

This section describes the existing land uses at the project site, characterizes the surrounding land uses, and discusses the Vineyards at Anderson project in the context of the project's consistency with the City of Anderson General Plan, the consistency of the Phase 2 development component with the proposed Specific Plan, and issues related to other adopted plans and policies.

4.1.1 EXISTING SETTING

The proposed project site is located in the hills of southern Shasta County between the City of Anderson and the unincorporated community of Cottonwood. The project area is 2,248 acres in size (not including Phase 1), with 331± acres located within the city limits of the City of Anderson and 1,917± acres located in the jurisdiction of Shasta County. As described below, the area of the project site that is outside the current city limits is proposed to be annexed into the City.

The project area is primarily undeveloped land. A powerline easement traverses the eastern portion of the project area from northwest to southeast and contains two 115-kV transmission lines and one 60-kV line. The site has been used for livestock grazing.

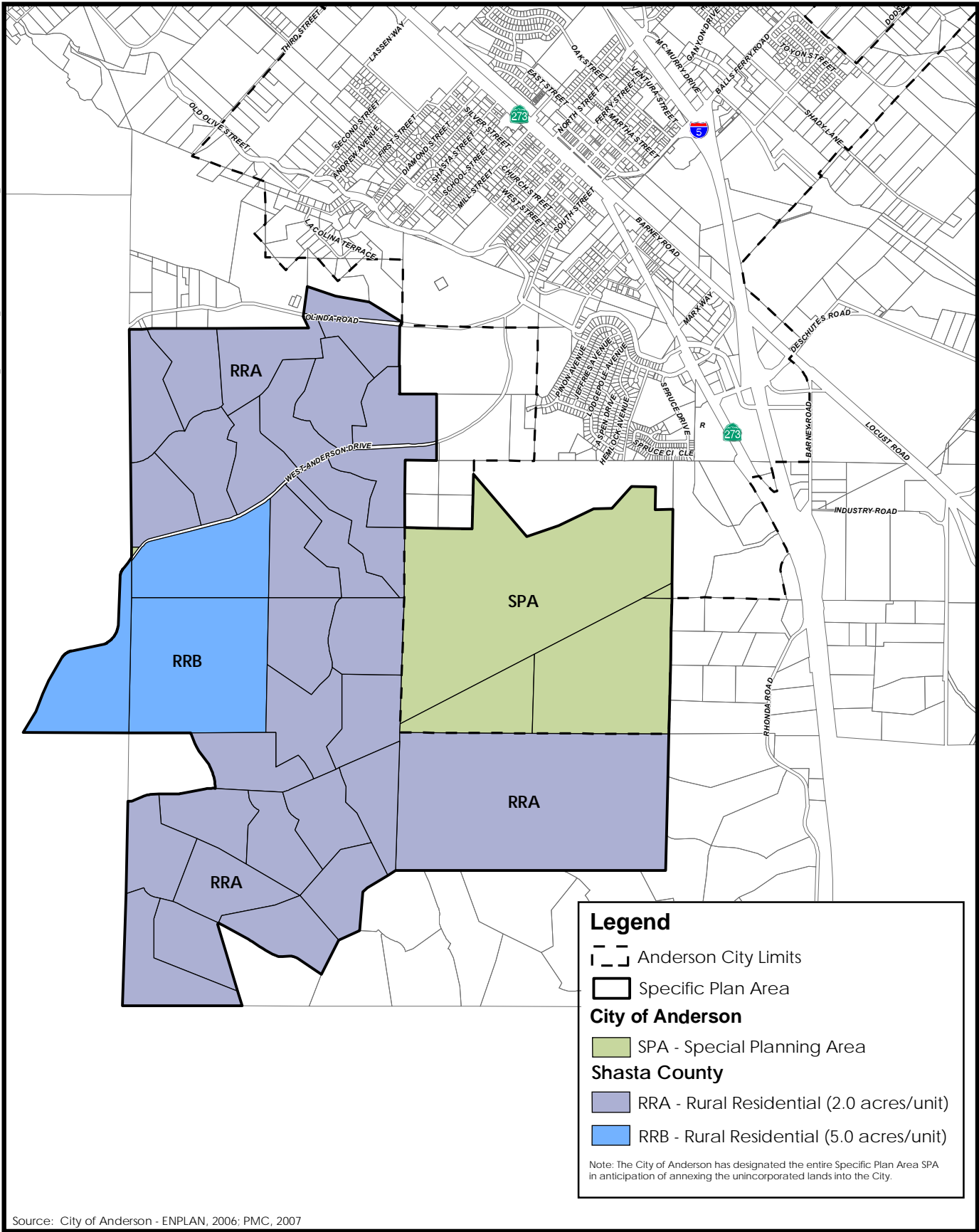
Surrounding land uses are predominantly grazing and range land with some large-lot residential properties to the south. To the east of the project area is the Anderson Marketplace, a large commercial development including a Wal-Mart Supercenter. The area between the eastern boundary of the project and Rhonda Road south of Anderson Marketplace consists mostly of rural residential parcels. This area will remain within County jurisdiction and outside of the project boundaries, although the project will improve Rhonda Road to provide access. To the south are large-lot residential/grazing land parcels within Shasta County. These parcels are located within the County's Cottonwood Planning Area. On the west side of the project are increasingly steep sloped, large parcels zoned by Shasta County for agriculture and grazing.

CITY OF ANDERSON GENERAL PLAN LAND USE DESIGNATIONS

Figure 4.1-1, Existing Land Use, depicts both the City of Anderson General Plan land use designations and Shasta County General Plan land use designations within the Vineyards at Anderson Specific Plan area.

The City of Anderson approved a substantial update and revision of the City's General Plan in May 2007. The General Plan is a legal document that serves as the "constitution" for a community's land use and development activities. California Government Code Section 65300 requires that the General Plan be a comprehensive, long-term document for the physical development of the City. The General Plan may also address land outside the City's boundaries which, in the judgment of the planning agency, bears relation to the City's planning. This total area is typically referred to as the General Plan Planning Area.

