

## Agency Review and Comments

Development Services Department - 1887 Howard Street,  
Anderson, CA 96007 - Phone (530)378-6636 Fax (530) 378-6666

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**Project:** Pre-zone for Annexation 13-01

**Applicant Representative:** Duane Miller Engineering  
PO Box 1307, Anderson, CA 96007

**Location:** South East Anderson, south of the City limit line and east of I-5 to Anderson Creek and as far south as Industry Lane

**Project Description:**

The proposed project is an annexation and pre-zone amendment of approximately 342 acres to the City of Anderson. The area is either existing built residential or industrial development with the exception of 60 undeveloped acres that is designated commercial property between the City limit line and the industrial area (see attached exhibit). The General Plan designation for the majority of the area is industrial and commercial with a small portion, 6 parcels approximately 40 acres designated as Rural Holding and two parcels that maintain existing religious structures designated as Public Semi-Public. Approximately 202 acres owned by Roseburg Forest Products is considered brownfield and is designated as Industrial. This application will pre-zone the properties to M2 Heavy Industrial, C2 Highway Commercial, RE Rural Estate, PSP Public Semi-Public zones that are consistent with the General Plan designations. At this time development is not anticipate, however this action would allow for future commercial and industrial development on those parcels that are not currently developed. The RE zone could allow residential parcels as small as one acre.



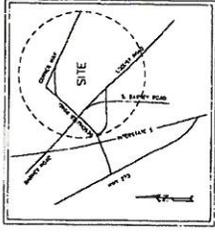
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This City of Anderson Development Services is seeking your comments on proposed project described above. Please review the project and send your comments **by May 27, 2013**. No response will indicate that your agency has no comments relating to this proposed project.

If you have any questions please call or email me at [kmaze@ci.anderson.ca.us](mailto:kmaze@ci.anderson.ca.us)

Comments:

*Foraging habitat on Highway Cantara...*



VICINITY MAP  
3-1-15

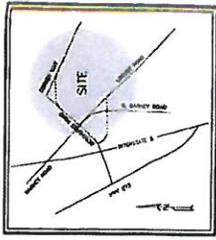
LEGEND

-  HIGHWAY COMMERCIAL (C2)
-  RURAL ESTATE (RE)
-  PUBLIC SEM-PUBLIC (PSP)

PRE-ZONING EXHIBIT  
 DESCHUTES ROAD AREA  
 ANNEXATION  
 TO THE  
 CITY OF ANDERSON



SUBMITTED BY FILE 25490 EXP 3-31-15  
 DUANE K. MILLER  
 ANNEAL CO. 20051207  
 144 E. 2ND ST. SUITE 100  
 ANDERSON, OR 97007  
 DATE: MAY, 2015



