



County of Calaveras Department of Planning

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Initial Study / Mitigated Negative Declaration
Review Period: March 20, 2020 through April 20, 2020

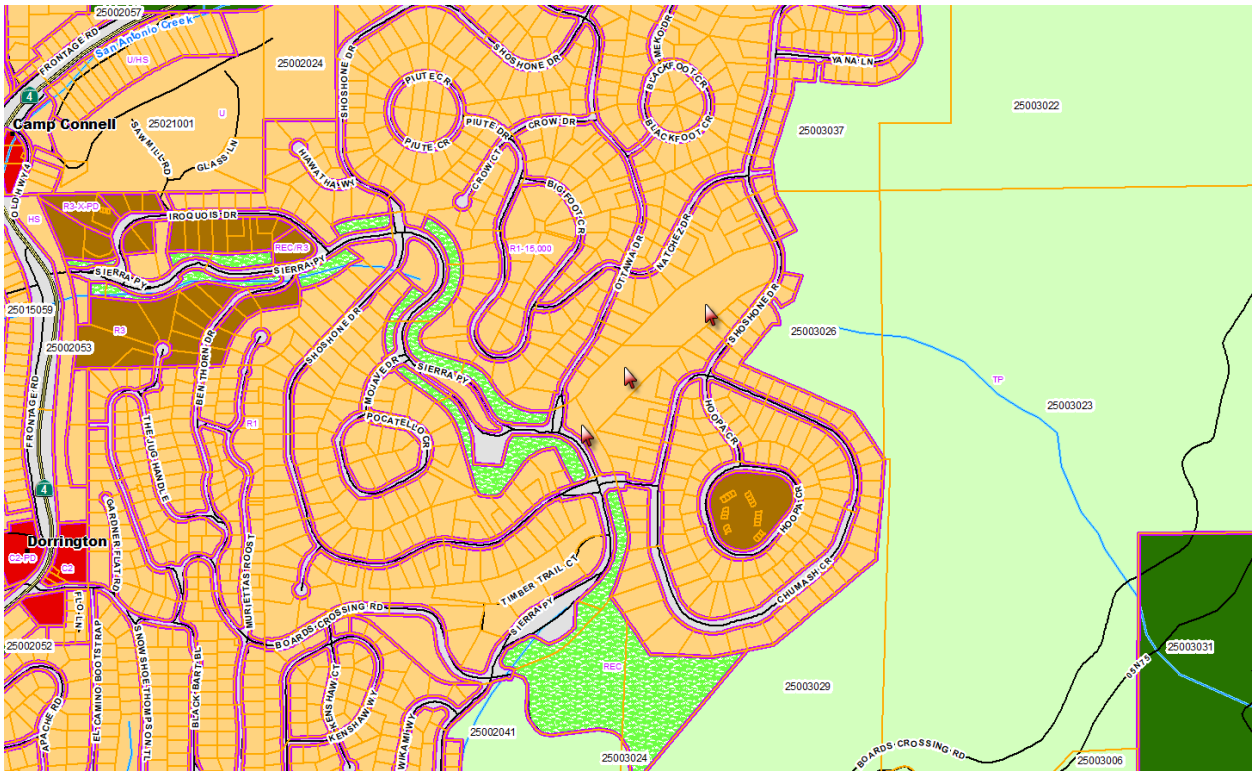
Initial Study ENVIRONMENTAL CHECKLIST

For: Sierra Parkway
2019-052 TSTM
Assessor's Parcel No. 023-033-003, 023-054-001 & 023-055-001

