

APPENDIX B – INVENTORY OF SITES, SITES FOR EMERGENCY SHELTERS, AND LANDS AVAILABLE FOR RESIDENTIAL DEVELOPMENT

TABLE OF CONTENTS

REGIONAL HOUSING NEEDS ALLOCATION PROGRESS FOR THE 5TH CYCLE.....1

ENVIRONMENTAL CONSTRAINTS3

1.0 Sites Identified for the Regional Housing Needs Allocation.....4

2.0 Adequacy of Sites to Accommodate Emergency Shelters6

3.0 Summary of Lands Available and Suitable for Residential Development9

State law requires the jurisdiction’s housing element have an inventory of land suitable for residential development. The inventory is to include vacant sites and sites with potential for redevelopment, an analysis of the relationship of zoning and infrastructure and services to these sites, and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction’s duty to affirmatively further fair housing. The purpose of the inventory is to identify sites that can be developed for housing within the planning period (GC Section 65583.2). The enactment of AB 2339 (2022), the housing element must also assess the adequacy of sites designated for emergency shelters. Appendix B is divided into the following three subsections:

Section 1.0 – Analysis of the site(s) designated by the City to meet its regional share of allocated housing need.

Section 2.0 – Analysis of the adequacy of sites identified to accommodate emergency shelters pursuant to AB 2339 (2022).

Section 3.0 – A programmatic summary of vacant lands in the City of Mt. Shasta that allow residential uses by-right and are available to provide a variety of housing types.

REGIONAL HOUSING NEEDS ALLOCATION PROGRESS FOR THE 5TH CYCLE

Table B-1 below presents Mt. Shasta’s regional housing needs allocation progress according to Table B of the City’s most recently filed housing element annual progress report (APR) which was in 2021.¹ As of the end of calendar year 2021, a total of 22 housing units have been developed from 2014-2020, with 6 of those units being affordable to moderate income households and 16 units being above moderate. According to the 2021 APR, housing units affordable to lower income households had not been constructed since the start of the 5th cycle.

¹ As of this writing, City staff is preparing the 2022 Housing Element Annual Progress Reports for filing.



Table B-1
Mt. Shasta RHNA Progress 2014-2021

Income Level		RHNA Allocation by Income Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	11											11
	Non-Deed Restricted												
Low	Deed Restricted	7											7
	Non-Deed Restricted												
Moderate	Deed Restricted	8										6	2
	Non-Deed Restricted				2	2		1	1				
Above Moderate		19	1		8			1	2	4		16	3
Total RHNA		45											
Total Units			1		10	2		2	3	4		22	23

ENVIRONMENTAL CONSTRAINTS

Pursuant to GC Section 65583.2(b)(3), the City's sites analysis programmatically considers the following environmental constraints that may limit development potential and were applied to sites in sections 1.0, 2.0, and 3.0 as described below. Housing element law stipulates that only those environmental constraints where documentation of such conditions is available to the City be described. State housing element law does not require the City to perform a project level environmental analysis on a site-by-site basis. Moreover, the City does not have consent from individual property owners to conduct project level review. Identification of a property in the housing element does not constitute an environmental clearance or approval of an entitlement to develop the property for housing, nor does it infer or assure clearance or approval. Neither a property owner or the City are relieved from completing site specific environmental studies, using qualified professionals, as appropriate.

Brownfields: The California Water Board's GeoTracker data (<https://geotracker.waterboards.ca.gov/>) was used to remove sites that require cleanup, such as Leaking Underground Storage Tank (LUST) Sites, Department of Defense Sites, and Cleanup Program Sites. Sites with or adjacent to a GeoTracker status other than *Completed – Case Closed* are excluded.

Fire Hazard: Calfire's 2009 Very High Fire Hazard Severity Zones for Local Responsibility Areas (LRA) mapping was consulted and used to evaluate sites; see Figure B-1.² Sites that have very high fire severity rating are excluded from the evaluation of sites to accommodate emergency shelter need (section 2.0 below). The very high fire severity rating was not used to filter and remove sites that are available to provide a variety of housing types during the 6th cycle (section 3.0); although it is anticipated these sites are more likely to be affordable to above moderate income households.

Flooding Hazard: The Federal Emergency Management Agency (FEMA) has not mapped floodplains in the Mt. Shasta planning area, with the exception of the shore of Lake Siskiyou and a narrow fringe area along the Sacramento River. This area is outside the city limits and will not constraint development within the city.

Streams and Water Bodies: The U.S. Geologic Survey's (USGS) National Hydrography Dataset. Sites where streams or water bodies are present are excluded.

Wetlands: Source: the U.S. Fish and Wildlife Service's current National Wetlands Inventory (NWI), see Figure B-2. According to NWI data, there are numerous areas in the City where wetlands may be present. The presence of wetlands can significantly increase preconstruction time and cost due to additional regulatory requirements. Consequently, sites where wetlands are present according to NWI data are excluded from the evaluation of sites to accommodate emergency shelter need (section 2.0 below). Sites that are available to provide a variety of housing types during the 6th cycle (section 3.0), however, the presence of wetlands was not used to filter and remove sites. Because of the increased preconstruction costs associated with the presence of wetlands, these sites are more likely to be affordable to above moderate income households, although an assisted housing development project located on a site with wetlands was approved by the City in March 2023. The California Aquatic Resources Inventory (CARI) Wetlands was also consulted. CARI is a compilation of local, regional, and statewide aquatic resource GIS datasets into a seamless, statewide coverage of aquatic resources that employs a

² Although Calfire published updated Fire Hazard Severity Zones for State Responsibility Areas in November 2022, at the time of this writing Calfire had not yet published updated maps for LRA.

common wetland classification system. Application of this data yielded essentially the same result as application of the NWI data. In response to the April 5, 2023 Public Review Draft, members of the public shared wetland information associated with a 2020 Conditional Use Permit approval. This information has been reviewed and incorporated herein.

1.0 Sites Identified for the Regional Housing Needs Allocation

As discussed in Appendix A, section 7.0, the City of Mt. Shasta's regional housing needs allocation (RHNA) for the 6th cycle is two housing units: one low income (LI) unit and one very low income (VLI) unit. In determining the City's extremely low income (ELI) housing need, City staff has allocated the one (1) VLI unit to ELI category. To meet the City's 6th cycle RHNA allocation, the City has identified the site of entitled Mountain Townhomes development to meet the City's RHNA pursuant to Gov't Code Section 65583.2(c)(2)(C). The cited section of the Government Code allows a site may be presumed to be realistic for development to accommodate lower income housing need during the planning period if, at the time of the adoption of the housing element, a development affordable to lower income households has been proposed and approved for development on the site. According to HCD's Housing Needs Determination Schedule, Siskiyou county's 6th cycle projection period started December 31, 2018, and the planning period is February 15, 2023 to February 15, 2031.³ In March 2023, the Mt. Shasta Planning Commission adopted a mitigated negative declaration, and approved a conditional use permit and architectural review for the development of a 25-unit multifamily affordable housing development on a vacant in-fill property. The parcel's C-1 zoning allows a maximum density of 20 dwelling units per acre, resulting in a density of 21.7 units per acre. Twenty-four of the units will be rentals, and one unit will be for an onsite manager. The developer, Danco Communities, is seeking TCAC funding to support the development. According to Danco Communities' TCAC application four of the units will be affordable for households at 30% AMI, and the remaining 20 units will be affordable to households with an income of no more than 60% of the AMI. To assure long-term affordability in compliance with the TCAC funding, the 24 units will be subject to a 55-year affordability covenant. The building permits necessary to commence construction of Mountain Townhomes have not been filed with the City. This site and the entitlement meets the provisions Gov't Code Section 65583.2(c)(2)(C).

All essential infrastructure—community water, sewer, power, internet, and phone—is available at the site. The Mountain Townhomes sites is located within a quarter mile of grocery stores, medical services, and two transit stops, as shown in Figure B-4, and is within a High Resource Opportunity Area according to the 2021 TCAC mapping. The site is surrounded by residential uses and undeveloped parcels zoned R-2 with a High-Density Residential land use designation to the Northeast and a mix of commercial, residential, and undeveloped parcels zoned C-1 with a Commercial Center land use designation in all other directions.

³ <https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-and-regional-housing-needs-determination-schedule>, accessed May 17, 2023.

Table B-2
City of Mt. Shasta 6th Cycle RHNA Site

APN	GPLU	Zoning	Max. # Units/Acre	Realistic Develop- ment %	Realistic # of Units	Acres	Square Feet	Wetland	Very High Fire Severity	Other Considerations
057-112-010	CC	C-1	20	25	25	1.2	50,000.0	Yes	No	Identified as RHNA site per GC § 65583.2(c)(2)(C).

