolicies2017\\_04218.pdf](https://www.co.modoc.ca.us/Planning/ModocGPGoalsActionsPolicies2017_04218.pdf)
6. United States Department of Agriculture Forest Survey and Soil Conservation Service, Custom Soil Survey Report for Surprise Valley-Home Camp Area, California and Nevada. Joanne Danielson Ranch (2010)
7. Department of Conservation, California Geological Survey, Alquist-Priolo Earthquake Fault Zones.
8. California Department of Toxic Substance Control. 2009. Envirostar Database  
<https://www.envirostor.dtsc.ca.gov/public/>