1. Project Title: 2019-052 Tentative Subdivision Tract Map for Sierra Parkway Properties
2. Lead Agency Name and Address: Calaveras County Planning Department
891 Mountain Ranch Road, San Andreas, CA 95249
3. Contact Person and Phone Number: Gina Kathan, Planner III, 209-754-6394
4. Project Location: 2542 Located at Shoshone Drive, Camp Connell, the subject property is comprised of three (3) legal parcels; APN: 023-033-003, 023-054-001, and 023-055-001 are portions of Sections 07 & 12, T05N, R16E, MDM.
5. Project Sponsor's Name and Address: Sierra Parkway Properties, 244 Glorietta Blvd., Orinda, CA 94563
6. General Plan Designation: Residential Low Density
7. Zoning: Single Family Residential (R1)
8. Project Description: The applicant proposes to divide three separate legal parcels within the Big Trees Village Subdivision totalling 15.29± acres into six (6) single family residential parcels ranging in size from 1± to 3± acres.
9. Project Location: The subject property is located at 2542 Shoshone Drive, Camp Connell. APN: 023-033-003, 023-054-001, and 023-055-001 are portions of Sections 07 & 12, T05N, R16E, MDM.
10. Surrounding land uses and setting: The subject parcels are located within a residential subdivision, Big Trees Village. Primarily, the subdivision consists of existing single family residences as well as undeveloped parcels that range in size from 0.50 to 1.50 acres, zoned Single Family Residential (R1). There are larger acreage lots adjacent to Sierra Parkway zoned Recreation (REC) that were originally offered for public use, but never accepted by the County. Now privately owned, the REC zoned parcels are either developed with a single family residences or unimproved property. There are a few pockets of land zoned Multi-Family Residential (R3), but not all are developed with multi-family housing. Directly to the East of the subdivision is approximately 600+ acres of timberland owned by Sierra Pacific Industries. The project is located east of SR 4 and the community of Camp Connell at approximately 5,000 feet above sea level. The project site is served by existing roads within the subdivision, municipal water provided by Calaveras County Water District and individual on-site sewage disposal systems.

Location	General Plan Designation	Zoning	Land Use
North	Residential Low Density	Single Family Residential (R1)	Residential, single family

South	Residential Low Density, Residential High Density	Single Family Residential (R1), Multi- family Residential (R3)	Residential, single family & multi-family
East	Resource Production	Timber Production (TP)	Timber Production land owned by Sierra Pacific Industries
West	Residential Low Density, Parks and Recreation	Single Family Residential (R1), Recreation (REC)	Residential, single family, Open Space



11. Other public agencies whose approval is required: None

12. Have California Native American Tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code §21080.3.1?

No

If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? N/A

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance

DETERMINATION (To be completed by Lead Agency):

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared.
- I find that, although the original scope of the proposed project **COULD** have had a potentially significant effect on the environment, there **WILL NOT** be a significant effect because revisions/mitigations to the project have been made by or agreed to by the applicant. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a potentially significant effect on the environment and an **ENVIRONMENTAL IMPACT REPORT** or its functional equivalent will be prepared.
- I find that the proposed project **MAY** have a potentially significant impact on the environment. However, at least one impact has been adequately analyzed in an earlier document, pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis, as described in the report's attachments. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the impacts not sufficiently addressed in previous documents.
- I find that, although the proposed project could have had a significant effect on the environment, because all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to applicable standards, and have been avoided or mitigated, pursuant to an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, all impacts have been avoided or mitigated to a less-than-significant level and no further action is required.



Gina Kathan, Planner III
Project Planner

3-18-20

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

Environmental Impact Analysis:

The proposed project is for a Tentative Subdivision Tract Map to divide 15.29± acres into six (6) single family residential parcels ranging in size from 1± to 3± acres. The property is located between Big Trees Village, Units 5, 6 & 7 with Sierra Parkway to the south and Shoshone Drive to the north. The property is part of the original Big Trees Village subdivision and was a Scenic Parkway parcel, originally zoned Recreational (REC). The property was never accepted for public use despite the original developer's attempts to transfer title for the property to the subdivision HOA. Ebbetts Pass Fire Protection District acquired title to the property with the original intent to construct a fire station. After deciding that the location was not suitable for a fire station, the District sold the land after the General Plan Designation of the property was changed from Natural Resource Land-Timberland to Community Development Land-Dorrington Community Center and the zoning changed from REC to R1 (Single Family Residential). A TSTM to subdivide the property into 15 parcels was approved in 2004 with CCWD water and individual onsite sewage disposal systems. The tentative map expired in 2007, prior to a final map being recorded. In 2010, the landowners applied for essentially the same map except the proposal included three community septic systems instead of individual onsite sewage disposal systems. The Planning Commission approved the map for three years. Subsequent to initial 3 years and an additional 2 years of automatic state extensions, the Planning Commission also granted a 3 year extension of time. With the map due to expire August 23, 2020, the landowner applied for a new tentative map reducing the numbers of lots from 15 to 6 stating that by eliminating the interior road system and communal septic leech fields, the proposal is a more viable project. Since the new tentative map was submitted, the General Plan Update was adopted by the County Board of Supervisors, changing the land use designation to Residential Low Density (RLD). This designation identifies single family residential development in areas with public water and sewer service. Even though the parcels are not served by public sewer, the greater portion of the Big Trees Village Subdivision is designated RLD. The 1-3 acre parcel sizes are consistent with RLD building intensity noted in the General Plan.