2.0 Adequacy of Sites to Accommodate Emergency Shelters

This section evaluates the adequacy of sites to accommodate emergency shelters pursuant to AB 2339 (2022). Section 8.5(K) of Appendix A evaluates Mt. Shasta’s existing emergency shelter zoning regulations, and Program HO-4.1.2 commits the City to amending the MSMC within one year from adoption of the 2023-2031 Housing Element to comply with the current requirements of State law. As discussed in Appendix A, Section 8.5(K), emergency shelters are permitted by-right in the R-3, C-1 and C-2 zoning districts. As discussed in Appendix A, the R-3 zoning districts permits residential uses by-right, and the C-1 and C-2 are commercial zones that also allow by-right residential uses. Section 18.98.050 of the MSMC establishes an emergency shelter maximum resident occupancy standard of 60 residents. All R-3, C-1 and C-2 sites have been evaluated for proximity to amenities and services for people experiencing homelessness and for suitability for use as an emergency shelter as discussed below. The

Subparagraph (I) of GC Code Section 65583(a)(4) requires the emergency shelter site assessment to determine if there are sufficient sites to accommodate the need for emergency shelters. Section 5.8 of Appendix A reviews the 2020 and 2022 Point In Time counts conducted by the NorCal CoC. According to 2020 PIT, there were a total of 311 individuals experiencing homelessness in 2020 (sheltered and unsheltered) of which 274 were unsheltered. In 2022, 321 persons (sheltered and unsheltered) were counted in the whole of Siskiyou county as experiencing homelessness, of which 148 individuals were unsheltered. To calculate if Mt. Shasta has sufficient sites to accommodate the need for emergency shelter this assessment uses the average of the number persons who were unsheltered in 2020 and 2022, which is 211 individuals, then the following formula was used:

$$211\text{ persons} * 200\text{ sq.ft. per person} = \text{total } 42,200\text{ sq.ft.}^4$$

The result is a cumulative total of nearly one acre of land total is needed to accommodate the City’s emergency shelter need. The suitability of sites in R-3, C-1, and C-2 zoning districts was further assessed using the criteria in Table B-3:

Table B-3
Emergency Shelter Site Assessment

Primary Variables	
Zoning	Only sites zoned R-3, C-1, and C-2 are included.
Vacant Lands	Only sites that are vacant are included.
Proximity to transit	Sites must be located within a ¼ mile from a transit stop
Environmental Constraints	Environmental constraints for flooding, very high fire hazard rating, brownfields, wetlands, streams water bodies were assessed programmatically using publicly available information as discussed above. Sites containing these environmental constraints were removed.

⁴ Pursuant to Gov’t Code Section 65583(a)(4)(I) the “200 square feet per person” factor used in the formula to calculate emergency shelter need herein is intended only for calculating site capacity pursuant to the cited Gov’t Code section, and shall not be constructed as establishing a development standard applicable to the siting, development, or approval of a shelter.

Proximity to retail outlets	Only sites located within a ¼ mile of retail outlet that sells groceries and personal sundries. Retail outlets include grocery stores and national pharmacy chains.
Availability of public water and sewer systems	Sites must have public water and sewer available during the planning period.
Secondary Variables	
Proximity to health care facilities	Sites located within a ¼ mile of Mercy Medical Center are noted. This variable was not used to eliminate sites because Siskiyou Transit and General Express (STAGE), the regional transit provider, has a regular stop at Mercy Medical Center and the “proximity to transit”, a primary variable, eliminated sites located more than ¼ mile from a transit stop.

The result of this analysis yields a total of 18 sites that total 3.31 acres with a total shelter capacity for 721 persons as presented in Table B-4 below in the column labeled Capacity (1). Fifteen of the sites are zoned C-1 or C-2, and three are zoned R-3. Two of the sites are also within a one-quarter mile of Mercy Medical Center: APNs 057-102-140 and 057-111-070. The location of the sites and geographic relationship of the Table B-3 variables are shown in Figure B-5.

There are a variety of sites sizes:

- Three sites are 10,000 square feet or greater, with the largest site being 24,270 square feet in size.
- Two sites that are less 5,000 square feet, with the smallest site being 2,513 square feet in size.
- The average site size is 8,007 square feet.

Table B-4

APN	Zoning	Zoning Description	Medical	Acres	Site Size in SF	Capacity (1)	Capacity (2)
057-102-140	R-3	High Density Residential	Yes	0.56	24,270	121	-61
057-131-170	R-3	High Density Residential	No	0.22	9,365	47	+13
057-181-190	R-3	High Density Residential	No	0.07	3,054	15	+45
057-272-110	C-2	General Commercial	No	0.19	8,392	42	+18
057-272-160	C-2	General Commercial	No	0.19	8,390	42	+18
057-111-070	C-2	General Commercial	Yes	0.15	6,405	32	+28
057-273-030	C-2	General Commercial	No	0.13	5,597	28	+32
057-273-070	C-2	General Commercial	No	0.13	5,597	28	+32
057-273-120	C-2	General Commercial	No	0.13	5,597	28	+32
057-264-060	C-1	Downtown Commercial	No	0.30	13,021	65	-5
057-182-080	C-1	Downtown Commercial	No	0.24	10,575	53	+7
057-262-150	C-1	Downtown Commercial	No	0.18	7,890	39	+21
057-142-070	C-1	Downtown Commercial	No	0.17	7,571	38	+22
057-183-030	C-1	Downtown Commercial	No	0.16	7,138	36	+24
057-182-070	C-1	Downtown Commercial	No	0.16	6,981	35	+25
057-262-130	C-1	Downtown Commercial	No	0.15	6,635	33	+27
057-141-100	C-1	Downtown Commercial	No	0.12	5,137	26	+34
057-261-020	C-1	Downtown Commercial	No	0.06	2,513	13	+47
Total				3.31		721	1,080

Capacity (1) = site size in SF ÷ 200 SF per person

Capacity (2) = 60 – result in Capacity (1) column

As mentioned above, the maximum resident occupancy standard at an emergency shelter is 60 residents. When this occupancy threshold is uniformly applied to each site identified in Table B-4, the calculated capacity is over 1,000 residents. When the results of the 200 square feet per person threshold of GC Section 65583(a)(4)(I) is compared to the City's resident limit, there are only two sites having greater capacity under the GC section. This data indicates the City's resident occupancy standard is not constraint.

The data evidence that Mt. Shasta has adequate sites to meet the local need for emergency shelters, and these sites are located near transit and outlets for individuals to obtain necessities and services that are available in the community.

3.0 Summary of Lands Available and Suitable for Residential Development

This section summarizes the available vacant land in Mt. Shasta that is appropriate to meet housing needs identified by the City and the community that is beyond the 6th RHNA obligation for two lower income housing units. This section includes sites that can support the development of a variety of housing for all income levels. This analysis deems a sites as available for residential development during the 6th cycle based on the following factors:

- Site is zoned to permit by-right residential development. Only sites zoned R-1, R-2, R-3, C-1 and C-2 are included in this analysis.
- Only sites that are vacant are included.
- To be included, sites must not include a brownfield, and be located outside flooding hazards.
- All sites have public sewer and water connections available at the property or this infrastructure is available during the 6th cycle. Dry utilities are available at the site or are available during the 6th cycle for all included sites.

As indicated in Table A-47 in section 8.2 of Appendix A, the maximum allowable number of dwelling units in the five zoning districts are:

Zone	Max. Allowable # of Units (du/acre)	Factor to Calculate Realistic # of Units
R-1	6	75% = 4.5 dwelling units per acre
R-2	10	75% = 7.5 dwelling units per acre
R-3	20	75% = 15 dwelling units per acre
C-1 + C-2	20	50% = 10 dwelling units per acre

The City has opted to rely on the state-defined default density standard of 15 units per acre to demonstrate that it has adequate housing that is affordable to lower income households. Based on recent development activity in the City, a net density of 75 percent of the maximum density was assumed for the R-1, R-2 and R-3 zoned parcels. An example of a recent multifamily project that was developed or approved in the City was the Shasta Manor senior housing residential project. Eleven units were developed on 1.04 acres; for a maximum density of approximately 10 units per acre and a 55 percent buildout. There are very few large single family residential subdivisions approved in the City of Mount Shasta with which to estimate buildout densities. The most recent single family residential subdivision that was approved in the City of Mt. Shasta was the Tanner Subdivision. Nine units were developed on 1.6 acres; for a maximum density of 5.6 units per acre. Another project, the Moss Mountain Meadows Subdivision, which is situated on a level parcel with a slope of less than 5 percent was approved for 42 units on 10 acres (including roads), for a maximum density of 4.2 dwelling units per acre and a 70 percent buildout. Although the C-1 and C-2 zones have a density of 20 dwelling units per acre and up to four

multifamily units are allowed by-right, due to the competing commercial uses, this analysis assumes 50 percent of the maximum density of 20 units per acre (or, 10 dwelling units per acre) will be achieved in the C-1 and C-2 zoning districts.