According to the General Plan Land Use Element, the City proposes to add 2,000 acres southwest of the City to the sphere of influence, which may then be proposed for annexation to the City. This area is proposed in the General Plan to be a "Special Planning Area" which will be developed according to a Specific Plan. This Special Planning Area incorporates the proposed Vineyards at Anderson project site. As noted above, approximately 1,917 acres of the project area are located outside the city limits.



Source: City of Anderson - ENPLAN, 2006; PMC, 2007



FIGURE 4.1-1
EXISTING LAND USE



The 2007 City General Plan anticipated expansion of sphere of influence boundaries to include land that the City intended to consider annexing at a later date. As noted above, the areas proposed in the new sphere of influence boundaries are located primarily to the southwest of Anderson, as well as areas to the northwest of the City for special uses, especially water storage, to serve future needs. The Rural Holding (RH) land use designation is being used for that area. The Vineyards at Anderson project is within the vicinity of the southwest annexation areas.

As noted, the City's General Plan has designated a portion of the area that contains the proposed Vineyards at Anderson site as a Special Planning Area, to be developed through a Specific Plan process. The Special Planning Area land use designation is used for areas that are relatively undeveloped but planned for a combination of uses including community development. These areas have few existing public services and most parcels are fairly large. The placement and timing of services requires the coordination provided by a Specific Plan as described in Government Code Section 65450. Zoning would be a "PD, Planned Development District". The Specific Plan to be adopted will govern the development as allowed by California Government Code Sections 65450 to 65457. A Specific Plan is a tool for implementing the General Plan, but it is not part of the General Plan.

CITY OF ANDERSON ZONING DESIGNATIONS

Figure 4.1-2, Existing Zoning, depicts the current zoning within the Vineyards at Anderson Specific Plan area pursuant to the City of Anderson Zoning Ordinance and Shasta County Zoning Plan. The Zoning Ordinance regulations govern future development within city limits and implement the goals and policies of the City's General Plan. Pursuant to the City's Zoning Ordinance, approximately 331 acres located within city limits are zoned R1/HS, Low Density Residential/Hillside Slopes. The remaining 194 acres located within City limits were zoned PD, Planned Development, in support of the previously approved Sanderson Subdivision (i.e., Phase 1).

According to the Anderson Zoning Ordinance, the purpose of the Low Density Residential "R1" District is to provide residential areas within the City where development is limited to low density concentrations of single-family dwellings. The Hillside Slopes "HS" combining district designation following the "R1" zoning applies to the minimum lot size, which is directly proportional to the slope of the lot, as well as the maximum percent cover of impermeable surfaces on the lot. The "PD" zoning maintains many of the regulations found in the "R1/HS" zoning, though allows for greater flexibility in the development standards in order to accommodate a larger subdivision.

Much of the Specific Plan project area is proposed to be annexed by the City and will require pre-zoning to comply with LAFCO requirements and ensure compatibility with the City's General Plan. The proposed zoning, which is intended to be enacted after adoption of the proposed Specific Plan, will be "Vineyards Planned Development" (VPD). This zoning district will implement the land use pattern described in the Specific Plan.

SHASTA COUNTY GENERAL PLAN AND ZONING DESIGNATIONS

The land use designations of the Shasta County General Plan (updated in October 1998) that apply to the project area are *Rural Residential "A" and "B"* (RA and RB). (See **Figure 4.1-1**.)

According to the Shasta County General Plan, the RA and RB designations shall be primarily applied to rural town and community centers and single-family dwellings at rural densities. Maximum density of the "RA" area is 1 unit per 2 acres (1 unit per 3 acres in the Centerville C.S.D.), as applied to rural town and community centers. The "RB" designation allows for 1 unit per 5 acres if within 1 mile of a paved road; otherwise 1 unit per 10 acres.

Approximately 27 years ago, Shasta County approved the Westlake Village Specific Plan for an area that included portions of the Vineyards at Anderson Specific Plan project area, plus additional lands extending south to the existing Manor Crest and west to West Anderson Drive. This project included a specific plan, planned development and parcel maps for large-lot single-family homes and associated roads and infrastructure. This project was never implemented. However, that project established roadway easements that are still in place.

Zoning designations for areas in the County proposed for annexation in association with the Vineyards at Anderson include large parcels zoned for rural residential use. The Shasta County zoning system includes the following zoning districts (illustrated in **Figure 4.1-2**), which are applicable to the proposed project site:

Planned Development (PD) – The purpose of the Planned Development (PD) district is to provide for development that, because of a mix of building types, land uses or residential lot sizes, do not fit within the parameter of standard zone districts. Planned developments are under unified control, comprehensively planned and can provide a mix of uses that could otherwise create land use conflicts. Planned developments often provide common areas and other amenities not normally found in standard types of development. This district is intended to be consistent with general plan designations that provide for substantial residential, commercial or industrial development, provided the proposed uses are consistent with the more detailed general plan designation(s) within which the project is located.

Rural Residential (R-R) – The purpose of the Rural Residential (R-R) district is to provide rural residential living environments, usually located in and around rural communities, town centers and urban centers. This district is consistent with the rural residential A (RA) general plan land use designation and, if combined with an NRA-S, or NRA-WI or WII district, the natural resource protection-recreation (N-R) general plan land use designation if within a rural community center as listed in the general plan.

Unclassified (U) – The unclassified (U) district is intended to be applied as a holding district until a precise principal zone district has been adopted for the property. All new uses in this district shall be consistent with applicable policies of the general plan.