I. AESTHETICS

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Except as provided in Public Resources Code §21099, would the project:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage points). If the project is in an urbanized area, would the project conflict	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

with applicable zoning and other regulations governing scenic quality?

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

DISCUSSION

a.-b. Less than Significant Impact – The County’s Conservation and Open Space Element of the General Plan encourages the conservation of natural and historic landscapes, particularly along the Ebbetts Pass Scenic Highway corridor. Located east of SR 4 within the Big Trees Village Subdivision, the project site is not viewed from the Scenic Highway 4 corridor. In fact, the project can be considered as an in fill project as existing roads, municipal water and residential homes surround the project site. The site, for the most part is relatively flat and void of any ridgelines or stands of oak trees. The site is however, heavily wooded with other trees identical to the surrounding properties. Similar to the other residential lots in the subdivision, a number of large trees, including commercial timber species and Black Oak, with an understory of shrubs covers the 15.29 acre project site. Much like the devastation across California, the project site suffers the impact from the Bark Beetle and drought conditions. Consistent with General Plan Policy COS 1.1, the large dead trees and brush on the project site have been removed to reduce wildlife fuels. Although there is no new development proposed with this project, there is potential for the construction of a residential unit on each proposed lot, which would necessitate the removal of some trees. The proposed parcel sizes being 1 – 3 acres are large enough to develop each site residentially while still retaining the natural landscape necessary to maintain the rural character and scenic beauty of the property.

c. Less than Significant Impact – The proposed parcel sizes are larger than the surrounding lots and underlying R1 zoning designation. The addition of single family residence on each proposed lot would not degrade the value of the existing visual character. Development on the proposed parcels would be similar in nature as to what currently exists all around the proposed project site. The site was previously considered for recreation purposes and a fire station lot, both of which were never followed through on and the site was subsequently rezoned to R1. Rezoning the land to R1 came with the notion that in the future, the parcels could be subdivided into a number of single family lots. The proposed subdivision is consistent with that notion and the character of the overall vision of Big Trees Village.

d. Less than Significant Impact – The division of land into 6 parcels would generate a small amount of new light from a new single family residence and automobile lights. Currently, the site does not generate night lighting. Generation of new light sources would be comparable to and consistent with the light and glare effects of the existing development in the area. Through the issuance of building permits, external lighting sources would be verified to ensure that the overuse of outdoor lighting and reflective materials be reduced to a level of less than significant.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

Approximately 42% of the County's 663,000± acres are in agricultural production with 30% of that total in farmland and rangeland and 12% in timber production (USDA, 2012). Non-timber agricultural lands are primarily under private ownership in Calaveras County although a portion of the Stanislaus National Forest and U.S. Bureau of Land Management lands are leased for grazing. Approximately half of land grazed in the County is owned by local ranchers with the remainder leased from resident, non-resident, public, and private landowners. Historically, cattle and timber have been the leading agricultural commodities in the County. Cattle and calves, wine grapes and walnuts are the County's three largest non-timber agricultural commodities by gross production value. Other agricultural products with a long history in the County include poultry, apiary, sheep, hay, olives and apples. The California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) identifies state designated prime, unique or other important farmlands. Calaveras County and other foothill counties were not included in the FMMP at the time of preparation of this initial study. Prime farmland has been identified under the Williamson Act program based on the agricultural crop produced, including grapes, walnuts, olives, apples and other crops.