Other assumptions applied to this analysis:

- No dwelling units are assumed for sites that are 1,200 square feet or less in size, but otherwise meet the criteria. This size limit corresponds to the limit of Government Code Section 66411.7. Furthermore, pursuant to MSMC Section 18.24.030, a lawfully created lot may be used for the purposes permitted by Title 18. Only two sites were eliminated on this basis.
- The “Realistic # of Units” value is the result of multiplying the “Factor to Calculate Realistic # of Units” value by the acres value. If this multiplication resulted in a fractional dwelling unit, then the result was rounded up to the next whole number consistent with GC Section 65915 et seq.

Altogether Mt. Shasta has 286 sites that allow by-residential development, which total 349 acres, and Figure B-6 shows the location of these sites. Combined these sites have a total realistic capacity of 2,870 units. Table B-5 provides a summary of Table B-6, with the latter providing a comprehensive listing of all sites meeting the criteria discussed above that are available for residential development. As presented in Table B-5, the C-1 and C-2 zones have the greatest potential capacity for residential development at 1,171 housing units. This is followed by the R-1 zone, which has a capacity for 861 dwelling units. The R-3 zone has capacity for 781 units, and the R-2 zone has the lowest capacity at 54 units. The data indicate the potential presence of wetlands is a constraint, with the R-2 and R-3 zoning districts seeing the greatest decreases in the estimated number of potential dwelling units and acreage. While the potential presence of wetlands decreases the potential capacity in the R-1, C-1 and C-2 zones as well, the decrease is measurably less as indicated in Table B-5. For R-1 lands, wetlands are unlikely to be present for approximately 59 percent of R-1 lands; for C-1 and C-2 lands about 73 percent of sites wetlands are unlikely to be present. The pattern is somewhat reversed when considering lands located in mapped Very High Fire Hazard Severity Zone (VHFHSZ): VHFHSZ is a constraint for R-1 sites with only 12.3 percent of sites not being within the mapped VHFHSZ. Location within the VHFHSZ is also a constraint for R-3, C-1 and C-2 lands as indicated in Table B-5: about 47 percent of R-3 lands and 55.7 percent of C-1 and C-2 lands are not within the mapped VHFHSZ.

Table B-5 also summarizes lands available and suitable for residential and where wetlands and VHFHSZ are not constraints: the City’s total residential capacity is 218 units across all reviewed zoning districts. Within 81 APNs that total 37.2 acres. The C-1 and C-2 zones have the largest capacity at 221 units. The R-3 zone has a capacity of 25 units. The R-3 district in combination with the C-1 and C-2 zones contributes significantly to the City being able to achieve its Housing Element goal for a mix of housing styles and characters aimed for a broad cross-section of the City residents” [MSMC Section 7.1]

Table B-5
Summary of Lands Available and Suitable for Residential Development

Zone	Constraints	Count: # of APNs	Acres	Realistic # DU	% of Total	% by Zone
R-1	Known Env. Constraints Not Applied	154	177.4	860	30%	
	No Wetlands**	132	101	504		59.0%
	Not In VHFHSZ*	58	18.1	106		12.3%
	w/o Wetlands and VHFHSZ	48	13.5	80		9.3%
R-2	Known Env. Constraints Not Applied	19	6.2	54	2%	
	No Wetlands**	4	0.72	8		14.8%
	Not In VHFHSZ*	18	5.9	52		96.3%
	w/o Wetlands and VHFHSZ	3	0.49	6		11.1%
R-3	Known Env. Constraints Not Applied	47	50.5	781	27%	
	No Wetlands**	20	3.5	65		8.3%
	Not In VHFHSZ*	23	23.6	370		47.4%
	w/o Wetlands and VHFHSZ	9	2.04	37		4.7%
C-1 + C-2	Known Env. Constraints Not Applied	65	114.5	1,171	41%	
	No Wetlands**	45	83.7	857		73.2%
	Not In VHFHSZ*	39	33.79	351		30%
	w/o Wetlands and VHFHSZ	21	8.7	95		8.1%
Total	Known Env. Constraints Not Applied	285	348.5	2,866	100%	
	No Wetlands**	201	188.6	1,434	100%	50%
	Not In VHFHSZ*	138	93.9	1,005	100%	35.1%
	w/o Wetlands and VHFHSZ	81	24.75	218	100%	8%

** per USFWS National Wetlands Inventory (NWI) *VHFHSZ = Very High Fire Hazard Severity Zone

Table B-6
Lands Available and Suitable for Residential Development

APN	GPLU	Zoning	Max. # Units/Acre	Factor to Calculate Realistic # of DU	Realistic # of DU	Acres	Wetland (per USFWS NWI)	Very High Fire Severity Zone (VHFHSZ)
057-071-010	HDR	R-1	6	4.5	3	0.50	Yes	No
057-092-050	HDR	R-1	6	4.5	6	1.22	No	No
057-092-060	HDR	R-1	6	4.5	1	0.04	No	No
057-093-130	HDR	R-1	6	4.5	1	0.17	No	No
057-101-150	HDR	R-1	6	4.5	1	0.14	No	No
057-122-030	HDR	R-1	6	4.5	1	0.22	No	No
057-122-230	HDR	R-1	6	4.5	3	0.63	No	No
057-122-310	HDR	R-1	6	4.5	1	0.22	No	No
057-122-330	HDR	R-1	6	4.5	1	0.17	No	No
057-123-070	HDR	R-1	6	4.5	2	0.26	No	No
057-123-190	HDR	R-1	6	4.5	2	0.28	No	No
057-123-240	HDR	R-1	6	4.5	1	0.17	No	No
057-123-260	HDR	R-1	6	4.5	1	0.18	No	No
057-123-270	HDR	R-1	6	4.5	1	0.18	No	No
057-142-090	HDR	R-1	6	4.5	3	0.53	Yes	No
057-142-170	LDR	R-1	6	4.5	2	0.26	Yes	No
057-142-180	LDR	R-1	6	4.5	2	0.31	Yes	No
057-143-180	LDR	R-1	6	4.5	1	0.07	No	No
057-151-090	LDR	R-1	6	4.5	2	0.26	Yes	No
057-151-100	LDR	R-1	6	4.5	2	0.26	Yes	No
057-153-130	HDR	R-1	6	4.5	4	0.72	Yes	No
057-161-090	HDR	R-1	6	4.5	1	0.14	No	No
057-161-100	HDR	R-1	6	4.5	1	0.14	No	No
057-161-120	HDR	R-1	6	4.5	5	0.93	No	No
057-201-020	LDR	R-1	6	4.5	1	0.23	Yes	No
057-241-120	HDR	R-1	6	4.5	1	0.19	No	No
057-241-130	HDR	R-1	6	4.5	6	1.31	Yes	No
057-281-040	HDR	R-1	6	4.5	1	0.14	No	No
057-283-020	HDR	R-1	6	4.5	1	0.12	No	No
057-291-030	HDR	R-1	6	4.5	1	0.08	No	No
057-291-100	HDR	R-1	6	4.5	1	0.18	No	No
057-291-120	HDR	R-1	6	4.5	1	0.09	No	No
057-291-130	HDR	R-1	6	4.5	1	0.09	No	No
057-301-100	HDR	R-1	6	4.5	1	0.05	No	No
057-301-110	HDR	R-1	6	4.5	1	0.17	No	No
057-301-120	HDR	R-1	6	4.5	1	0.17	No	No