Limited Residential (R-L-BA-10) - The purpose of the limited residential (R-L) district is to provide low density rural residential living environments generally in areas remote from a community, or where few services are available. Often the land may have development constraints such as poor sewage disposal capabilities, uncertain water quantity or quality, and topographic limitations. This district is consistent with the rural residential B (RB) general plan land use designation and, if combined with a NRA-S or NRA-WI or NRA-WII district, is consistent with the natural resource protection-recreation (N-R) general plan land use designation. The building site (B) district is intended to be combined with any principal district to modify the minimum lot area standard otherwise applicable in the principal district. The BA designation is the minimum lot area expressed in acres, as indicated by a number following the hyphen (e.g., BA-10 means a ten-acre minimum lot area).

COTTONWOOD COMMUNITY PLAN

On November 8, 1988, the Board of Supervisors approved an amendment to the Shasta County General Plan Land Use Element for the Cottonwood Community Plan. The proposed Vineyards at Anderson Specific Plan includes an area that is within the Cottonwood Community Plan area,

which is a portion of Section 34, Township 30 north, Range 4 west. This area is located on the eastern-most portion of the Specific Plan project area and contains approximately 320 acres.

The purpose of the Cottonwood Community Plan was three-fold. It was intended, first, to refine the relatively broad land use designations shown on the previous County General Plan land use map in the Cottonwood area and to refine it by providing specific residential densities. Secondly, the Plan was intended to provide for orderly growth of the community. Lastly, it was proposed to guide development to maintain the kind of community the residents and property owners indicated they wanted. The Community Plan identifies that the greatest issues of importance were to maintain a small town atmosphere, support a variety of land uses compatible with a small town atmosphere, and provide strong support for protection of natural resources.

The Cottonwood Community Plan identifies objectives and policies for Land Use, Circulation, and Public Facilities. The Land Use policies most applicable to the Vineyards at Anderson proposal are as follows:

- CCP-a The County shall adopt appropriate zoning for the entire area within the Cottonwood Community Plan to implement the objectives of the Plan.
- CCP-b Areas zoned Interim Rural Residential (I-R) shall not be rezoned to provide for a higher density of development until all services and facilities necessary to accommodate higher densities can be provided. Necessary services and facilities include, at a minimum, water supply for domestic and fire protection purposes, public sewer service, paved access, and drainage facilities.

The portion of the Vineyards at Anderson project site within the Cottonwood Community Plan is designated as Rural Residential "A" (R-A), which allows for 1 unit per 2 acres, as applied to rural town and community centers. This is compatible with the other portions of the project site that are designated as RA or RB as described above.

VINEYARDS AT ANDERSON PROPOSED LAND USE DESIGNATIONS

Proposed land uses within the Vineyards at Anderson Specific Plan include residential, commercial, mixed use, public, and parks and common area. Residential development will include a wide range of housing types, from rural homesites (of three to five acres) to apartments located over retail uses in the Village Center. Other land uses include a mixed retail/office/residential Village Center, three commercial parcels, two schools, a five-acre community center, a one-acre fire station site, and approximately 77 acres designated for major roadways. Open space uses, including parks, private recreation area, agriculture, and common areas, account for approximately 60 percent of the project area.

The following are the proposed land use designations and allowed uses as outlined in the proposed Specific Plan (see **Figure 3.0-3**):

Residential

Very Low Density Housing (VLD)

Very low density housing will consist of large-lot, single-family detached homes on ridges in the west-central portion of the Specific Plan area; it may also include five-acre lots that may

be developed as an alternative to agriculture along West Anderson Drive. The purpose of this land use is to provide a limited number of rural-type homes in less accessible or predominantly agricultural areas. The minimum lot size is five acres (average required density of 0.2 units per acre). The density range is 0.1 to 0.3 units per acre.

Low Density Housing (LD)

This single-family detached housing type will consist of medium to large lots located on ridges in the central and southeastern portions of the Specific Plan area. Product types may range from large-lot single-family homes to zero lot line homes, with the smaller units located where required to minimize grade and site disruption. Average required density is four units per acre. The density range is 2.0 to 5.0 units per acre.

Medium Low Density Housing (MLD)

Medium Low Density Residential uses will consist primarily of small-lot detached homes and, where appropriate due to site conditions, some attached products such as duplexes or low density town homes. Most MLD areas are sited on ridges in the southwestern portion of the Plan Area. Average required density is six units per acre. The density range is 4.0 to 8.0 units per acre.

Medium Density Housing (MD)

Medium Density Residential uses will include a range of housing products from small lot detached homes (such as narrow lot and zero lot line homes and detached town homes such as autocourt clusters or "six-packs") to attached building products (such as attached townhouses, garden apartments, duplexes, and low density flats). At present, approximately two-thirds of medium density housing is expected to consist of detached housing, with the remaining one-third composed of attached housing. MD uses will be located in the northern portion of the Plan Area and along Anderson Hills Parkway near the Village Center. Average required density is 10 units per acre. The density range is 8.0 to 15.0 units per acre.

High Density Housing (HD)

High Density Residential uses will be located along Anderson Hills Parkway in close proximity to the shopping, entertainment, and recreation uses of the Village Center. Housing types may include condominiums, townhomes, apartments, and other attached residential uses. Average required density is 20 units per acre. The density range is 15.0 to 25.0 units per acre.

Commercial/Mixed-Use

Mixed Use (MU)

The Mixed Use area of the Village Center will provide a location for high-density housing, retail, office and civic uses in an urban, pedestrian-friendly setting. The Village Center will also support activities such as parades, exhibits, shows, and other civic functions. Housing may consist of apartments/condominiums over commercial uses or stand-alone apartment buildings. Retail stores are expected to provide major community shopping in the central portion of the Village Center, north of Anderson Hills Parkway. Average residential density for residential-only areas is 20 units per acre. Commercial development is expected to be approximately 200,000 square feet.