- a. No Impact - The subject parcel is currently zoned Single Family Residential (R1) and a request is being made to subdivide the land into 6 parcels ranging in size from 1 – 3 acres. The subject property is not designated as prime, unique or farmland of statewide importance. The property is not currently being used for any type of agricultural operations or being converted to a non-agricultural use nor does the property qualify for the Agriculture Preserve under the Williamson Act.
- b. No Impact - The subject property is not currently under a Williamson Act Contract per the County Assessor's office records. The division of land does not conflict with any agriculture use of the property. The property is not currently used for agriculture production and the proposed land division is consistent with parcels adjacent to and surrounding the subject property.
- c. No Impact – The subject property is zoned Single Family Residential (R1) as are the surrounding parcels located within the Big Trees Village Subdivision. The parcel was previously zoned Recreation (REC)
- d. Less than Significant Impact – The property is currently zoned Single Family Residential (R1), which is consistent with the existing Big Trees Village development. The existing zoning designation is not typically used for commercial timber harvesting. The removal of trees will be minimal as the proposed lots are larger residential lots ranging in size from 1 to 3 acres; large enough to accommodate the development of a single family residence and associated residential structures without a significant loss of trees. The proposed parcels are too small to be marketable as viable commercial timber. The harvesting of any trees will require a permit from the State Department of Forestry and Fire Protection, Cal Fire.
- e. No Impact – The land division would not cause additional changes in the existing environment that could result in the conversion of farmland to non-agricultural uses or forest land to non-forest land. The requested entitlement or potential to construct a new single family dwelling on one or all of the proposed 6 lots would not diminish the production of existing agricultural uses in the area or have an impact on adjacent forest land.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The proposed project is located in Calaveras County, which is part of the Mountain Counties Air Basin (MCAB). Air quality within Calaveras County is under the jurisdiction of the Calaveras County Air Pollution Control District (CCAPCD). Although the County has experienced relatively good air quality, it has been classified as a non-attainment area for the State and Federal ozone standards (1-hour and 8-hour) and State particulate matter standards (PM2.5 and PM10). To become designated as a non-attainment area for the State and/or Federal standards, there must be at least one monitored violation of the ambient pollutant standards within the area's boundaries (see Table 1). An area is designated in attainment of the State standard if concentrations for the specified pollutant are not exceeded. An area is designated in attainment for the federal standards if concentrations for the specified pollutant are not exceeded on average more than once per year.

- a. Less than Significant Impact – The California Environmental Quality Act (CEQA) requires that projects be consistent with the local management plan and the State Implementation Plan (SIP). A consistency determination plays an essential role in local agency project review by linking local planning and unique individual projects to the County General Plan and the SIP in the following ways: (1) it fulfills the CEQA goal of fully informing local agency decision-makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are fully addressed; and (2) it provides the local agency with ongoing information assuring local decision-makers that they are making real contributions to clean air goals contained in the SIP. Projects that are consistent with the local general plan are, therefore, considered consistent with the air quality management plan. As proposed, the project represents an adjacent development in an existing residential area. No significant air quality impacts have been identified for either construction or operation of the project. As such, the project is consistent with the goals of County General Plan, the SIP. And does not present a significant air quality impact.

b. Less than Significant Impact – Construction Impacts: – Air quality impacts may occur during site preparation and construction activities required to implement the proposed land use. Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of soil and material disturbance during site preparation and grading activities, and the emission of ROG's during the painting of the structures. As noted, the project involves the construction of single-family residential units. CCAPCD's Rule 205 governs fugitive dust emissions from construction projects. This rule includes Dust Management techniques that must be undertaken for all construction projects to ensure that no dust emissions from the project are visible beyond the property boundaries. Adherence to Rule 205 is mandatory and as such, does not have to be denoted as mitigation under CEQA. The following analysis assumes the use of the minimal measures specified in Rule 205. The emissions associated with the heavy equipment for paving activities are considered by the model in the construction of the project. Note that all emissions are well within their respective threshold values and the impact is less than significant.

Table 1 represents the established CCAPCD thresholds for land use.

Table 1

Thresholds of Significance (lbs / day)			
	ROG	NOx	PM ₁₀
Construction Emissions	150	150	150
Operational Emissions	150	150	150

Table 2 represents the estimated emissions for the project. The emissions listed are the estimated values from the CalEEMod program (2014 version) supplied by the California Air Resources Board which is the accepted program for calculating such values. As the specific parameters for construction of each residence on each lot have not been identified at this stage, a representative residence was used to estimate the emissions during construction. This model assumes that each residence will be built in series and will take ~200 days for each. Each residence is assumed to be 3500 square feet, including driveways, garages, patios, and landscaping.