APN	GPLU	Zoning	Max. # Units/Acre	Factor to Calculate Realistic # of DU	Realistic # of DU	Acres	Wetland (per USFWS NWI)	Very High Fire Severity Zone (VHFHSZ)
057-302-100	HDR	R-1	6	4.5	1	0.05	No	No
057-335-050	LDR	R-1	6	4.5	1	0.08	No	No
057-335-100	LDR	R-1	6	4.5	1	0.14	No	No
057-342-010	LDR	R-1	6	4.5	1	0.18	Yes	No
057-351-100	LDR	R-1	6	4.5	9	2.00	No	No
057-362-040	LDR	R-1	6	4.5	2	0.29	No	No
057-362-080	LDR	R-1	6	4.5	2	0.29	No	No
057-362-120	LDR	R-1	6	4.5	1	0.09	No	No
057-362-140	LDR	R-1	6	4.5	1	0.09	No	No
057-362-160	LDR	R-1	6	4.5	1	0.11	No	No
057-364-080	LDR	R-1	6	4.5	1	0.06	No	Yes
057-372-140	LDR	R-1	6	4.5	1	0.16	No	No
057-392-100	HDR	R-1	6	4.5	1	0.18	No	Yes
057-392-110	HDR	R-1	6	4.5	1	0.18	No	Yes
057-392-120	HDR	R-1	6	4.5	1	0.18	No	Yes
057-392-130	HDR	R-1	6	4.5	1	0.23	No	Yes
057-411-030	LDR	R-1	6	4.5	1	0.15	No	Yes
057-423-170	LDR	R-1	6	4.5	1	0.03	No	Yes
057-431-020	HDR	R-1	6	4.5	1	0.18	No	Yes
057-432-020	LDR	R-1	6	4.5	1	0.13	No	Yes
057-432-030	LDR	R-1	6	4.5	1	0.13	No	Yes
057-433-020	LDR	R-1	6	4.5	1	0.14	No	Yes
057-443-060	LDR	R-1	6	4.5	1	0.19	No	Yes
057-463-070	LDR	R-1	6	4.5	1	0.16	No	Yes
057-465-080	LDR	R-1	6	4.5	1	0.11	No	Yes
057-465-090	LDR	R-1	6	4.5	1	0.11	No	Yes
057-472-020	LDR	R-1	6	4.5	1	0.20	No	Yes
057-481-110	LDR	R-1	6	4.5	1	0.22	No	Yes
057-492-100	LDR	R-1	6	4.5	1	0.22	No	No
057-511-020	LDR	R-1	6	4.5	6	1.29	No	Yes
057-511-120	LDR	R-1	6	4.5	1	0.17	No	Yes
057-511-200	LDR	R-1	6	4.5	2	0.41	No	Yes
057-511-540	LDR	R-1	6	4.5	2	0.43	No	Yes
057-511-570	LDR	R-1	6	4.5	2	0.35	No	Yes
057-512-080	LDR	R-1	6	4.5	2	0.27	No	Yes
057-512-170	LDR	R-1	6	4.5	2	0.29	No	Yes
057-512-260	LDR	R-1	6	4.5	1	0.15	No	Yes
057-512-280	LDR	R-1	6	4.5	3	0.55	No	Yes
057-513-200	LDR	R-1	6	4.5	3	0.62	No	Yes

APN	GPLU	Zoning	Max. # Units/Acre	Factor to Calculate Realistic # of DU	Realistic # of DU	Acres	Wetland (per USFWS NWI)	Very High Fire Severity Zone (VHFHSZ)
057-513-580	LDR	R-1	6	4.5	2	0.41	No	Yes
057-513-590	LDR	R-1	6	4.5	2	0.41	No	Yes
057-513-600	LDR	R-1	6	4.5	2	0.41	No	Yes
057-513-610	LDR	R-1	6	4.5	2	0.41	No	Yes
057-513-620	LDR	R-1	6	4.5	7	1.41	No	Yes
057-551-720	LDR	R-1	6	4.5	1	0.13	No	Yes
057-562-040	LDR	R-1	6	4.5	24	5.15	No	Yes
057-562-050	LDR	R-1	6	4.5	19	4.02	No	Yes
057-562-060	LDR	R-1	6	4.5	61	13.43	Yes	Yes
057-562-100	LDR	R-1	6	4.5	5	1.11	No	Yes
057-562-110	LDR	R-1	6	4.5	18	3.91	No	Yes
057-562-120	LDR	R-1	6	4.5	9	1.96	No	Yes
057-562-130	LDR	R-1	6	4.5	5	1.02	No	Yes
057-562-140	LDR	R-1	6	4.5	32	7.10	No	Yes
057-562-150	LDR	R-1	6	4.5	5	1.11	No	Yes
057-562-160	LDR	R-1	6	4.5	21	4.47	No	Yes
057-562-200	LDR	R-1	6	4.5	1	0.17	No	Yes
057-562-210	LDR	R-1	6	4.5	19	4.17	Yes	Yes
057-562-280	LDR	R-1	6	4.5	19	4.13	No	Yes
057-562-310	LDR	R-1	6	4.5	21	4.61	Yes	Yes
057-562-320	LDR	R-1	6	4.5	44	9.69	Yes	Yes
057-562-330	LDR	R-1	6	4.5	49	10.73	Yes	Yes
057-562-340	LDR	R-1	6	4.5	63	13.83	No	Yes
057-562-490	LDR	R-1	6	4.5	3	0.55	Yes	Yes
057-571-030	LDR	R-1	6	4.5	5	1.00	No	Yes
057-571-040	LDR	R-1	6	4.5	3	0.51	No	Yes
057-571-100	LDR	R-1	6	4.5	1	0.10	No	Yes
057-571-160	LDR	R-1	6	4.5	3	0.51	No	Yes
057-571-170	LDR	R-1	6	4.5	3	0.62	No	Yes
057-571-200	LDR	R-1	6	4.5	1	0.17	No	Yes
057-571-220	LDR	R-1	6	4.5	4	0.79	No	Yes
057-571-340	LDR	R-1	6	4.5	3	0.51	No	Yes
057-571-400	LDR	R-1	6	4.5	19	4.13	No	Yes
057-571-410	LDR	R-1	6	4.5	3	0.46	No	Yes
057-581-050	LDR	R-1	6	4.5	1	0.20	No	Yes
057-581-060	LDR	R-1	6	4.5	1	0.11	No	Yes
057-581-120	LDR	R-1	6	4.5	1	0.08	No	Yes
057-581-320	LDR	R-1	6	4.5	2	0.45	No	Yes
057-594-300	LDR	R-1	6	4.5	6	1.29	No	Yes

APN	GPLU	Zoning	Max. # Units/Acre	Factor to Calculate Realistic # of DU	Realistic # of DU	Acres	Wetland (per USFWS NWI)	Very High Fire Severity Zone (VHFHSZ)
057-594-440	LDR	R-1	6	4.5	3	0.50	No	Yes
057-594-450	LDR	R-1	6	4.5	3	0.50	No	Yes
057-594-490	LDR	R-1	6	4.5	3	0.50	No	Yes
057-594-530	LDR	R-1	6	4.5	2	0.45	No	Yes
057-594-560	LDR	R-1	6	4.5	4	0.78	No	Yes
057-594-570	LDR	R-1	6	4.5	2	0.38	No	Yes
057-594-580	LDR	R-1	6	4.5	1	0.23	No	Yes
057-594-590	LDR	R-1	6	4.5	1	0.23	No	Yes
057-594-600	LDR	R-1	6	4.5	2	0.42	No	Yes
057-594-620	LDR	R-1	6	4.5	2	0.39	No	Yes
057-594-660	LDR	R-1	6	4.5	3	0.62	No	Yes
057-595-090	LDR	R-1	6	4.5	3	0.47	No	No
057-595-140	LDR	R-1	6	4.5	1	0.18	No	No
057-595-190	LDR	R-1	6	4.5	3	0.46	No	No
057-595-260	LDR	R-1	6	4.5	1	0.21	No	No
057-595-470	LDR	R-1	6	4.5	5	1.08	No	No
057-595-560	LDR	R-1	6	4.5	1	0.23	No	No
057-596-020	LDR	R-1	6	4.5	1	0.21	No	No
057-596-210	LDR	R-1	6	4.5	1	0.10	No	No
057-596-230	LDR	R-1	6	4.5	2	0.41	No	No
057-596-270	LDR	R-1	6	4.5	2	0.29	No	Yes
057-601-080	LDR	R-1	6	4.5	101	22.26	Yes	Yes
057-611-100	LDR	R-1	6	4.5	2	0.31	No	Yes
057-611-110	LDR	R-1	6	4.5	2	0.30	No	Yes
057-611-120	LDR	R-1	6	4.5	2	0.31	No	Yes
057-631-070	LDR	R-1	6	4.5	46	10.17	No	Yes
057-651-110	HDR	R-1	6	4.5	2	0.34	Yes	Yes
057-691-330	HDR	R-1	6	4.5	1	0.15	No	Yes
057-691-400	HDR	R-1	6	4.5	1	0.15	No	Yes
057-691-410	HDR	R-1	6	4.5	1	0.15	No	Yes
057-711-090	LDR	R-1	6	4.5	1	0.21	No	No
057-722-120	LDR	R-1	6	4.5	1	0.14	No	Yes
057-722-160	LDR	R-1	6	4.5	1	0.14	No	Yes
057-750-260	LDR	R-1	6	4.5	1	0.21	Yes	Yes
057-811-160	LDR	R-1	6	4.5	2	0.24	No	Yes
057-811-190	LDR	R-1	6	4.5	2	0.37	No	Yes
057-811-230	LDR	R-1	6	4.5	1	0.14	No	Yes
057-821-130	HDR	R-1	6	4.5	13	2.80	Yes	Yes
067-010-110	CC	R-1	6	4.5	5	1.11	Yes	Yes

