

DEPARTMENT OF RESOURCE MANAGEMENT
1855 Placer Street, Redding, CA 96001

Russ Mull, R.E.H.S., A.I.C.P.
Director

Richard D. Barnum
Assistant Director

January 11, 2005

Joe Rice
P.O. Box 374
Loleta, CA 95551

Dear Mr. Rice:

PRE-APPLICATION 04-021
AREA BETWEEN HIGHWAY 299 WEST, SWASEY DRIVE AND LOWER SPRINGS ROAD

This letter is in response to your request for review of a potential General Plan amendment, zone amendment, property line adjustments, and subdivision map(s) to develop a total of 215 acres being transferred from federal to private ownership. The project would include: 1) adjustments of a number of property lines and up to 6 new lots on 64 acres to the east of Victoria Drive, 2) a 41-lot subdivision of 85 acres south and east of Victoria Drive including an access road from Victoria Drive to Lower Springs Road, and 3) up to 12 lots on 66 acres southwest of Victoria Drive. The property is identified as Assessor's Parcels Number 204-050-12 through 14; 204-170-001, 002, 014, and 015; 204-210-022; 204-220-006; and 204-230-008 through 013.

The property is currently federal land which is managed by the Bureau of Land Management. Public land has a County General Plan land use designation of Natural Resource Protection-Open Space (N-O) and is zoned Unclassified (U). The N-O designation allows a maximum density of one dwelling per 20 acres and the county would typically support the continuation of these minimums.

A development request to change the County General Plan land use designation and zone districts to match those of the surrounding area would require amendments to the General Plan and zoning, to place the site in the Rural Residential A (RA) designation and in the Rural Residential (R-R) zone district. In this designation and zoning, the maximum density for land with less than a 30 percent slope is one dwelling unit per two acres, and for land over a 30 percent slope is one dwelling unit per ten acres. Each building site area must contain at least one contiguous acre not exceeding a 30 percent slope. However, in addition to these requirements, a number of other factors may determine the actual final density and design for development of the property, as discussed below. The resulting actual density could be much lower, and the parcel sizes could be much larger.

The proposed property line adjustments east of Victoria Drive may present some challenges. The property line adjustments proposed would involve some 17 parcels. Based on a recent change in State law, property line adjustments may occur between no more than four contiguous properties. Exactly how all of the proposed property line adjustments could be accomplished remains to be determined. In addition, it is not clear exactly how many parcels of federal land would ultimately be individually patented by the Bureau of Land Management.

Suite 101
AIR QUALITY MANAGEMENT DISTRICT
(530) 225-5674
FAX: (530) 225-5237

Suite 102
BUILDING DIVISION
(530) 225-5761
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Suite 103
PLANNING DIVISION
(530) 225-5532
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Suite 201
ENVIRONMENTAL HEALTH DIVISION
(530) 225-5787
FAX: (530) 225-5413

Suite 200
ADMINISTRATION & COMMUNITY EDUCATION
(530) 225-5789
FAX: (530) 225-5807

Other issues which would need to be addressed in the potential development of the site are as follows:

- Biological Resources: A study will be needed to determine the impacts of the proposed project on biological resources, including threatened and endangered species such as salmon and steelhead, as well as potential impacts on riparian habitat and oak woodlands. Some conservation easements, setbacks, and other mitigations may be required.

Permits may be required from the U. S. Army Corps of Engineers based on a determination of the location of Waters of the United States on the project site, and the location and type of proposed stream crossings and other encroachments.
- Cultural Resources: A preliminary survey will be needed to determine the impacts of the proposed project on cultural resources including possible archeological sites, and historic artifacts from the Gold Rush era. Mitigation by assessment or avoidance may be necessary.
- Geologic Hazards: A plan for slope stability and for erosion and sediment control will be needed.
- Water Quality: Information will be needed regarding the water quality effect of runoff into streams.
- Fire Safety: A Wildland Fuel/Vegetation Management Plan and a plan for emergency evacuation routes will be needed.
- Recreation: More information will be needed regarding the location and status of existing trails and recreational use. It may be necessary to incorporate some trails into the development plans for the site.
- Transportation: A traffic study will be needed to help plan for traffic circulation, including access between Victoria Drive and Lower Springs Road and possibly also to Swasey Drive. The study would include traffic volumes and traffic impacts on surrounding roads and intersections. Road and intersection improvements could be required.
- Public Services: A determination will be needed regarding the availability of public services, particularly water. Please note the comments from the Shasta Community Services District. If septic systems are proposed, each proposed parcel must be tested for suitability.

Attached are letters from the following public agencies and public utility companies:

California Regional Water Quality Control Board
California Department of Fish and Game (letter to Susie Rodriguez, BLM)
California Department of Transportation (Caltrans)
Shasta Community Services District
Pacific Gas and Electric Company
Shasta County Fire Department
Shasta County Department of Public Works
Shasta County Department of Resource Management, Environmental Health Division

Please carefully review these letters and note the agency concerns and potential recommendations for conditions. In addition to any permits or plans which may be approved by the Shasta County Planning Commission, permits and/or agreements may be required from the above agencies.

January 11, 2005
Page three

Also attached are a number of letters from owners of property in the vicinity and other interested parties. As you are aware, the proposed land exchange has been controversial, and some of the letters appear to be more directed to the issues of the land exchange in general rather than your specific project.

Based on the number of potential significant adverse impacts listed in the comments from agencies and individuals, and the public controversy regarding the proposed land exchange and development of this site, the Planning Director may determine that an Environmental Impact Report would be required for this project.

The County processing fees for combined applications for a General Plan amendment, zone amendment, property line adjustments, and a subdivision map would be roughly \$6,000 depending on specifics of the applications. The applications would take about six months to process. If an EIR is required, the additional cost is likely to be at least \$250,000, and the processing time would be closer to a year. Your pre-application fee will be credited toward any application fees.

I hope that this information is useful to you. If you have any questions, please call me at 530/225-5532.

Sincerely,

Bill Walker
Senior Planner

wmw/sc

cc: Russ Mull, Director of Resource Management
Brent Owen, P.O. Box 992483, Redding, CA 96099-2483
Susie Rodriguez, Bureau of Land Management, 355 Hemsted Drive, Redding, CA 96002

Attachments