



Shasta Local Agency Formation Commission

2516 Goodwater Avenue, Suite A, Redding, CA 96002

Office: 530.242.1112 ~ Fax: 530.242.1113

exec@shasta.lafco.ca.gov

Environmental Checklist Form & Project Description

- A. Project Title: 2014-02 Highmark Annexation (Burney WD)
- B. Description of the Project:
1. Annexation of Territory: Petition of Application from landowner John P. Ochipinti of Highmark Land Co. LLC to bring uninhabited territory into the Burney Water District for services.
 2. Services: Domestic water services
 3. Actions Requested: Annex territory into Burney Water District; consistent with adopted SOI boundary for District
 4. Territory Included: Parcel 028-370-025, 100% consent of landowner; 378.8 acres
- C. Lead agency name and address:
- All mail, notices, requests, and documents should be directed to the following address:
- 2516 Goodwater Avenue, Suite A, Redding, CA 96002
exec@shasta.lafco.ca.gov or Fax: 530.242.1113
- D. Contact person and phone number:
- Jan Lopez, Executive Officer Office: 530.242.1112
- E. Project location: Located immediately northeast of Burney, adjacent to State Highway 299E, and east of the intersection of 299E and Black Ranch Road.
- F. Project sponsor's name and address: John P. Ochipinti, Highmark Land Co., LLC, 469 Century Park Drive, Yuba City, CA 95991
- G. General plan designation: 5.0 acres Commercial; 373.84 acres Suburban Residential
- H. Zoning: 5 acres C2-DR; 373.84 acres Timberland
- I. Surrounding land uses and setting: Small community residential and commercial uses. Parcel Map 14-005 is currently being processed through Shasta County.
- J. Public agencies whose approval is required for this project:
- a. Shasta LAFCO
 - b. Burney Water District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|---|--|---|
| <input type="checkbox"/> AESTHETICS | <input type="checkbox"/> HAZARDS & HAZARDOUS MATERIALS | <input type="checkbox"/> PUBLIC SERVICES |
| <input type="checkbox"/> AGRICULTURAL RESOURCES | <input type="checkbox"/> HYDROLOGY / WATER QUALITY | <input type="checkbox"/> RECREATION |
| <input type="checkbox"/> AIR QUALITY | <input type="checkbox"/> LAND USE / PLANNING | <input type="checkbox"/> TRANSPORTATION / TRAFFIC |
| <input type="checkbox"/> BIOLOGICAL RESOURCES | <input type="checkbox"/> MINERAL RESOURCES | <input type="checkbox"/> UTILITIES / SERVICE SYSTEMS |
| <input type="checkbox"/> CULTURAL RESOURCES | <input type="checkbox"/> NOISE | <input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE |
| <input type="checkbox"/> GEOLOGY / SOILS | <input type="checkbox"/> POPULATION / HOUSING | <input checked="" type="checkbox"/> NONE OF THE ABOVE |

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a potentially significant impact or potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Jan Lopez
Signature

9/16/2014
Date

Jan Lopez, Executive Officer
Printed name

Shasta Local Agency Formation Commission

Environmental Checklist

Issues	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATIONS INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
I. AESTHETICS: Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
COMMENTS: THIS PROJECT ONLY EFFECTS A CHANGE IN JURISDICTION FOR THE SERVICES TO BE PROVIDED TO THE PARCEL BY THE BURNEY WATER DISTRICT. SHASTA COUNTY IS CURRENTLY REVIEWING PARCEL MAP APPLICATION PM 14-005 REQUESTING TO DIVIDE THE ACREAGE INTO TWO PARCELS. IMPACTS TO AESTHETICS WILL BE REVIEWED DURING THAT PERMIT PROCESS. THE BURNEY WATER DISTRICT WILL REQUEST CERTAIN CONDITIONS BE MET FOR ITS APPROVAL OF ANNEXATION OF THE TERRITORY INTO THE DISTRICT.				
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.				
Would the project:				