APN	GPLU	Zoning	Max. # Units/Acre	Factor to Calculate Realistic # of DU	Realistic # of DU	Acres	Wetland (per USFWS NWI)	Very High Fire Severity Zone (VHFHSZ)
067-010-120	CC	R-1	6	4.5	11	2.40	Yes	Yes
Subtotal R-1					860	177.4		
057-084-040	HDR	R-2	10	7.5	2	0.20	Yes	No
057-084-060	HDR	R-2	10	7.5	6	0.79	Yes	No
057-084-070	HDR	R-2	10	7.5	4	0.46	Yes	No
057-084-090	HDR	R-2	10	7.5	3	0.40	Yes	No
057-153-060	HDR	R-2	10	7.5	6	0.73	Yes	No
057-154-180	HDR	R-2	10	7.5	2	0.20	Yes	No
057-154-190	HDR	R-2	10	7.5	2	0.27	Yes	No
057-172-280	MDR	R-2	10	7.5	2	0.20	Yes	No
057-172-290	MDR	R-2	10	7.5	2	0.25	Yes	No
057-192-100	CC	R-2	10	7.5	2	0.17	No	No
057-192-280	CC	R-2	10	7.5	2	0.16	No	No
057-202-120	HDR	R-2	10	7.5	2	0.23	Yes	No
057-202-150	HDR	R-2	10	7.5	2	0.17	Yes	No
057-202-160	HDR	R-2	10	7.5	5	0.65	Yes	No
057-203-040	HDR	R-2	10	7.5	2	0.17	Yes	No
057-203-050	HDR	R-2	10	7.5	2	0.26	Yes	No
057-203-060	HDR	R-2	10	7.5	4	0.47	Yes	No
057-596-010	MDR	R-2	10	7.5	2	0.16	No	No
057-671-060	MDR	R-2	10	7.5	2	0.23	No	Yes
Subtotal R-2					54	6.2		
057-031-030	HDR	R-3	20	15	12	0.78	Yes	No
057-031-060	HDR	R-3	20	15	16	1.04	Yes	No
057-044-020	HDR	R-3	20	15	17	1.08	Yes	No
057-044-040	HDR	R-3	20	15	2	0.07	Yes	No
057-051-010	HDR	R-3	20	15	18	1.15	Yes	No
057-051-020	HDR	R-3	20	15	18	1.15	Yes	No
057-071-040	HDR	R-3	20	15	8	0.50	No; OWOTUS*	No
057-072-070	CC	R-3	20	15	4	0.22	No	No
057-102-130	CC	R-3	20	15	7	0.42	No	No
057-102-140	CC	R-3	20	15	9	0.56	No	No
057-102-170	CC	R-3	20	15	2	0.10	No	No
057-102-180	CC	R-3	20	15	3	0.16	No	No
057-112-130	HDR	R-3	20	15	4	0.21	Yes	No
057-131-170	HDR	R-3	20	15	4	0.22	No	No
057-173-060	HDR	R-3	20	15	22	1.42	Yes	No

APN	GPLU	Zoning	Max. # Units/Acre	Factor to Calculate Realistic # of DU	Realistic # of DU	Acres	Wetland (per USFWS NWI)	Very High Fire Severity Zone (VHFHSZ)
057-173-070	HDR	R-3	20	15	6	0.34	Yes	No
057-181-090	HDR	R-3	20	15	3	0.14	No	No
057-181-190	HDR	R-3	20	15	2	0.07	No	No
057-311-010	HDR	R-3	20	15	3	0.15	No	No
057-562-190	LDR	R-3	20	15	2	0.11	No	Yes
057-631-260	HDR	R-3	20	15	65	4.28	Yes	No
057-641-110	LDR	R-3	20	15	17	1.08	No	Yes
057-731-040	CC	R-3	20	15	66	4.39	Yes	No
057-740-060	HDR	R-3	20	15	3	0.14	Yes	No
057-821-370	HDR	R-3	20	15	193	12.87	Yes	Yes
057-821-380	HDR	R-3	20	15	38	2.50	Yes	Yes
057-831-130	HDR	R-3	20	15	113	7.53	Yes	Yes
057-831-140	HDR	R-3	20	15	76	5.04	Yes	No
057-840-130	HDR	R-3	20	15	1	0.04	Yes	Yes
057-840-140	HDR	R-3	20	15	1	0.04	Yes	Yes
057-840-150	HDR	R-3	20	15	1	0.04	Yes	Yes
057-840-160	HDR	R-3	20	15	1	0.04	No	Yes
057-840-170	HDR	R-3	20	15	1	0.04	No	Yes
057-840-180	HDR	R-3	20	15	1	0.04	No	Yes
057-840-190	HDR	R-3	20	15	1	0.04	No	Yes
057-840-200	HDR	R-3	20	15	1	0.04	No	Yes
057-840-210	HDR	R-3	20	15	1	0.04	No	Yes
057-840-220	HDR	R-3	20	15	1	0.04	No	Yes
057-840-230	HDR	R-3	20	15	1	0.04	No	Yes
057-840-240	HDR	R-3	20	15	1	0.04	No	Yes
057-840-250	HDR	R-3	20	15	1	0.04	Yes	Yes
057-840-260	HDR	R-3	20	15	1	0.04	Yes	Yes
057-840-270	HDR	R-3	20	15	1	0.05	Yes	Yes
057-840-280	HDR	R-3	20	15	1	0.05	Yes	Yes
057-840-290	HDR	R-3	20	15	1	0.04	Yes	Yes
057-840-300	HDR	R-3	20	15	1	0.04	Yes	Yes
057-840-320	HDR	R-3	20	15	30	2.00	Yes	Yes
Subtotal R-3					781	50.5		
057-023-010	tbd	C-1	20	10	25	2.50	No	No
057-023-020	tbd	C-1	20	10	1	0.09	Yes	No
057-044-060	CC	C-1	20	10	55	5.49	Yes	No
057-064-060	CC	C-1	20	10	37	3.66	Yes	No
057-084-010	CC	C-1	20	10	2	0.18	Yes	No
057-084-030	CC	C-1	20	10	8	0.79	Yes	No