4.1 LAND USE

Commercial

Outside the Village Center, designated commercial uses consist of approximately 40,000 square feet of space including a) a small convenience retail center of approximately 20,000 square feet of retail space near the southeast entrance to the Plan Area; (b) a 22-acre limited commercial area at the intersection of Anderson Hills Parkway and West Anderson Drive, providing approximately 20,000 square feet for such activities as a sales center, coffee shop and/or possible equestrian facility, with remaining areas for agricultural and/or recreational uses; c) a 20-acre limited commercial area in the western portion of the site, off West Anderson Drive, that will be utilized for mini-storage and storage of trailers, boats, and recreational vehicles.

Public

Schools (P)

The Specific Plan establishes sites for two K-8 schools of up to 13 acres each to serve the project's student population with new facilities within easy reach of homes. School sizes have been calculated to serve the projected population of the Plan Area based on State standards and the requirements of local school districts. Schools are further described in Specific Plan Chapter Six: Public Services.

Fire Station (P)

A one-acre fire station is proposed at the entrance to Phase 2 in order to provide fire protection in accordance with the standards established in Specific Plan Chapter Six: Public Services.

Parks and Open Space

Parks and Private Recreation (PK and PR)

The Specific Plan proposes 43.4 acres of public parks, including active recreation such as ball fields along West Anderson Drive and community parks at the Village Center, near the Rhonda Road entry, and in the center of the Plan Area. In addition, approximately 18 acres of private recreational centers are distributed through residential neighborhoods on sites under three acres each. Parks are further described in Specific Plan Chapter Six: Public Services.

Agriculture (AG)

Agriculture areas consist of lands set aside for active cultivation of crops, such as vineyards and orchards. The intent of this designation is to reinforce the rural character and identity of the project along major roadways and on hillsides. Policies for agriculture are described in Specific Plan Chapter Seven: Environmental Management.

Common Area (CA)

The Specific Plan designates 1,230 acres as common area, not including Phase 1. These lands, which include open space preserves, utility easements, fuel management areas, steep slopes, ravines, drainage channels, and areas of biological and/or cultural sensitivity, will have limited accessibility via the project's trail system and secondary access roads. They are further described in Specific Plan Chapter Seven: Environmental Management.

4.1.2 REGULATORY FRAMEWORK

LOCAL

City of Anderson General Plan

As noted at the beginning of this Chapter, the City of Anderson updated its General Plan, including its Land Use Element, in May 2007.

CEQA Guideline 15125(d) requires a review of a proposed project's consistency with applicable General Plan policies. While this EIR analyzes the project's consistency with the City of Anderson General Plan, the final determination of the project's consistency with that General Plan ultimately rests with the City of Anderson City Council.

At the programmatic level, the project includes the Specific Plan, sphere of influence and annexation changes, institution of a Planned Development district, and related actions described in Section 3.0, Project Description. At the project level, the analysis focuses on "Phase 2" of the overall project.

Table 4.1-1 considers the consistency of the program level components of the project with the City of Anderson General Plan. The policies listed in **Table 4.1-1** are contained in the City of Anderson General Plan. **Table 4.1-2** below considers the consistency of the Phase 2 component of the project with the land use provisions of the General Plan and related Specific Plan policies expected to be in place when Phase 2 is considered for approval.

TABLE 4.1-1
SPECIFIC PLAN CONSISTENCY WITH RELEVANT CITY OF ANDERSON GENERAL PLAN LAND USE POLICIES
LAND USE

General Plan Goals and Policies	Consistency with General Plan	Analysis
Approve suitable projects which extend an orderly pattern of growth and do not cause "leap-frog" type development. (GP-4)	Yes	This project is an extension of the residential and commercial development occurring in the City of Anderson. The City has zoned the 194-acre portion Phase I project "Sanderson Subdivision" as Planned Development, and it is currently under development for low-density housing. North of the project is the 86.29-acre approved Pleasant Hills Subdivision and to the east of the Plan Area is the Anderson Marketplace project, a large commercial development including a Wal-Mart Supercenter.
Discourage development that results in land use incompatibility. (GP-10)	Yes	Through the use of a Specific Plan, land uses including residential, commercial/ mixed use, public, and parks and open space are proposed, which are similar to the area's surrounding land uses.
When considering large scale development projects, the City may, at its discretion, require a Specific Plan or Planned Unit Development approach that allows flexibility within a project area. (GP-11)	Yes	The proposed project is a Specific Plan to allow for the flexibility in the plan area to provide for mixed uses and allow open space in areas where slopes are a development constraint.

4.1 LAND USE

General Plan Goals and Policies	Consistency with General Plan	Analysis
Require buffers (such as landscaping or open space) between uses where appropriate and discourage locating sensitive uses (residential) adjacent to existing potentially objectionable uses or locating potentially objectionable uses adjacent to sensitive uses. (GI-5)	Yes	Specific Plan Policy 7.2.27 states that buffers consisting of native or existing vegetation will be placed and maintained around all preserved wetlands and seasonal drainages. Buffer widths will vary but at a minimum will consist of 25 feet from top of bank from all drainages and 50 feet from the ordinary high water mark on all wetlands
Allow density averaging throughout a development to encourage creative development design and open space preservation. (GI-6)	Yes	The Vineyards at Anderson Specific Plan proposed residential development to include a wide range of housing types, from rural homesites of three to five acres to apartments located over retail uses in the Village Center.
Preserve open space areas, of varying scales and uses, both within development projects and at the City's boundary. (OP-4)	Yes	The Specific Plan includes open space uses, including parks, agriculture, and common areas, which account for approximately 60% of the Plan Area.

The Vineyards at Anderson, Phase 2

The proposed Vineyards at Anderson project includes a "Phase 2" development component, which consists of a Vesting Tentative Map that proposes a subdivision to create up to 722 single-family units, a 9.2-acre public park, a 3.3-acre private recreation center, a 1.0-acre fire station site, approximately 2.0 acres of commercial development and approximately 11 acres of Vineyards. Specific Plan policies relevant to land use within Phase 2 of the proposed project area in the context of CEQA are summarized in **Table 4.1-2**. This table also provides an evaluation of Phase 2 relative to the pertinent Specific Plan policies as required by State CEQA Guidelines Section 15125(d). The final authority for interpretation of these policy statements, and determination of the project's consistency rests with the City of Anderson City Council.