VICINITY MAP

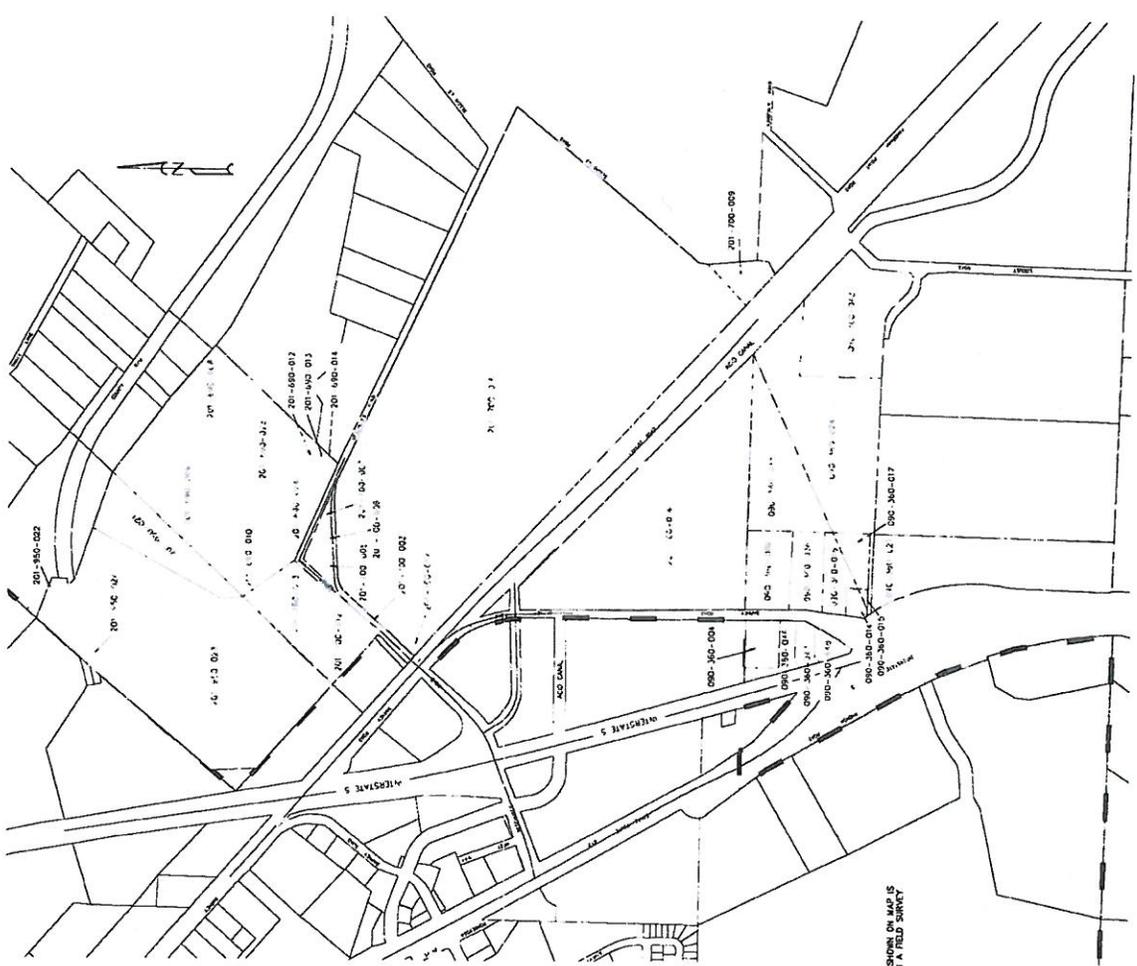
**PROPOSED ANNEXATION  
ASSESSOR'S PARCEL NUMBERS:**

- 201-690-024 - Kust, Ronald / Fm Adlin
- 201-690-010 - Bk, Harvinder / Hagepret
- 201-690-009 - Bk, Harvinder / Hagepret
- 201-690-023 - Greenaw, Chester U / Susan
- 201-690-008 - 5416 Iceland Drive  
Hollace, Terry
- 201-690-012 - 3270 Iceland Drive  
Warren, Raymond
- 201-690-013 - 5038 Deschutes Road  
Fulmer, Bobby / Linda
- 201-690-014 - R Dunham Hole Assoc, Inc
- 201-700-012 - 1900 Deschutes Road  
Kenna, Ches & Judith Rex Trust
- 201-700-013 - 1420 Corner Way  
Bk, Hagepret
- 201-700-005 - 20853 Corner Way  
Dillard, Earl
- 201-700-006 - 20865 Corner Way  
Flowers, William
- 201-700-007 - Corner Way  
Muellet, E J
- 201-700-003 - County of Shasta
- 201-700-011 - Winmatta Trading Company, Ltd
- 201-700-016 - 5197 Deschutes Road  
Roseburg Forest Products Co
- 201-700-014 - Roseburg Forest Products Co
- 201-700-009 - Roseburg Forest Products Co
- 090-360-030 - Roseburg Forest Products Co
- 090-360-024 - Roseburg Forest Products Co
- 090-360-043 - Roseburg Forest Products Co
- 090-360-023 - Bk, Harvinder / Hagepret
- 201-950-024 - County of Shasta
- 201-950-022 - Young
- 201-950-021 - 5400 Sth. Center Drive  
The Sth Center
- 090-360-027 - Foxes First National Bank
- 090-360-024 - 4968 South Barney Road  
American Maple Fall Center Assn, Inc
- 090-360-014 - 4927 South Barney Road  
Colleen E. Cheek Trust
- 090-360-015 - Colleen E. Cheek Trust
- 090-360-016 - Colleen E. Cheek Trust
- 090-360-017 - Colleen E. Cheek Trust
- 090-360-027 - 20789 Industry Road  
SYPH Investments, LLC
- 090-360-036 - 4965 South Barney Road  
Coner and Kathleen, Broulette Trust
- 090-360-016 - 4652 South Barney Road  
Douglas and Kathleen Weaver Trust
- 090-360-047 - 4350 South Barney Road  
Douglas and Kathleen Weaver Trust
- 090-360-048 - Douglas and Kathleen Weaver Trust