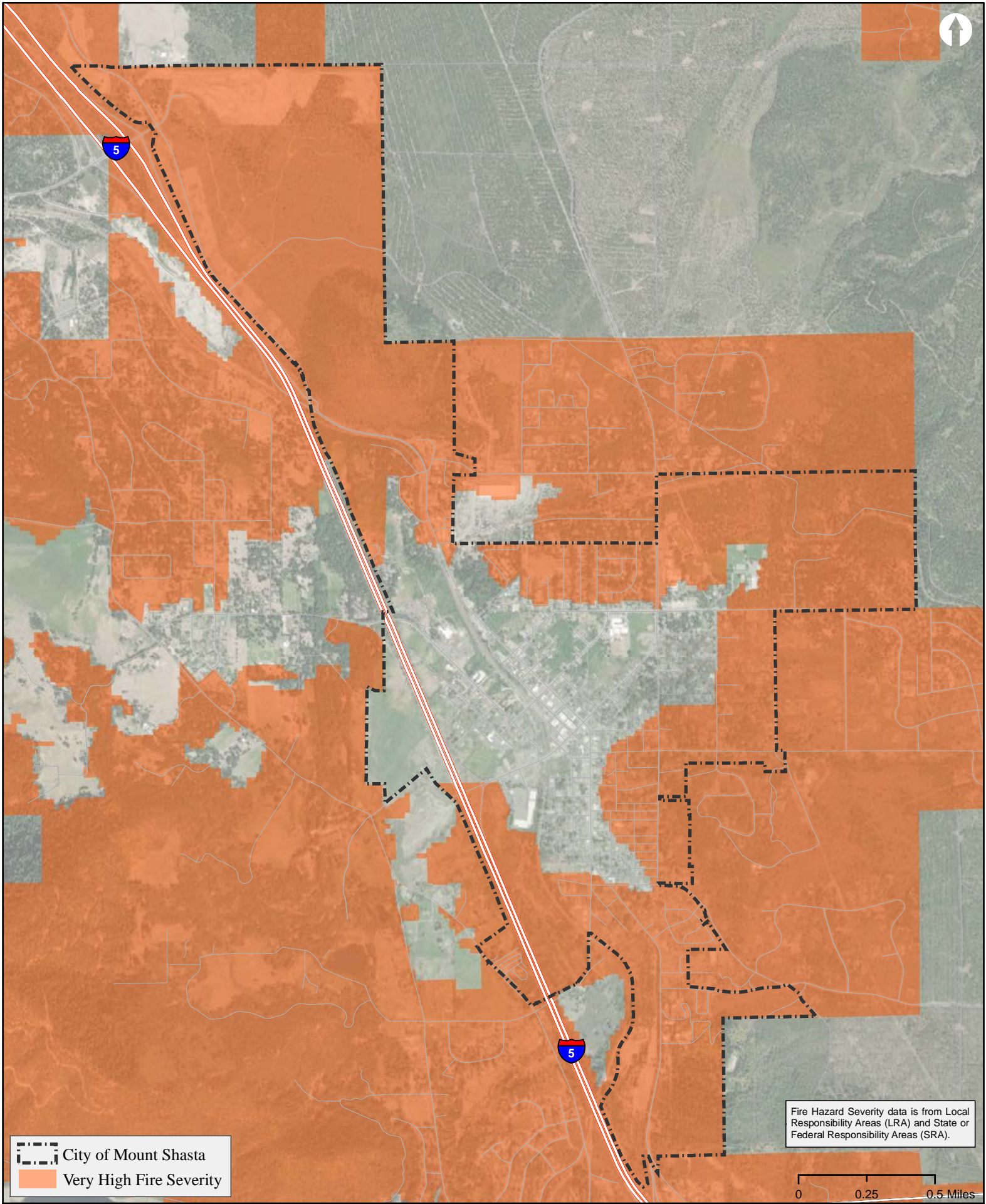
APN	GPLU	Zoning	Max. # Units/Acre	Factor to Calculate Realistic # of DU	Realistic # of DU	Acres	Wetland (per USFWS NWI)	Very High Fire Severity Zone (VHFHSZ)
057-091-070	CC	C-1	20	10	5	0.50	No	No
057-091-090	CC	C-1	20	10	2	0.16	No	No
057-111-040	CC	C-1	20	10	2	0.20	Yes	No
057-111-090	CC	C-1	20	10	6	0.59	Yes	No
057-112-010	CC	C-1	20	10	12	1.15	Yes	No
057-141-100	CC	C-1	20	10	2	0.12	No	No
057-142-040	CC	C-1	20	10	2	0.14	Yes	No
057-142-070	CC	C-1	20	10	2	0.17	No	No
057-182-070	CC	C-1	20	10	2	0.16	No	No
057-182-080	CC	C-1	20	10	3	0.24	No	No
057-183-030	CC	C-1	20	10	2	0.16	No	No
057-231-120	CC	C-1	20	10	57	5.69	Yes	No
057-231-170	tbd	C-1	20	10	27	2.69	No	No
057-241-150	CC	C-1	20	10	4	0.40	Yes	No
057-241-430	CC	C-1	20	10	14	1.40	Yes	No
057-241-530	tbd	C-1	20	10	4	0.39	Yes	No
057-241-570	tbd	C-1	20	10	7	0.66	Yes	No
057-241-580	tbd	C-1	20	10	17	1.63	Yes	No
057-241-630	tbd	C-1	20	10	6	0.53	Yes	No
057-261-020	CC	C-1	20	10	1	0.06	No	No
057-262-130	CC	C-1	20	10	2	0.15	No	No
057-262-150	tbd	C-1	20	10	2	0.18	No	No
057-264-060	tbd	C-1	20	10	3	0.30	No	No
057-601-230	CC	C-1	20	10	18	1.74	No	Yes
057-601-240	CC	C-1	20	10	6	0.58	No	Yes
057-083-030	tbd	C-2	20	10	1	0.05	No	No
057-111-070	tbd	C-2	20	10	2	0.15	No	No
057-263-020	CC	C-2	20	10	2	0.19	Yes	No
057-264-080	tbd	C-2	20	10	20	1.92	Yes	No
057-272-110	CC	C-2	20	10	2	0.19	No	No
057-272-160	tbd	C-2	20	10	2	0.19	No	No
057-273-030	CC	C-2	20	10	2	0.13	No	No
057-273-070	CC	C-2	20	10	2	0.13	No	No
057-273-120	CC	C-2	20	10	2	0.13	No	No
057-451-040	tbd	C-2	20	10	4	0.35	No	No
057-641-030	tbd	C-2	20	10	39	3.81	No	Yes
057-771-110	CC	C-2	20	10	9	0.87	No	Yes
057-771-120	CC	C-2	20	10	66	6.51	No	Yes
057-771-170	CC	C-2	20	10	17	1.68	No	Yes

APN	GPLU	Zoning	Max. # Units/Acre	Factor to Calculate Realistic # of DU	Realistic # of DU	Acres	Wetland (per USFWS NWI)	Very High Fire Severity Zone (VHFHSZ)
057-771-180	CC	C-2	20	10	16	1.56	Yes	Yes
057-771-250	CC	C-2	20	10	16	1.52	No	Yes
057-771-260	CC	C-2	20	10	18	1.74	No	Yes
057-771-270	CC	C-2	20	10	10	0.95	No	Yes
057-771-280	CC	C-2	20	10	11	1.02	No	Yes
057-781-020	CC	C-2	20	10	17	1.70	No	Yes
057-781-040	CC	C-2	20	10	17	1.70	No	Yes
057-781-060	CC	C-2	20	10	33	3.22	No	Yes
057-781-070	CC	C-2	20	10	41	4.06	No	Yes
057-781-100	CC	C-2	20	10	23	2.27	No	Yes
057-781-220	CC	C-2	20	10	202	20.15	No	Yes
057-781-230	CC	C-2	20	10	42	4.11	No	Yes
057-781-240	CC	C-2	20	10	59	5.84	No	Yes
057-791-010	CC	C-2	20	10	87	8.65	No	Yes
057-801-040	CC	C-2	20	10	4	0.33	No	Yes
057-801-160	CC	C-2	20	10	3	0.30	No	Yes
057-801-230	tbd	C-2	20	10	20	1.93	No	Yes
057-811-200	CC	C-2	20	10	2	0.14	No	Yes
057-821-180	tbd	C-2	20	10	2	0.16	No	Yes
057-831-100	tbd	C-2	20	10	42	4.11	Yes	Yes
Subtotal for C-1 + C-2 zones					1,171	114.5		
* OWOTUS = Other Waters of the United States								

APPENDIX B

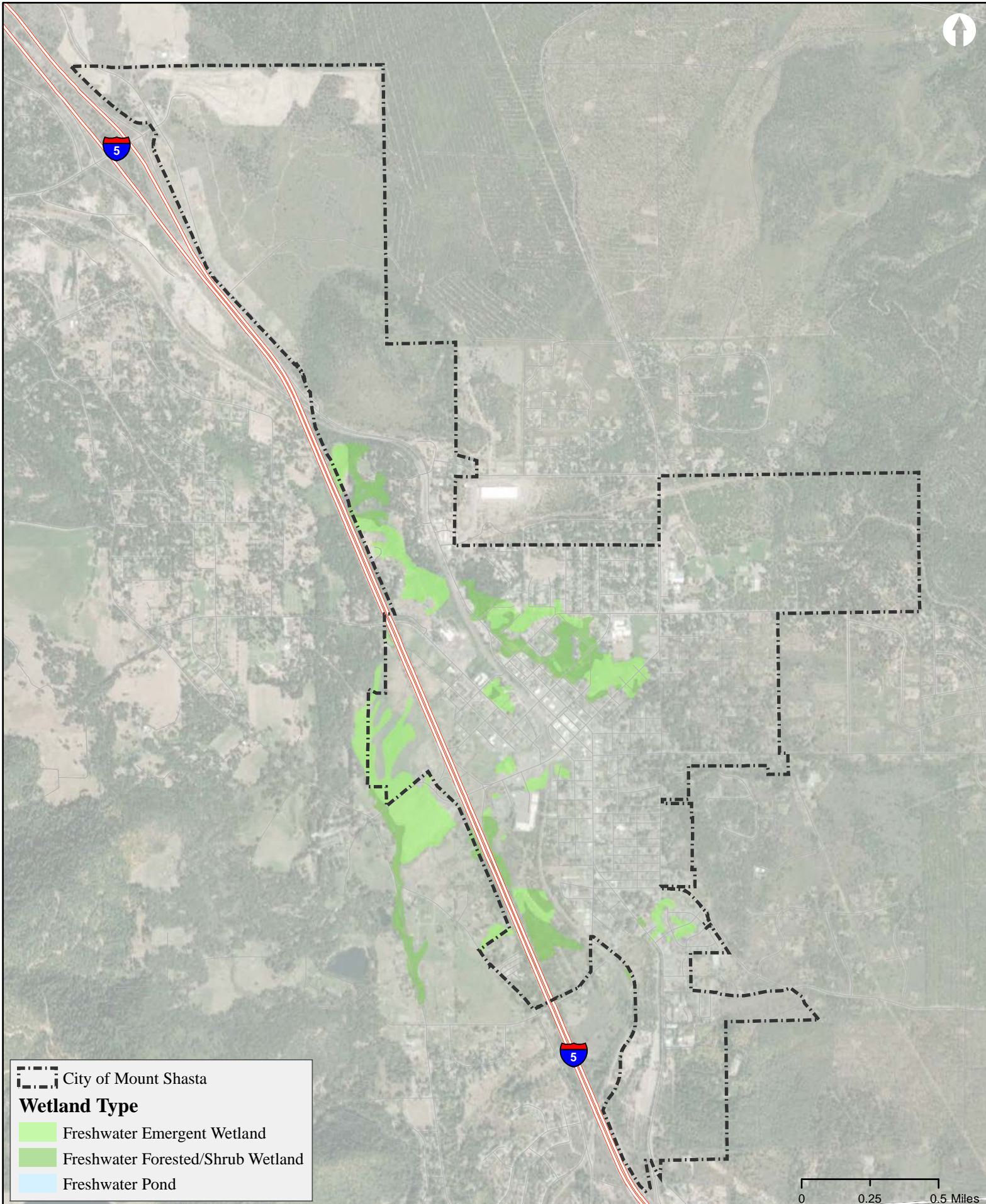
FIGURE SET

Figure Number	Figure Title
Figure B-1	Fire Hazard Severity Zones
Figure B-2	National Wetland Inventory
Figure B-3	RHNA Site
Figure B-4	RHNA Site and Buffers
Figure B-5	Suitable Emergency Shelter Parcels
Figure B-6	Lands Available and Suitable for Residential Development