**TABLE 4.1-2
PHASE 2 CONSISTENCY WITH THE VINEYARDS AT ANDERSON SPECIFIC PLAN LAND USE POLICIES
LAND USE**

Specific Plan Policies	Consistency with Specific Plan	Analysis
The Plan Area shall include a wide range of residential densities to encourage a diversity of housing products and balance the City's existing housing stock. (Policy 3.3.3)	Yes	Phase 2 proposes both low density housing, ranging from two to five units per acre as well as medium density housing, ranging from eight to 15 units per acre.
Each land use area may include a range of housing products; however, the average density of each residential land use area (as defined by color and symbol on Figure 3-1) shall fall within the minimum and maximum density ranges shown on Table 3.1. (Policy 3.3.4)	Yes	The proposed densities for the Phase 2 project are consistent with Table 3.1, proposing low density and medium density housing.
In order to achieve project goals for housing affordability and meet obligations for financing, the total housing programs for each Tentative Map should meet or exceed the "average required density"	Yes	Phase 2 has been designed to conform to and implement these goals and provisions of the Specific Plan.

Specific Plan Policies	Consistency with Specific Plan	Analysis
shown in Table 3.1. For example, if a Tentative Map includes medium density housing, then the average of all medium density land use areas within that Tentative Map submittal should be at least 10 dwelling units per acre. If densities fall below the required average, the project shall be reviewed in light of the Financing Plan to insure that no adverse financial or fiscal impacts occur. (Policy 3.3.5)		
In distributing land use density within a land use area, higher densities should be located closer to the Village Center and other Plan Area amenities. (Policy 3.3.6)	Yes	Two proposed recreation centers are included in Phase 2, which are located in the southern portion of the site. These amenities are close to the medium density housing areas.
Residential projects shall comply with the development standards in Chapter Eight: Community Design. (Policy 3.3.7)	Yes	Phase 2 has been designed to conform to and implement the standards of Chapter Eight.
Single-family homes shall utilize narrower plateaus, where smaller roadways and building footprints can be sensitively located. (Policy 3.2.3)	Yes	The proposed locations for the residential units for Phase 2 are located along the ridgetops, allowing steep areas and drainages to remain undeveloped.
To the extent feasible, project roadways shall follow ridges and minimize crossing of ravines. (Policy 3.2.4)	Yes	Refer to analysis of Specific Plan Policy 3.2.3 above.
Anderson Hills Parkway shall follow the major plateau/ridge to provide a central spine for circulation through the Plan Area from West Anderson Drive to Rhonda Road. (Policy 3.2.5)	Yes	The proposed location of Anderson Hills Parkway extends from Rhonda Road, west along the ridge to provide for central circulation to the Phase 2 project site.
No commercial vineyards or other agricultural crops that would require extensive use of pesticides and other chemical applications shall be developed within 200 feet of the property line of a parcel used for, or intended to be used for, a residence or a school site, except in cases where the area between those uses is landscaped with trees and shrubs, berms, and/or solid fencing to adequately buffer the potential for exposure to drifting from the chemical applications, in which case the width of the buffer area may be reduced, but shall not be less than 100 feet. (Policy 7.4.9)	Yes	The development plans for Phase 2 will clarify that areas designated for vineyards and other agricultural production will be set back 200 feet from proposed residential development, or will incorporate adequate landscaping for buffering to permit a reduction of the setback to no less than 100 feet.

Shasta County Local Agency Formation Commission (LAFCo)

The Shasta County Local Agency Formation Commission (LAFCo) reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. It also evaluates proposals to expand or otherwise amend spheres of influence for districts and cities. The Shasta County LAFCo is empowered to approve, disapprove, or conditionally approve these proposals.

4.1 LAND USE

4.1.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The City has determined that an impact concerning land use shall be considered significant if implementation of the project would result in any of the following:

- a) Physically divide an established community.
- 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.
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan.

The Initial Study for the Vineyards at Anderson project discussed potential impacts associated with proposed land uses and determined that the project would not conflict with any applicable habitat conservation plan or natural community conservation plan. Therefore, this potential impact will not be further discussed in this document.

METHODOLOGY

Evaluation of potential land use impacts of the proposed Vineyards at Anderson project was based on field review of the project site and surroundings as well as review of planning documents pertaining to the project area, including the City of Anderson General Plan, the City of Anderson Zoning Code, the Shasta County General Plan, and the Shasta County Zoning Code.

The focus of this land use analysis is on land use impacts that would result from the project and project components. Specific impacts and project consistency issues associated with biological resources, visual resources, noise, traffic, public services/utilities, hydrology, and/or geology are addressed in each technical section of this EIR. The reader is referred to other EIR sections for detailed analysis of relevant environmental effects as a result of project development.

PROGRAM LEVEL IMPACTS AND MITIGATION MEASURES

Consistency with the Applicable City of Anderson Land Use Planning Provisions

Impact 4.1.1 The proposed project is consistent with the current General Plan designations of the City of Anderson. The project would require annexation to the City and rezoning of the property to allow for Specific Plan land uses. Implementation of the proposed project would be consistent with the land use-related provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act. This impact is considered **less than significant**.

The project is consistent with the land use designation of the City of Anderson General Plan Land Use Element, which is "Special Planning Area". The extent of residential development would be equivalent to that which was considered in the existing Land Use Element. As reviewed in **Tables 4.1-1** and **4.1-2** above, the project is consistent with applicable policies in the Land Use Element.