Mountaintop Residential  
Commercial Lot  
Recreational Club

APN EXHIBIT

DESCHUTES ROAD AREA  
ANNEXATION  
TO THE  
CITY OF ANDERSON



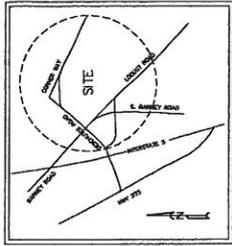
LEGEND

Anderson City Limits

QUANTITY BY REC 29400 CIP 3-31-15  
DUANE K. MILLER  
ASSessor  
1500 S. Deschutes Road  
PO Box 100  
FAL GOR 97624  
DATE March, 2015

INFORMATION SHOWN ON THIS IS NOT BASED ON A FIELD SURVEY

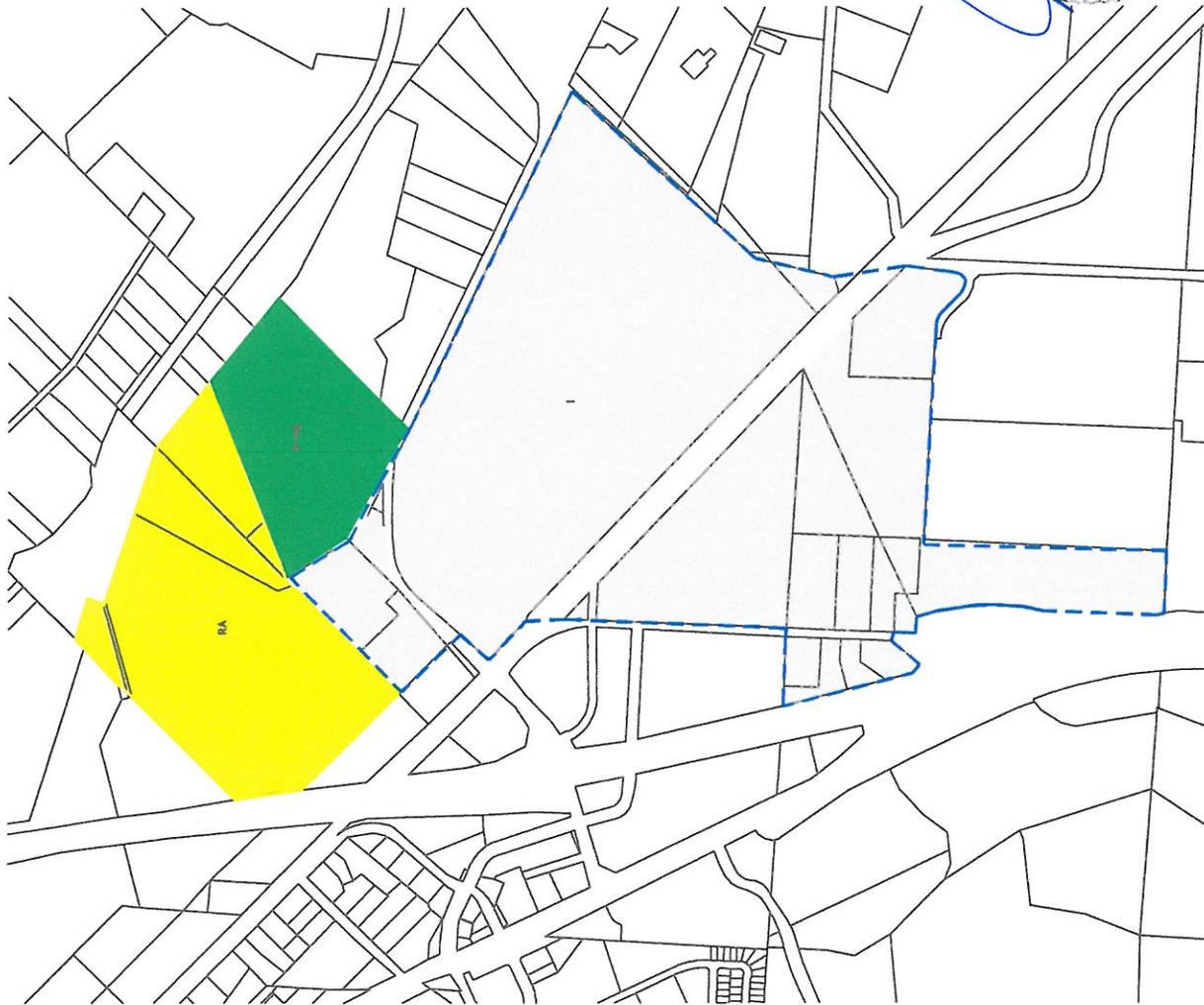




VICINITY MAP  
N.T.S.

LEGEND

- AGRICULTURAL SMALL SCALE  
CROPLAND/GRAZING (A-1-59)
- RURAL RESIDENTIAL A (RA)
- INDUSTRIAL (I)



SHASTA COUNTY  
GENERAL PLAN EXHIBIT

DESCHUTES ROAD AREA  
ANNEXATION  
TO THE  
CITY OF ANDERSON



SUBMITTED BY R.C.E. 20490 DEP. 3-31-15  
DUANE K. MILLER  
REGISTERED PROFESSIONAL ENGINEER  
No. 8062080  
STATE OF CALIFORNIA  
DATE: MARCH, 2015

Anderson-Cottonwood Irrigation District

Brenda Haynes, President  
Audie Butcher, Vice President  
Robert Blankenship, Director

2810 Silver Street, Anderson, Ca. 96007  
(530) 365-7329 – Fax: (530) 365-7623  
[www.andersoncottonwoodirrigationdistrict.org](http://www.andersoncottonwoodirrigationdistrict.org)

Jason Munson, Director  
Kayle Spoon, Director  
Stan Wangberg, GM/Sec

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May 14, 2013

Kristen Maze  
Development Services Director  
City of Anderson  
1887 Howard Street  
Anderson, California 96007

RECEIVED  
MAY 16 2013  
CITY OF ANDERSON  
PLANNING/PUB. WORKS

*Subject: Project Pre-zone for Annexation 13-01*

Dear Ms. Maze:

Having reviewed the Project Data for *Pre-zone for Annexation 13-01*, I am providing the following comments on behalf of Anderson-Cottonwood Irrigation District.

The site map included with the Project Description includes properties on which there are existing Anderson-Cottonwood Irrigation District facilities, including conveyance infrastructure that consists of underground piping and/or open ditch.

It will be imperative to identify the location of these facilities prior to any development or construction upon the lands within the project area to avoid impacts to the District's infrastructure and operations. The District will work with the City to locate these structures prior to implementation of any improvement or development projects.