City of Mount Shasta
Fire Hazard Severity Zones

Figure B-1
Map Date: 9/21/2022



City of Mount Shasta

Wetland Type

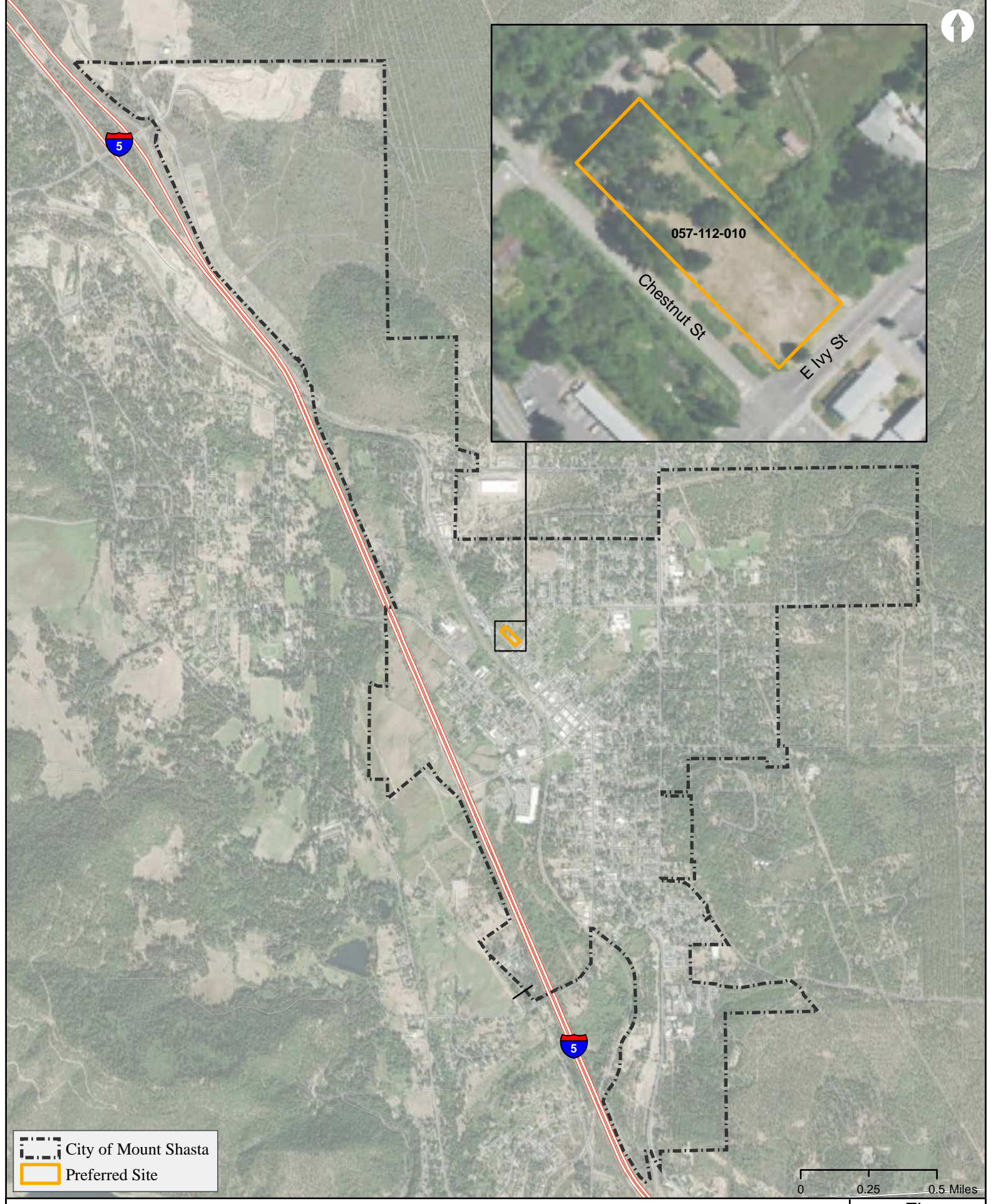
Freshwater Emergent Wetland



Freshwater Forested/Shrub Wetland

Freshwater Pond

City of Mount Shasta

National Wetland Inventory

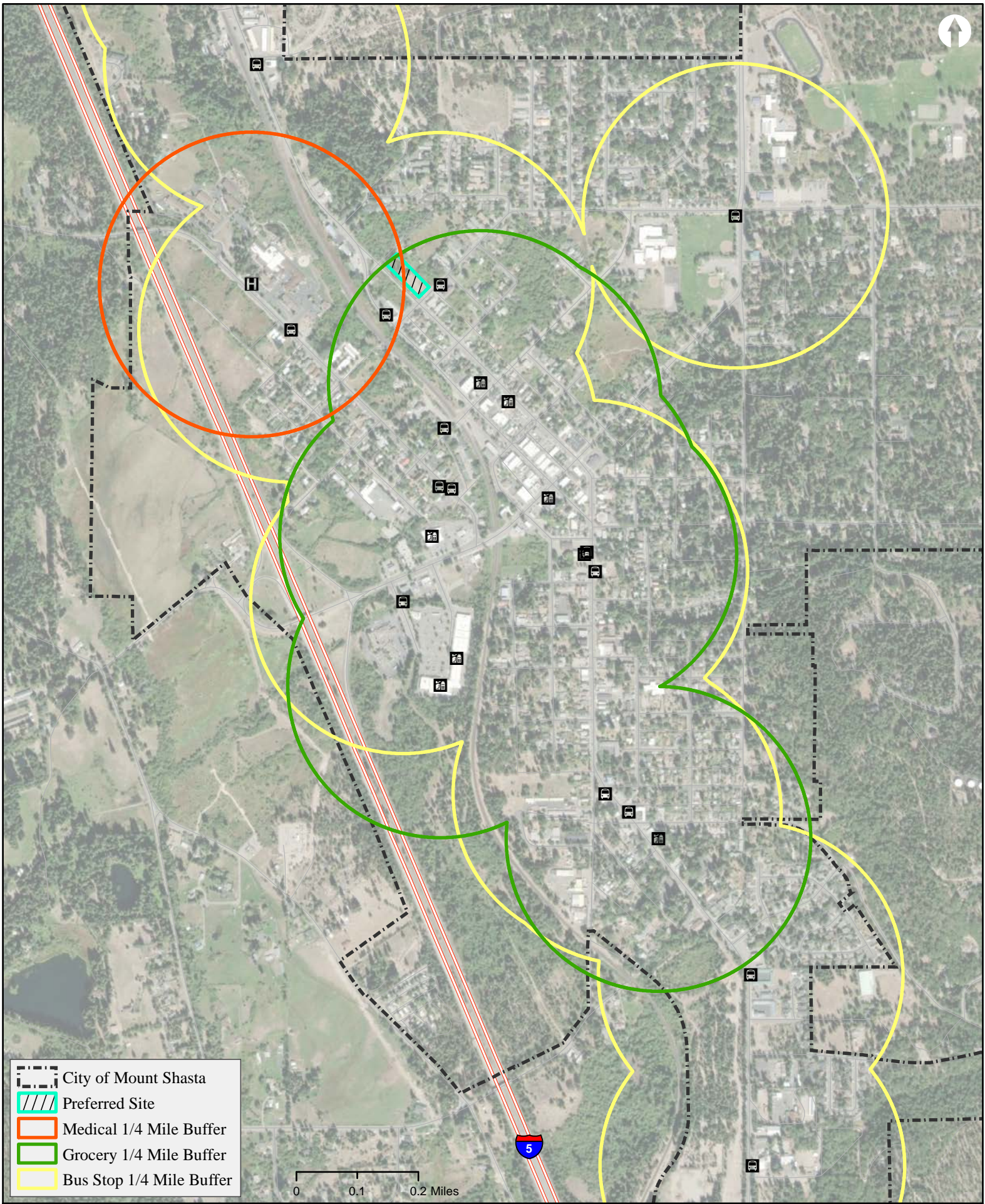


 City of Mount Shasta
 Preferred Site

City of Mount Shasta
RHNA Site

Figure
B-3