The City of Anderson General Plan, 2003-2008 Housing Element contains goals and policies related to provision of housing for all segments of the population. These include provision for a variety of housing types and costs, and adequate sites to meet future housing needs. The Housing Element also outlines programs to achieve its goals. These programs address the need for high quality in new residential development, the continuing provision of secondary residential units as an affordable housing option, and density bonuses for quality housing design. The proposed Specific Plan will help implement the City's Housing Element through providing high-quality housing with a wide range of densities. Specific Plan Policy 3.3.3 provides for a wide range of residential densities within the Specific Plan project area to encourage a diversity of housing products and balance the City's existing housing stock. Policy 3.3.8 provides provisions for affordable housing to be incorporated into the proposed project in compliance with the City of Anderson's Housing Element. Affordable housing shall be located primarily within high density (HD), medium density (MD) and mixed-use (MU) areas, but affordable units may be transferred to lower density areas within the Plan Area, including secondary dwelling units. Affordability shall be defined pursuant to the City's Housing Element. Specific Plan Policy 3.3.9 outlines provisions for secondary dwelling units to help achieve housing affordability, especially when included in very low and low density housing areas, and in close proximity to parks or other amenities. Secondary units shall be permitted for all lots greater than 5,000 square feet. Secondary units shall be consistent with the City of Anderson Zoning Ordinance, as applicable.

Beyond the Phase 2 project area, which is predominantly located within city limits, the project area would need to be annexed into the City. Thereafter, the area would not be subject to the Shasta County General Plan or the Cottonwood Community Plan. In either event, the proposed land uses are generally allowed (Section 17.26.020 of the Shasta County Zoning Code) under the Special Use District Planned Development. No conflicts that would result in a significant impact were identified with the land use policies of either the City of Anderson or the Shasta County General Plans.

As identified in Section 3.0, Project Description, the proposed project includes the proposed annexation of the unincorporated portions of the project site to the City of Anderson. The Cortese-Knox-Hertzberg Local Government Reorganization Act, related to annexations, includes provisions that are associated with land use. Specifically, Section 56757(c) requires that the City find that the proposed annexation would be contiguous to existing City limits, proposed uses will be consistent with the City's General Plan, and the annexation would not create islands or areas that would be difficult to provide with municipal services.

Phase 1 of the Specific Plan area is located entirely within city limits, Phase 2 is predominantly located within city limits, with only a very small portion located in unincorporated Shasta County, and approximately 20 percent of Phase 3 is located within city limits as well. The remaining portion of the Specific Plan project area is contiguous to the City. With the exception of Phase 1, most of Phase 2 and a portion of Phase 3, the greater project area must also be included in the City's sphere of influence prior to annexation. The City of Anderson will need to apply to the Shasta County LAFCo to expand its sphere of influence to include the unincorporated portion of the project area. The intent to expand the sphere of influence in this area is already included in and would be consistent with the City's General Plan. Generally, the proposed project is consistent with the policy provisions and anticipated development pattern of the City's General Plan. Thus, following inclusion within the City's sphere of influence, the project would be consistent with Cortese-Knox-Hertzberg Local Government Reorganization Act provisions related to land use. The reader is referred to Section 4.11, Public Services, regarding Cortese-Knox-Hertzberg Local Government Reorganization Act provisions associated with municipal services.

4.1 LAND USE

The project site is not located within the Runway Protection Zone of the Airport Land Use Plan's Airport Safety Areas and no conflicts with that plan were identified.

Mitigation Measures

None required.

Adjacent Land Use Compatibility

Impact 4.1.2 The proposed project at buildout may conflict with surrounding land uses. This impact is considered **potentially significant**.

Land uses in the project area include livestock grazing, commercial and industrial uses, rural residential and urban residential uses. The project's compatibility with surrounding uses is largely based on the expected interaction of the proposed uses and the extent to which adjacent land uses would be affected by this interaction. The primary area of concern associated with this project would be a residential-agricultural interface that would be created along the project site's boundaries. Potential conflicts from the adjacent grazing activities would include, but are not limited to, odors, dust, flies, large trucks for transportation of livestock, potential hazards to livestock and project residents from interaction and noise. However, there are no large-scale cattle-handling facilities (e.g., feedlots, etc.) in the immediate vicinity of the project site (within 400 feet) that would be a focused area of land use conflict (e.g., noise, dust and odor). Chapter 19.80 of the Shasta County Zoning Code includes some protection measures for agricultural uses associated with nuisance complaints, and notification of the existence of agricultural activities that may be considered a nuisance. The reader is referred to EIR Section 4.13, Agricultural Resources, for additional discussion of potential urban/agricultural land use conflicts, and to Section 4.5, Noise, concerning noise issues.

Specific Plan Policy 2.2.2 seeks to integrate urban, rural and natural areas in a manner that enhances livability and maximizes environmental quality. Policy 2.2.12 provides for facilitation of quality urban development while maximizing conservation of habitat, natural amenities, and agricultural activities. Policy 2.2.13 establishes design with sensitivity to existing landforms and vegetation. Policy 2.2.15 promotes agricultural character by incorporating vineyards, orchards, gardens, and other elements, as well as rural-type fencing and walls.

There is also the potential for "internal" land use conflicts within the Specific Plan project area because, in addition to community development land uses including residential areas and schools, the Specific Plan proposes areas where there would be vineyards and other forms of agricultural production. In most cases, a new residential and community project would typically be required to take responsibility to buffer itself from existing agricultural operations without imposing constraints on the agriculture use. The Vineyards at Anderson project is unique, however, in proposing both new community development and new, more-intensive agricultural uses in association with each other. In this case, it is more reasonable to ensure in the planning stage that proposed agricultural uses are adequately set back from areas where sensitive receptors are proposed to be located.

Therefore, it is noted that, concerning the potential for internal Specific Plan area conflicts between agricultural land uses and sensitive receptors (e.g., residential uses and schools), especially relating to potential exposure to hazardous materials, that Specific Plan Policy 7.4.9 reads: No commercial vineyards or other agricultural crops that would require extensive use of pesticides and other chemical applications shall be developed within 200 feet of the property line of a parcel used for, or intended to be used for, a residence or a school site, except in cases

where the area between those uses is landscaped with trees and shrubs, berms, and/or solid fencing to adequately buffer the potential for exposure to drifting dust and chemicals, in which case the width of the buffer area may be reduced, but shall not be less than 100 feet.