It should also be noted that drainage to any District facility from adjoining lands requires the issuance of a Drainage Permit and payment of appropriate fees in accordance with the District's Drainage Policy.

Sincerely,



Stan Wangberg  
General Manager

Electronic copy to: Mr. Audie Butcher, Director Division II



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Region 1- Northern  
601 Locust Street, Redding, CA 96001  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

EDMUND G. BROWN, Jr., Governor  
CHARLTON H. BONHAM, Director



May 20, 2013

Ms. Kristen Maze  
City of Anderson Development Services  
1887 Howard Street  
Anderson, CA 96007

**Subject: Pre-zone for Annexation 13-01**

Dear Ms. Maze

The California Department of Fish and Wildlife (Department) has reviewed the above referenced project (Project). The Project is located in southeast Anderson, south of the Anderson City limit line and east of Interstate 5 to Anderson Creek, and as far south as Industry Lane. The Department offers the following comments and recommendations on the Project in our role as the State's trustee for fish and wildlife resources and as a responsible agency under the California Environmental Quality Act (CEQA), California Public Resources Codes §21000 *et seq.*

#### **Project Description**

As described in the Project description provided by the City of Anderson, the Project is an annexation and pre-zone amendment of approximately 342 acres to the City of Anderson. There are 36 parcels proposed for annexation. These parcels are either built residential, industrial development, or undeveloped commercial property. The General Plan designation for the majority of the area is industrial and commercial, with a small portion designated as Rural Holding, and two parcels that will maintain existing religious structures designated as Public, Semi-Public. This application will pre-zone the properties to M2 Heavy Industrial, C2 Highway Commercial, RE Rural Estate, PSP Public, Semi-Public zones that are consistent with the General Plan designations.