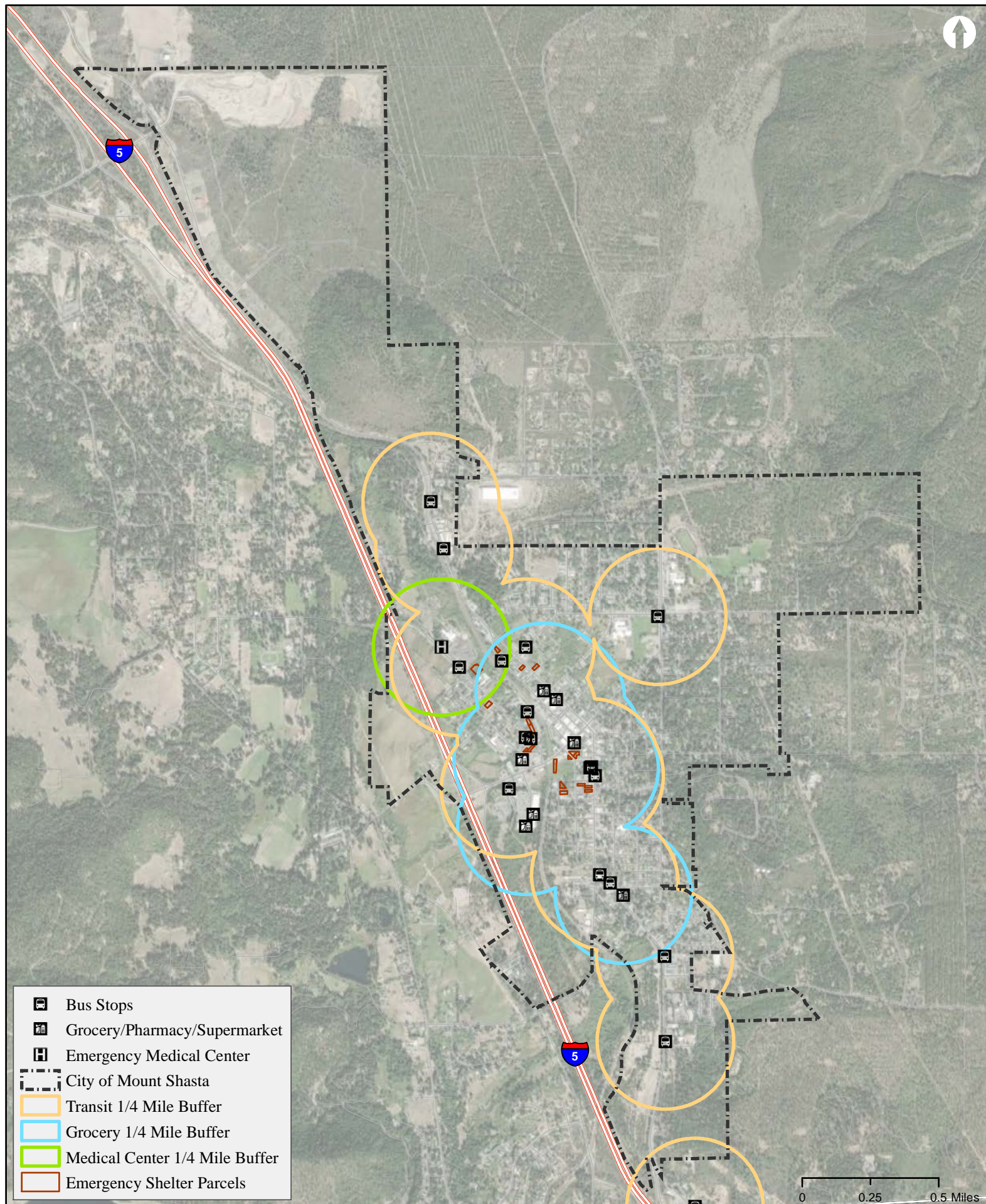
Map Date: 5/26/2023



City of Mount Shasta RHNA Site and Buffers

Figure
B-4

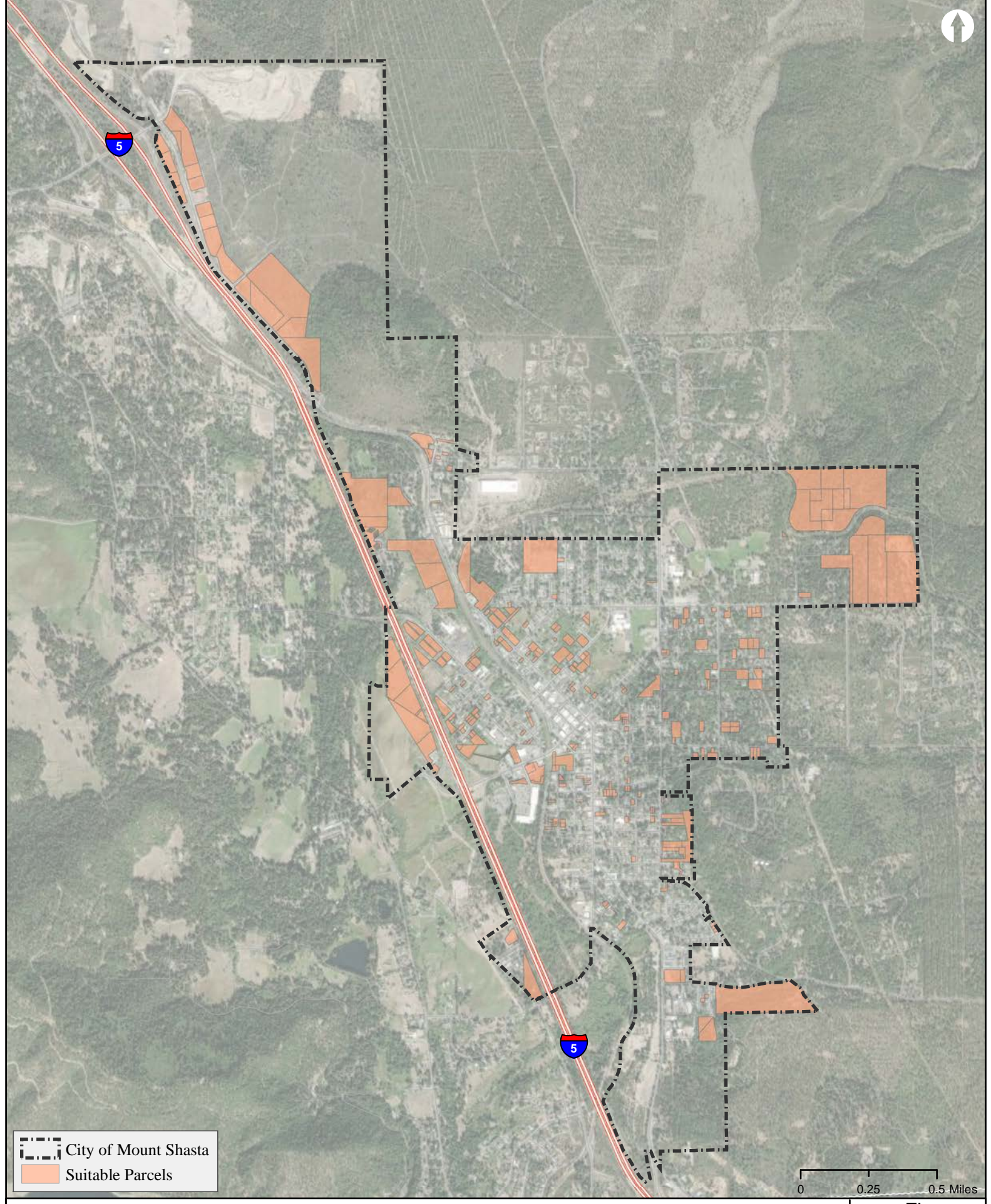
Map Date: 6/2/2023





City of Mount Shasta Suitable Emergency Shelter Parcels

Figure
B-5

Map Date: 3/10/2023



 City of Mount Shasta
 Suitable Parcels

City of Mount Shasta - Lands Available and Suitable for Residential Development

Figure
B-6
Map Date: 3/20/2023