Project design features of the Specific Plan and mitigation measures in Section 4.13, Agricultural Resources, of this EIR would reduce the potential adjacent land use compatibility conflicts to a **less than significant** level.

Mitigation Measures

None required.

Division of an Established Community

Impact 4.1.3 The proposed project is located within the southwest portion of the City and adjacent to the City and would expand the community into hilly areas that require a different concept of urban design than the City as a whole. However, this project would not divide the City or any "community". This impact is considered **less than significant**.

As described in EIR Section 3.0, Project Description, and in the Notice of Preparation (**Appendix 2.0-1**), the project site is located in the southwestern portion of the City as well as on unincorporated County land adjacent to the City. Land uses in this area currently consist of a transition from urban to rural, agricultural and open space. The project site and land areas to the east, south and west primarily consist of large parcels with rural and agricultural uses with no community or town center (see **Figure 3.0-1**). While implementation of the project would extend urban land uses further south, it would not divide an established community.

Specific Plan Policy 2.2.3 reinforces physical connections to the existing Anderson community through design and location of project roadways, trails, views, gathering places, parks, and other civic destinations. Policy 2.2.2 seeks to integrate urban, rural and natural areas in a manner that enhances livability and maximizes environmental quality. Policy 2.2.15 promotes agricultural character by incorporating vineyards, orchards, gardens, and other elements as well as rural-type fencing and walls.

Mitigation Measures

None required.

PROJECT LEVEL (PHASE 2) IMPACTS AND MITIGATION MEASURES

Consistency with the City of Anderson Land Use Planning Provisions

Impact 4.1.4 Implementation of Phase 2 of the project would be consistent with the current General Plan designations of the City of Anderson (although approximately eight acres would need to be annexed to the City prior to development). The entire site will need to be rezoned to allow for Specific Plan land uses. This impact is considered **less than significant**.

As described under Impact 4.1.1 for the program level analysis, Phase 2 is consistent with the land use designation of the City of Anderson General Plan Land Use Element, General Plan policies identified in **Table 4.1-1**, and Specific Plan policies identified in **Table 4.1-2**. It is

4.1 LAND USE

anticipated that the unincorporated territory through which Anderson Hills Parkway is proposed to be constructed to serve Phase 2 will be annexed into the City and, as a result, would not be subject to the Shasta County General Plan. No conflict with the City's General Plan land use policies were identified that would result in a significant impact on the environment. As described under Impact 4.1.1, the proposed project's amendments to the City of Anderson Zoning Ordinance is limited to the project site's land use designations and would not trigger additional environmental effects beyond those associated with development of the project.

The Phase 2 project area is predominantly located within the city limits. However, approximately eight acres of the 293-acre project area are located outside the current city limits. This portion of the project area would not be permitted to develop until annexed into the City and will be subject to LAFCO annexation policies and the provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act.

Mitigation Measures

None required.

Adjacent Land Use Compatibility

Impact 4.1.5 The residential land uses proposed for Phase 2 may conflict with surrounding land uses. This impact is considered **less than significant**.

Land uses adjacent to the Phase 2 project area primarily include livestock grazing, rural residential and urban residential uses, including the previously approved Sanderson Subdivision (i.e., Phase 1). The compatibility of Phase 2 with surrounding uses is largely based on the expected interaction of proposed uses with adjacent land uses. The primary areas of concern associated with Phase 2 would, as is the case with the project as a whole, be a residential-agricultural interface that would be created along the project area boundaries to the west and south. Potential conflicts from the adjacent grazing activities would be odors, dust, flies, large trucks for transporting livestock, potential hazards to livestock and project residents from interaction and noise. However, there are no large-scale cattle-handling facilities (e.g., feedlots, etc.) in the immediate vicinity (within 400 feet) of the Phase 2 project site. The reader is referred to Section 4.13, Agricultural Resources, for additional discussion of potential urban/agricultural land use conflicts.

As noted for the Program Level evaluation of the Specific Plan, there is also the potential for "internal" land use conflicts in the Phase 2 project area because the Specific Plan proposes areas where there would be vineyards and other forms of agricultural production in addition to community development land uses, including residential and commercial development. As a result, there is the potential that Phase 2 could result in internal land use conflicts between agricultural and residential land uses and between residential and commercial land uses.

Concerning this potential for conflicts between agricultural land uses and 'sensitive receptors', it has been noted, especially relating to potential exposure to hazardous materials, that Specific Plan Policy 7.4.9 reads: "No commercial vineyards or other agricultural crops that would require extensive use of pesticides and other chemical applications shall be developed within 200 feet of the property line of a parcel used for, or intended to be used for, a residence or a school site, except in cases where the area between those uses is landscaped with trees and shrubs, berms, and/or solid fencing to adequately buffer the potential for exposure to drifting dust and chemicals, in which case the width of the buffer area may be reduced, but shall not be less than 100 feet."

With regard to the potential for conflicts between residential and commercial development, Specific Plan Policy 8.6.4 states, "Parking, loading, storage and/or service areas required for any commercial area shall be buffered from adjacent roads, homes, and parks by walls and/or planting. Utilities, including gas and electric meters and cable panels, shall be completely screened from view and integrated into the architecture."

No potential for other land use conflicts are expected in the Phase 2 project area. Therefore, with implementation of Specific Plan Policies 7.4.9 and 8.6.4, impacts concerning adjacent and internal land use compatibility will be **less than significant**.

Mitigation Measures

None required.

Division of an Established Community

Impact 4.1.6 The proposed land uses for Phase 2 are located mainly within the southwest portion of the City and to a smaller extent, within the City's Sphere of Influence area. However, this project does not divide the City or any "community". This impact is considered **less than significant**.