Table 2

Source	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10 Total	PM2.5 Dust	PM2.5 Exhaust	PM2.5 Total
Site Preparation										
Off Road Diesel	2.54	26.89	17.01	0.02	1.17	1.47	2.64	0.6	1.35	1.95
Worker Trips	0.04	0.06	0.61	0	0.09	0	0.09	0.02	0	0.02
Totals	2.58	26.95	17.62	0.02	1.26	1.47	2.73	0.62	1.35	1.97
Grading										

OffRoad Diesel	2.07	21.94	14.09	0.01	0.98	1.2	2.18	0.51	1.1	1.61
Worker Trips	0.04	0.06	0.61	0	0.09	0	0.09	0.02	0	0.02
Totals	2.11	22	14.7	0.01	1.07	1.2	2.27	0.53	1.1	1.63
Building Construction										
Off Road Diesel	3.6	21.56	15	0.02	0	1.49	1.49	0	1.43	1.43
Vendor Trips	0	0	0	0	0	0	0	0	0	0
WorkerTrips	0	0	0	0	0	0	0	0	0	0
Totals	3.6	21.56	15	0.02	0	1.49	1.49	0	1.43	1.43
Asphalt Paving										
Off Road Diesel	1.4	14.6	9.17	0.01	0	0.89	0.89	0	0.82	0.82
Worker Trips	0.07	0.09	0.99	0	0.15	0	0.15	0.04	0	0.04
Totals	1.477	14.69	10.16	0.01	0.15	0.89	1.04	0.04	0.82	0.86
Coating										
Off-Gas	2.76	0	0	0	0	0	0	0	0	0
Off Road Diesel	0.41	2.57	1.9	0	0	0.22	0.22	0	0.22	0.22
Worker Trips	0	0	0	0	0	0	0	0	0	0
Coating Totals	3.17	2.57	1.9	0	0	0.22	0.22	0	0.22	0.22
Totals										
Totals All	12.93	87.77	59.38	0.06	2.48	5.27	7.75	1.19	4.92	6.11
Daily Threshold	150	150	x	x	x	x	150	x	x	x
Exceeds	No	No	No	No	No	No	No	No	No	No

As shown in the Table 2, the project falls well below the established thresholds that were used to determine if impacts would be created or air quality standards violated, therefore, it would have a less than significant impact related to the items discussed above.

- c. Less than Significant Impact – Implementation of the proposed project, which includes future residential use of 6 parcels will not produce significant levels or concentrations of pollutants or objectionable odors. During construction, it is possible that fumes from idling trucks could be emitted but not at a level that would cause significant problems or compromise respiratory or immune systems of sensitive receptors, as no sensitive receptors are located in the vicinity of the project site. Construction of the proposed project would create some pollutants, but the construction period would be intermittent. A limited amount of local traffic would be added to existing roads as a result of development of the six parcels.
- d. No Impact – The proposed project would not create any objectionable odors and is not near any sensitive receptors.

IV. BIOLOGICAL RESOURCES

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. – d. Less than Significant Impact – Special status species that are common in various locations throughout Calaveras County include the California Tiger Salamander and Red Legged Frog. The subject property is not located in an area prone to these special status species based on information provided to the County by US Fish and Wildlife and CA Department of Fish and Game (CDFG). However, based on the California Natural Diversity Data Base (CNDDDB) and previous documented sightings, the subject property required a survey for a species of concern known as the California Spotted Owl. The project site is absent of any wetland areas and would not affect any migratory fish and/or birds. No large cavities or abandoned raptor nests were observed on the project site. There were no visual signs of regulated species occupying the site during the survey.

The project site lies in an area where the California spotted owl has been known to nest and utilize. Strange Resource Management provided written documentation dated October 19, 2019 with their results from six different owl surveys conducted on the project site (Attachment 1). Specific survey techniques used for the survey included those identified in the February 2, 2011 “Protocol for Surveying Proposed Management Activities that May Impact Northern Spotted Owls”, with slight modifications for the California Spotted Owl in the Sierras. A 1-year, six visit nighttime spot calling survey was completed for the project to coincide with the nesting and rearing season for the California Spotted Owl. The night surveys were conducted on July 14, July 28, August 11, August 25, September 8 and September 22, 2019. In addition, Strange Resource Management provided a Biological technical memorandum and regulated species survey dated October 19, 2019. The entire project area was surveyed on two separate dates, July 14 and August 25, 2019, prior to the surveys of the same area for the California Spotted Owl. The survey technique included a pedestrian survey, walking throughout the site to evaluate all potential habitat and record observations of wildlife and plant species. This survey recorded both direct and indirect observations of wildlife species on or near the project site.