#### **Recommendations**

The Project description states that development is not anticipated; however, "this action would allow for future commercial and industrial development on those parcels that are not currently developed." Due to the fact that these parcels are open to future development, the Department recommends the City of Anderson prepare an Initial Study which will allow the Department to adequately review and comment on the proposed Project. The Department recommends the following information be included in the Initial Study, as applicable:

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AUG 16 2013  
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PLANNING/PUB. WORKS

1. **A complete assessment of the flora and fauna within and adjacent to the Project area should be conducted, with particular emphasis upon identifying special-status species including rare, threatened, and endangered species. This assessment should also address locally unique species and rare natural communities.**
  - a. **The Department's California Natural Diversity Data Base (CNDDDB) should be searched to obtain current information on previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code. In order to provide an adequate assessment of special-status species potentially occurring within the Project vicinity, the search area for CNDDDB occurrences should include all U.S.G.S 7.5-minute topographic quadrangles with Project activities, and all adjoining 7.5-minute topographic quadrangles. The Initial Study should discuss how and when the CNDDDB search was conducted, including the names of each quadrangle queried, or why any areas may have been intentionally excluded from the CNDDDB query.**
  - b. **All necessary biological surveys should be conducted in advance of the Initial Study circulation and should not be deferred.**
  - c. **Rare, threatened, and endangered species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines, §15380).**
  - d. **Species of Special Concern status applies to animals generally not listed under the federal Endangered Species Act or the California Endangered Species Act but which nonetheless are declining at a rate that could result in listing, or have historically occurred in low numbers, and known threats to their persistence currently exist. Species of Special Concern may be considered to be "rare" under CEQA.**
  - e. **A thorough assessment of rare plants and rare natural communities, following the Department's November 24, 2009 "Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities" should be included.**
  - f. **A detailed vegetation map should be prepared, preferably overlaid on an aerial photograph. The map should be of sufficient resolution to depict the locations of the Project site's major vegetation communities, and show Project impacts relative to each community type. The vegetation**



- e. Project impacts should be analyzed relative to their effects on off-site habitats and species. Specifically, this may include public lands, open space, downstream aquatic habitats, areas of groundwater depletion, or any other natural habitat or species that could be affected by the Project.
  - f. Impacts to and maintenance of wildlife corridor/movement areas and other key seasonal use areas should be fully evaluated and provided.
  - g. A discussion of impacts associated with increased lighting, noise, human activity, impacts of free-roaming domestic animals, including dogs and cats, changes in drainage patterns, changes in water volume, velocity, quantity and quality, soil erosion, and/or sedimentation in streams and water courses on or near the Project site.
  - h. Special considerations applicable to linear projects include ground disturbance that may facilitate infestations by exotic and invasive species over a great distance.
  - i. A cumulative effects analysis shall be developed for species and habitats potentially affected by the Project. This analysis shall be conducted as described under CEQA Guidelines, § 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts to species and habitats.
3. Mitigation measures for adverse Project-related impacts to sensitive plants, animals, and habitats should be developed and thoroughly discussed. Mitigation measures should first emphasize avoidance and reduction of Project impacts. For unavoidable impacts, the feasibility of on-site habitat restoration or enhancement should be discussed. If on-site mitigation is not feasible, off-site mitigation through habitat creation, enhancement, acquisition, and preservation in perpetuity should be addressed.
- a. Plans for restoration and revegetation should be prepared by persons with expertise in northern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used, container sizes, and/or seeding rates; (c) a schematic depicting the mitigation area; (d) planting/seeding schedule; (e) a description of the irrigation methodology; (f) measures to control

exotic vegetation; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for long-term conservation of the mitigation site.