Approximately 285 acres of the approximately 293-acre Phase 2 project area are located within the City of Anderson. The remaining eight acres would not be permitted to develop until annexed into the City of Anderson. The construction of a portion of the proposed Anderson Hills Parkway would be within the jurisdiction of Shasta County and would be subject to the provisions of the County General Plan, if constructed prior to annexation. The project site and land areas to the east, west and south currently consist of large parcels with rural and agricultural uses with no community or town center. While implementation of the project would extend urban land uses further south from the City of Anderson, this would be done as a progressive extension of the City and would not divide an established community.

Mitigation Measures

None required.

4.1.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

The Vineyards at Anderson project is located within and adjacent to the City of Anderson in Shasta County, California. The City of Anderson and the surrounding area of Shasta County are considered for the purpose of evaluating land use issues on a cumulative level. In particular, this cumulative setting condition includes: existing land use conditions and planned development under the City of Anderson Land Use Element (including land areas within the City's Sphere of Influence); existing land use conditions; planned and proposed land uses in communities near the City (e.g., the communities of Cottonwood and Happy Valley); the City of Redding; the City of Shasta Lake; as well as consideration of development patterns in northern Tehama County.

Future growth under cumulative conditions may result in a variety of land use impacts such as consistency with land use plans and land use compatibility. The cumulative impact analysis herein focuses on the project's contribution to cumulative land use impacts and whether that

4.1 LAND USE

contribution is considered significant. Cumulative impacts related to specific topics (e.g., transportation) are addressed in the respective sections of this EIR.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Conversion of Rural/Agricultural and Open Space Uses

Impact 4.1.7 Cumulatively, the proposed project (in combination with other development projects) could contribute to the conversion of rural, agricultural and open space lands to urban uses. This impact is considered **significant**.

As described under Impacts 4.1.1 and 4.1.2, the proposed project is consistent with the City of Anderson General Plan land use designations. However, the project would require re-zoning and pre-zoning prior to annexation. While this area is identified as a Special Planning Area under the City's General Plan, the proposed project would change the character of the existing rural residential area, currently outside of the City's boundaries. The project's conversion of the 2,248-acre site would contribute to this cumulative impact and could encourage the consideration of land use intensifications adjoining the project site to the west, south and east.

The Shasta County General Plan and the Cottonwood Community Plan identifies this site for rural residential development intensities (2, 3, 5 and 10-acre lot minimums), and states that the intent of this land use designation shall be primarily rural town and community centers and single-family dwellings at rural densities. (It should be noted that the Cottonwood Community Plan did not contemplate the expansion of the City of Anderson into the planning area.) The Shasta County land use designation for the project is a majority of land designated as Planned Development, which provides for development that, because of a mix of building types, land uses or residential lot sizes, does not fit within the parameter of standard zone districts. However, other portions of the project site are zoned as Rural Residential, Unclassified and Rural Limited.

The proposed project's design, density and minimum lot sizing would result in an urban land use pattern. This is true of other projects that are considered in the cumulative scenario. While some of that development is contemplated in local land use plans, several proposed projects in the region would not be initially consistent with current applicable land use designations unless the respective General Plans are amended to accommodate those projects. This would result in greater conversion rural/agricultural and open space lands and the associated environmental effects on that conversion (e.g., traffic, air quality, noise, public services, biological resources, visual resources, water resources, cultural resources).

Since the land use issue of residential growth is closely related to the issues of housing development and population growth, the reader is also referred to the discussion concerning impacts in Section 4.2, Population and Housing, in this EIR.

There are no measures available to reduce the project's contribution to a cumulative increase in development to a less than significant level. Therefore, the cumulative land use impacts expected as a result of the proposed project would be considered **significant and unavoidable**.

Land Use Conflicts

Impact 4.1.8 Cumulatively, the project in combination with other reasonably foreseeable development in the City of Anderson and Shasta County could result in land use conflicts. This impact is considered **significant**.

The proposed project and proposed and approved projects in the cumulative setting have the potential to create land use conflicts with existing uses, such as low density residential, agricultural uses, and natural areas. Generally, land use conflicts would be related to noise, traffic, air quality, and hazards/human health and safety issues which are discussed in the relevant sections of this document. Land use conflicts associated with this project are generally site-specific (with the exception of cumulative residential-agricultural conflict impacts addressed in EIR Section 4.14).

Mitigation Measures

Implementation of mitigation measures in Section 4.14, Agricultural Resources, of this EIR would mitigate the project's direct land use conflict impact and would eliminate the project's contribution to this cumulative impact. Thus, the cumulative impact would be reduced to a **less than significant** level.

Division of an Established Community

Impact 4.1.9 Cumulatively, the proposed project, in combination with other reasonably foreseeable development in the area, could result in divisions of established communities in the region. This impact is considered **less than significant**.

Land uses in this area currently consist of a transition of urban uses to rural, agricultural and open space uses to the south of the City. The proposed project, in combination with proposed and approved projects in the cumulative setting, has the potential to convert areas from large parcels with rural and agricultural uses to higher density residential parcels with mixed uses. As discussed above, development of the proposed Vineyards at Anderson project would progressively extend urban land uses southward from the City of Anderson and would not divide an established community. It is conceivable that other projects to be approved by Shasta County and/or other jurisdictions could divide established communities. However, the Vineyards at Anderson project would not materially contribute to a cumulative division of any particular community. Therefore, this impact is **less than significant**.

Mitigation Measures

None required.

4.1 LAND USE

REFERENCES

City of Anderson. 1974. *City of Anderson Zoning Code*.

City of Anderson. 2007. *City of Anderson General Plan – Land Use Element*.

Shasta County. 1988. *Cottonwood Community Plan*.

Shasta County. 1973-1998. *Shasta County General Plan – Community Development and Organization Pattern*.

Shasta County. 2001. *Shasta County Zoning Plan*.