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<i>Issues</i>	<i>POTENTIALLY SIGNIFICANT IMPACT</i>	<i>LESS THAN SIGNIFICANT IMPACT WITH MITIGATIONS INCORPORATED</i>	<i>LESS THAN SIGNIFICANT IMPACT</i>	<i>NO IMPACT</i>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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IV. BIOLOGICAL RESOURCES: Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Dept. of Fish and Game or the U.S. Fish and Wildlife service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Dept. 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 federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, costal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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V. CULTURAL RESOURCES: Would the project:				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
COMMENTS: THIS PROJECT ONLY EFFECTS A CHANGE IN JURISDICTION FOR SERVICES TO THE PARCEL. THE PARCEL WAS INADVERTENTLY COVERED BY TWO SERVICE PROVIDERS. THIS ACTION IS TO ADJUST THE BOUNDARIES OF BOTH DISTRICTS SO THAT ONE AGENCY WILL PROVIDE WATER AND OTHER SERVICES TO THE PARCEL. THE BOUNDARY CHANGE WILL NOT AFFECT CULTURAL RESOURCES ISSUES. A TENTATIVE MAP IS UNDER PREPARATION FOR FUTURE ZONING AND GENERAL PLAN CHANGES BEFORE SHASTA COUNTY, WHICH WILL EVALUATE THIS ISSUE IN RELATION TO THE PROPOSED DEVELOPMENT. AN ARCHAEOLOGICAL SURVEY OF THIS PARCEL HAS BEEN CONDUCTED AND IS AVAILABLE FOR REVIEW.				
VI. GEOLOGY AND SOILS: Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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VII. GREENHOUSE GAS EMISSIONS: Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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IX. HYDROLOGY AND WATER QUALITY Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or situation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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X. LAND USE AND PLANNING: Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XI. MINERAL RESOURCES: Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XII. NOISE: Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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XIII. POPULATION AND HOUSING: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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XIV. PUBLIC SERVICES: 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:

- | | | | | |
|-----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

COMMENTS: THIS PROJECT ONLY EFFECTS A CHANGE IN JURISDICTION FOR THE SERVICES TO BE PROVIDED TO THE PARCEL BY THE BURNEY WATER DISTRICT. SHASTA COUNTY IS CURRENTLY REVIEWING PARCEL MAP APPLICATION PM 14-005 REQUESTING TO DIVIDE THE ACREAGE INTO TWO PARCELS. IMPACTS TO PUBLIC SERVICES WILL BE REVIEWED DURING THAT PERMIT PROCESS. THE BURNEY WATER DISTRICT WILL REQUEST CERTAIN CONDITIONS BE MET FOR ITS APPROVAL OF ANNEXATION OF THE TERRITORY INTO THE DISTRICT.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| XV. RECREATION: Would or does the project: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) 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"/> |

COMMENTS: THIS PROJECT ONLY EFFECTS A CHANGE IN JURISDICTION FOR THE SERVICES TO BE PROVIDED TO THE PARCEL BY THE BURNEY WATER DISTRICT. SHASTA COUNTY IS CURRENTLY REVIEWING PARCEL MAP APPLICATION PM 14-005 REQUESTING TO DIVIDE THE ACREAGE INTO TWO PARCELS. IMPACTS TO RECREATION WILL BE REVIEWED DURING THAT PERMIT PROCESS. THE BURNEY WATER DISTRICT WILL REQUEST CERTAIN CONDITIONS BE MET FOR ITS APPROVAL OF ANNEXATION OF THE TERRITORY INTO THE DISTRICT.

XVI. TRANSPORTATION/TRAFFIC: Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
COMMENTS: THIS PROJECT ONLY EFFECTS A CHANGE IN JURISDICTION FOR THE SERVICES TO BE PROVIDED TO THE PARCEL BY THE BURNEY WATER DISTRICT. SHASTA COUNTY IS CURRENTLY REVIEWING PARCEL MAP APPLICATION PM 14-005 REQUESTING TO DIVIDE THE ACREAGE INTO TWO PARCELS. IMPACTS TO TRANSPORTATION AND TRAFFIC WILL BE REVIEWED DURING THAT PERMIT PROCESS. THE BURNEY WATER DISTRICT WILL REQUEST CERTAIN CONDITIONS BE MET FOR ITS APPROVAL OF ANNEXATION OF THE TERRITORY INTO THE DISTRICT.				
XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
COMMENTS: THIS PROJECT ONLY EFFECTS A CHANGE IN JURISDICTION FOR THE SERVICES TO BE PROVIDED TO THE PARCEL BY THE BURNEY WATER DISTRICT. SHASTA COUNTY IS CURRENTLY REVIEWING PARCEL MAP APPLICATION PM 14-005 REQUESTING TO DIVIDE THE ACREAGE INTO TWO PARCELS. IMPACTS TO UTILITIES AND SERVICE SYSTEMS WILL ALSO BE REVIEWED DURING THAT PERMIT PROCESS. THE BURNEY WATER DISTRICT WILL DETERMINE PROJECT DOMESTIC WATER NEEDS AND ALSO REQUEST CERTAIN CONDITIONS BE MET FOR ITS APPROVAL OF ANNEXATION OF THIS TERRITORY INTO THE DISTRICT.				