4. The Department has responsibility for wetland and riparian habitats. It is the policy of the Department to strongly discourage development in wetlands or conversion of wetlands to uplands. We oppose any development or conversion which would result in a reduction of wetland acreage or wetland habitat values, unless, at a minimum, Project mitigation assures there will be "no net loss" of either wetland habitat values or acreage<sup>2</sup>. The Initial Study should demonstrate that the Project will not result in a net loss of wetland habitat values or acreage.
  - a. If the Project site has the potential to support aquatic, riparian, or wetland habitat, a delineation of lakes, streams, and associated riparian habitats potentially affected by the Project should be provided for agency and public review. This report should include a preliminary jurisdictional delineation including wetlands identification pursuant to the U. S. Fish and Wildlife Service wetland definition as adopted by the Department. Please note that some wetland and riparian habitats subject to the Department's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers. The jurisdictional delineation should also include mapping of ephemeral, intermittent, and perennial stream courses potentially impacted by the Project. In addition to "federally protected wetlands" (see CEQA Appendix G), the Department considers impacts to any wetlands (as defined by the Department) as potentially significant.
  - b. The Project may require a Lake or Streambed Alteration Agreement, pursuant to Section 1600 et seq. of the Fish and Game Code, with the applicant prior to the applicant's commencement of any activity that will substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank (which may include associated riparian resources) of a river, stream, or lake, or use material from a streambed. The Department's issuance of a Lake or Streambed Alteration Agreement for a project that is subject to CEQA will require CEQA compliance actions by the Department as a Responsible Agency. The Department as a Responsible Agency under CEQA may

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<sup>2</sup> Fish and Game Commission Wetlands Resources Policy (Amended 8/18/05)

Ms. Kristen Maze  
May 20, 2013  
Page 6

consider the local jurisdiction's (Lead Agency) Negative Declaration or Environmental Impact Report for the Project. To minimize additional requirements by the Department pursuant to Section 1600 et seq. and/or under CEQA, the document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the agreement. The Project as proposed requires notification to the Department, pursuant to 1600 et seq. of the Fish and Game Code. A Streambed Alteration Agreement notification package may be obtained through the Department's website at <http://www.dfg.ca.gov/habcon/1600/>.

The Department appreciates the opportunity to comment on this Project. If you have any questions regarding the Department's comments, please contact Amy Henderson at (530) 225-2779, or e-mail [Amy.Henderson@Wildlife.ca.gov](mailto:Amy.Henderson@Wildlife.ca.gov).

Sincerely,



Curt Babcock  
Habitat Conservation Program Manager

ec: Amy Henderson, Ali Aghili  
California Department of Fish and Wildlife  
[Amy.Henderson@wildlife.ca.gov](mailto:Amy.Henderson@wildlife.ca.gov), [Ali.Aghili@wildlife.ca.gov](mailto:Ali.Aghili@wildlife.ca.gov)

**kmaze**

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**From:** Alfred Cathey <acathey@co.shasta.ca.us>  
**Sent:** Thursday, May 23, 2013 2:17 PM  
**To:** kmaze  
**Cc:** Scott Wahl; Bill Walker  
**Subject:** Pre-zone for Annexation 13-01 (Shasta County Public Works)  
**Attachments:** andersonAnnexation.pdf

Kristen,

The proposed annexation area includes some County maintained roads which presumably would become Anderson's responsibility. The County would propose to turn all roads over to Anderson that have frontage on the annexation area—see attached pdf. Other issues with zoning and tax sharing will likely be addressed by Shasta County Planning and/or the County CEO's office.

Al Cathey  
Shasta County  
Department of Public Works  
Ph (530)225-5661  
Fax (530)225-5667  
Email: [acathey@co.shasta.ca.us](mailto:acathey@co.shasta.ca.us)



**Legend**

Streets to be Relinquished to Anderson

Anderson Annexation Boundary

Streets Currently Maintained by Anderson

**Street Relinquishment Map  
Proposed Anderson Annexation**





# Shasta County

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

Richard W. Simon, AICP  
Director

RECEIVED

JUN 07 2013

CITY OF ANDERSON  
PLANNING/PUB. WORKS

May 31, 2013

Kristen Maze, Director  
Development Services Department  
City of Anderson  
1887 Howard Street  
Anderson, CA 96007

Dear Ms. Maze:

## AGENCY REVIEW AND COMMENTS FOR PRE-ZONE FOR ANNEXATION 13-01

Thank you for the opportunity to review and comment on the City of Anderson's proposed Pre-Zone for Annexation 13-01. The following are our comments and questions regarding the proposed project:

1. What type of notice is this? Is this a request for informal consultation with your agency, as required by CEQA Guidelines Section 15063 (g), prior to the preparation of the Initial Study? If so, please provide our Department with a formal Notice of Preparation at the appropriate time.
2. Where is this project in the LAFCo process?
3. There will need to be a comprehensive fiscal analysis and a draft tax sharing agreement between the City of Anderson and the County of Shasta to assure "revenue neutrality."
4. For comparison purposes, this notice and the ensuing analysis should include a map showing the existing County General Plan land use designations and a map showing the existing County zonings for the subject area, as well as a map showing the City General Plan land use designations for the same area. The analysis should indicate whether the General Plan designations referred to are the City General Plan designations or the existing County General Plan designations.
5. There should be an analysis as to whether and how the City's proposed zonings are compatible with adjacent County General Plan land use designations and County zonings.
6. Most of the area proposed for annexation is currently undeveloped, either because of removal of previous industrial development or because it has never been developed. The analysis of this project should include the potential impacts of redevelopment and new development build-out of the parcels at the intensity of development allowed by the proposed City zonings.
7. There may be unresolved site cleanup concerns with the brownfield parcels that will need to be identified and addressed.

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

Suite 102  
BUILDING DIVISION  
(530) 225-5761  
FAX: (530) 245-6468

Suite 103  
PLANNING DIVISION  
(530) 225-5532  
FAX: (530) 245-6468

Suite 201  
ENVIRONMENTAL HEALTH  
(530) 225-5787  
FAX: (530) 225-5413

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

8. It looks like there may be an "island" that would be created with the proposed annexation. In looking over the Assessor's records, Assessor's Parcel Number (APN) 201-700-015 appears to be located within the County.
9. The pre-zone of 40 acres of prime agricultural land (APNs 201-690-008, 009, 010, 023, and 024) to Rural Estate and Public/Semi Public (PSP) may be premature considering there does not appear to be any existing community water and sewer infrastructure near these parcels. The Rural Estate and PSP zoning may not be compatible with adjacent Heavy Industrial zoned property to the south. This pre-rezone from agricultural land to residential, which would represent a conversion of agricultural land to other uses, may be inconsistent with the County General Plan, but will at least need to be addressed in the CEQA document as a potentially significant environmental impact.
10. According to our GIS, APN's 090-360-027, 024, and 043 are located within the Cottonwood Fire Protection District (FPD). All the other parcels appear to be located within the Cottonwood FPD Sphere of Influence. Will part of this annexation also involve the adjustment of these boundaries or will portions of City of Anderson be served by the Cottonwood FPD?

Please keep us informed regarding this project. If you have any questions, please contact me at 530-225-5789 or at [rsimon@co.shasta.ca.us](mailto:rsimon@co.shasta.ca.us)

Sincerely,



Richard W. Simon, AICP  
Director of Resource Management

RS/r

c: Duane Miller Engineering, P.O. Box 1307, Anderson, CA 96007

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To whom it may concern!

Mr Raymond G Warren  
5270 Iceland Dr.

I like living in  
the county. Don't need  
city water, sewer, garbage  
ect. Can't afford the costs.

I bought here for a  
simple life, not a city  
life. I would not be able  
to sell and start over.

this annex is not what  
I want. the development  
is not for me! I love  
peace, quiet all will be  
destroyed. and expenses  
I can't afford and don't  
need

Yours Truly  
Raymond G Warren

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CITY OF ANDERSON  
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To Whom it may concern,

Our family has lived at 5038 Deschutes Rd. for the last 12 years. We enjoy being on the outskirts of town and would like for it to stay that way. Our home has well water and we love that, and don't want to lose it. To become part of the city would mean city water and mandatory garbage pick up, ect. We cannot afford these costs. My husband drives truck for a living and as you know you cannot park them in the city limits. All of this would cause a hardship on our family. I just don't understand why people cannot leave well enough alone.

WE DO NOT WISH TO BE ANY PART OF THE CITY LIMITS.

Thank You,  
Bobby + Ronda Fulmer  
5038 Deschutes Rd.  
Anderson, CA 96007