XVII. MANDATORY FINDINGS OF SIGNIFICANCE: Does the project:

a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

b) 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)?

c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

COMMENTS:

THIS PROJECT ONLY EFFECTS A CHANGE IN JURISDICTION FOR THE SERVICES TO BE PROVIDED TO THE PARCEL BY THE BURNEY WATER DISTRICT. SHASTA COUNTY IS CURRENTLY REVIEWING PARCEL MAP APPLICATION PM 14-005 REQUESTING TO DIVIDE THE ACREAGE INTO TWO PARCELS. NO MANDATORY IMPACTS HAVE BEEN IDENTIFIED WITH ANNEXING THIS TERRITORY INTO THE BURNEY WATER DISTRICT. OTHER POTENTIAL IMPACTS OF FUTURE DEVELOPMENT WILL BE REVIEWED DURING THE SHASTA COUNTY PERMIT PROCESS. THE BURNEY WATER DISTRICT WILL REQUEST CERTAIN CONDITIONS BE MET FOR ITS APPROVAL OF ANNEXATION OF THE TERRITORY INTO THE DISTRICT.

COPY
JK

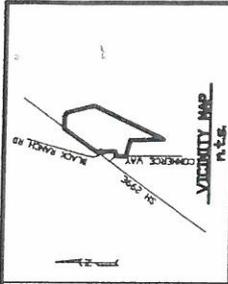
Exhibit "A"

All of that certain parcel deeded to Highmark Land Company LLC on June 31, 2006 by Instrument No. 2006-0039034, Shasta County Records, lying in Section 16 and Section 21, T.35N., R.3E., M.D.M. in the unincorporated territory of Shasta County, California, more particularly described as follows:

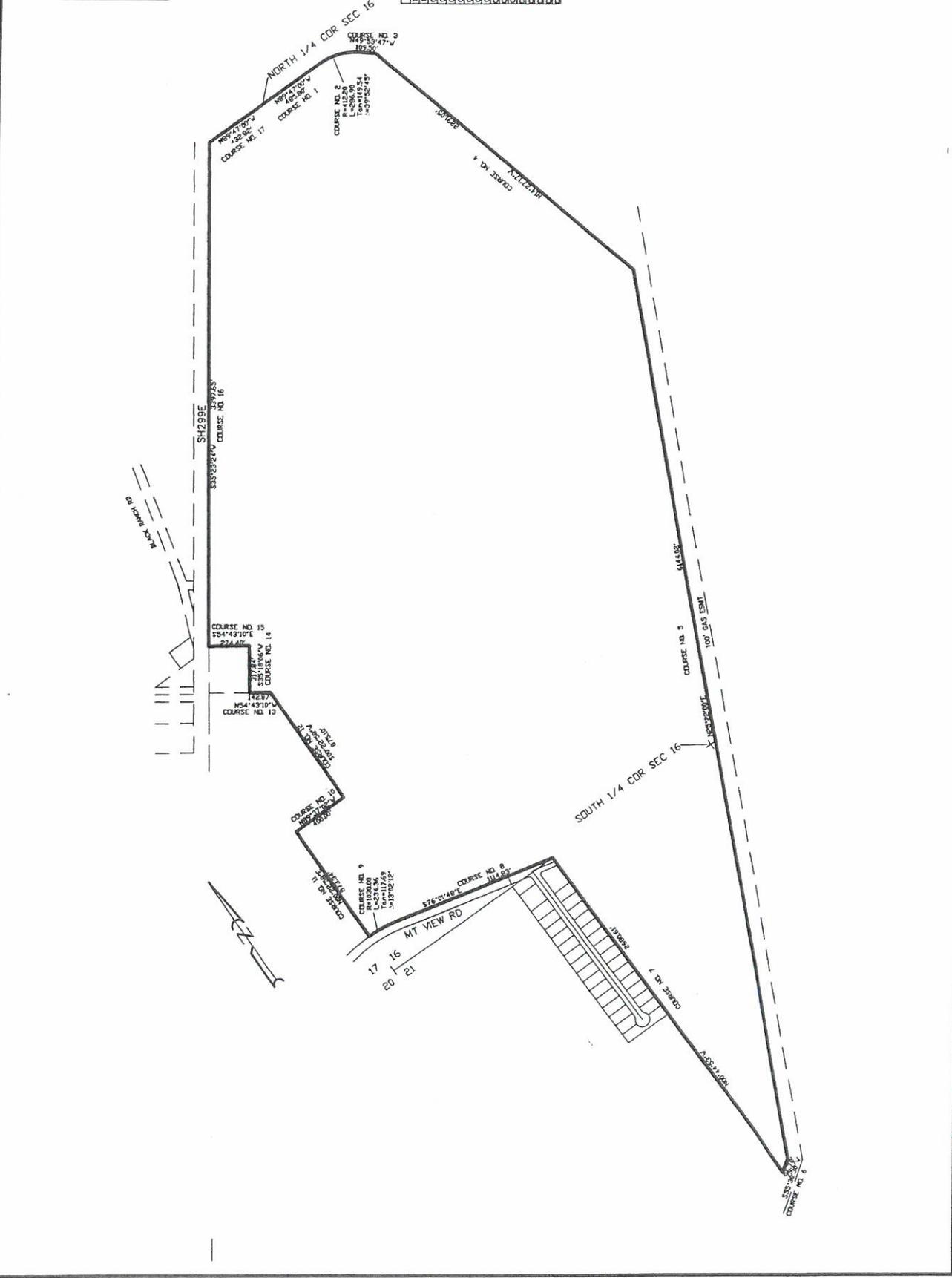
Beginning at the North one-quarter corner of said Section 16; thence Course No. 1, along the North line of said Section 16, S89°47'00"E 485.80 feet; thence Course No. 2, on a tangent curve concave to the South, having a central angle of 39°52'45", a radius of 412.20 feet and an arc length of 286.90 feet; thence Course No. 3, S49°53'47"E 109.50 feet; thence Course No. 4, S14°27'17"E 2291.05 feet; thence Course No. 5, S25°22'00"W 6144.02 feet; thence Course No. 6, S55°30'30"W 96.70 feet; thence Course No. 7, N00°44'53"W 2680.61 feet; thence Course No. 8, N76°01'48"W 1114.83 feet; thence Course No. 9, on a tangent curve, concave to the South, having a central angle of 13°02'11", a radius of 1030.00 feet and an arc length of 234.35 feet; thence Course 10, N00°22'58"E 873.34 feet; thence Course 11, S89°37'02"E 400.00 feet; thence Course No. 12, N00°22'58"E 875.10 feet; thence Course No. 13, N54°43'10"W 142.87 feet; thence Course No. 14, N35°18'06"E 317.84 feet; thence Course No. 15, N54°43'10"W 274.40 feet; thence Course No. 16, N35°23'24"E 3397.65 feet to the North line of said Section 16; thence Course No. 17, S89°47'00"E 432.82 feet to the point of beginning.



COPY



COURSE NO.	LENGTH	BEARING	RADIUS	DELTA
1	485.00	S89°17'00"E		
2	296.96	S10°00'00"E		
3	614.40	S57°22'00"W		
4	229.40	S12°21'17"E		
5	614.40	S57°22'00"W		
6	96.70	S29°30'30"W		
7	114.03	N73°31'48"W		
8	873.24	N07°22'58"E		
9	234.26	S73°00'00"E		
10	875.00	N00°22'30"E		
11	142.87	N54°42'10"W		
12	317.84	S25°18'06"E		
13	614.40	S57°22'00"W		
14	1833.65	N52°22'24"E		
15	432.82	S89°17'00"E		



APR 09-37-25
PA-14-05
 LYNN M. SCOTT, P.E., M.S., S.T., S.M.
 P.E., M.D.M. IN THE UNINCORPORATED
 TERRITORY OF SHASTA COUNTY, CALIFORNIA.
Highmark Land Co.
 148 CHINY PARK DR
 CHICO, CA 95926
 530-501-4222
PHISON ENGINEERING INC.
 12301 BIRCH AVE
 CHICO, CA 95926
 530-843-0118
 SHEET 1 OF 1