California Spotted Owl – To date, Strange Resource Management has not heard or observed California spotted owls on the project site or within a 1.25 mile perimeter of the project. Methods used included hooting for owls in the evening and night using electronic tapes of the California spotted owl within the planned subdivision, extending to a perimeter of 1.25 miles around the proposed project. Calling stations were spaced between 0.25 and 0.5 miles apart. All the surveys were conducted during suitable weather conditions and the large amount of snowfall late into the season would typically cause the owls to nest later than normal. Trees and vegetation characteristics of the site provide potential but somewhat marginal habitat for the owl. The project site and adjacent area has a medium dense canopy closure of maturing trees. The site lacks the preferred owl habitat characteristic of standing snags and live trees with broken tops. This type of habitat does however, exist near the project site. The owls prefer older forest stands with multi-layered canopies of several tree species of varying size and age, both standing and fallen dead trees and open space among the lower branches to allow flight under the canopy.

The number of homes adjacent to the project site is a deterrent for the owls. Noises associated with residential development such as music, barking dogs and pedestrian and vehicle traffic may also prevent the owl from using the project site for nesting purposes.

The historic commercial logging operations near the project site continue to survey for the owls as a requirement of timber harvest permits. To date, the historic surveys in the area reported by the CDFG have failed to identify owl territories with 2 miles of the project site. The CNDDDB has identified historic owl territories as close as 2.1 miles of the project site.

Although highly unlikely, it can't be ruled out that the California spotted owls could potentially use the site on a short-term temporary basis while moving through the area. Based on this statement, pre-disturbance surveys immediately before and during tree removal and road construction activities are warranted to mitigate for potential impacts to owls. Mitigation measures BR-1 and BR-2 are provided to reduce this potential impact to less than significant.

- e. Less than Significant Impact – The project site is heavily wooded with trees as discussed in the Agricultural and Forest Resources section of this document. These trees are not protected by a local policy or ordinance.
- f. No Impact - There are no plans in effect within the area where the subject property is located, therefore the proposed project would not conflict with any adopted conservation plans on a local, regional or state level.

MITIGATION MEASURE BR-1

- If tree removal and/or construction is to take place during the nesting season (February 1 through August 31), a pre-disturbance bird nest survey must be conducted on the project site by a certified biologist within 15 days of the initiation of project construction and/or removal of large mature trees.

MITIGATION MEASURE BR-2

- If owls are observed on the project site prior to or during initial site construction, the client shall stop work and consult immediately with the California Department of Fish and Game (CDFG) to develop an avoidance and mitigation plan.

V. CULTURAL RESOURCES

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

Cultural resources include buildings, archaeological sites, structures, objects and districts important in local, state, or national history. A detailed history of Calaveras County shows the County's cultural resources are generally representative of the County's history relative to: Prehistoric Native American Occupation, Mining, Agriculture, Water, Transportation and Communications, Ethnicity and Social Systems, Industry, Commerce, and Tourism.

a.-c. Less than Significant Impact – No known cultural resources to have value to local cultural groups have been identified for the project site. The project application was circulated to the local Native American representatives with no response. Prior to this application, two larger subdivision projects were approved for the project site. Local Native American groups were

involved in the application and CEQA process for which no potential resource were noted to exist. Under the 1986 General Plan, the site was listed in a low resource sensitivity area; distinguishing that the discovery of significant sites is unlikely. There is always potential with the development of any land that buried archaeological remains could be present. As earth-moving activities commence on the site, the potential to unearth human buried remains increases. Standard construction practices prevail and all earth movement would be halted immediately and appropriate authorities notified. Authorities would include the County Coroner if human remains are discovered or a qualified archaeologist if prehistoric or historic-period artifacts are found.

VI. ENERGY

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a. Less than Significant Impact – Currently, there are three legally existing parcels within the Big Trees Village Subdivision. The proposal is to create three additional parcels, totaling six single family residential parcels for future development. The Big Trees Village Subdivision consists of 9 units totaling 1,878 existing parcels. All new homes in California must comply with energy efficient building standards, reducing energy usage. Public transportation is available in Calaveras County, but services are limited. A single family residence generates an average of ten (10) vehicle trips per day resulting in sixty (60) additional vehicle trips per day. Goods and Services are limited in this area of County presuming that shopping will be completed while residents are away from home during the day, resulting in fewer vehicle trips. The increased energy usage resulting from six residential parcels is incremental when compared to the existing baseline in the surrounding area.
- b. Less than Significant Impact – Calaveras County has not adopted a local renewable energy or energy efficient plan. All new construction must comply with adopted State Regulations.

VII. GEOLOGY AND SOILS

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

- a. Less than Significant Impact – Calaveras County is in an area of historically low seismic activity within the Sierra Block of Seismic Risk Zone 3. The County is not in, adjacent to, or crossed by, an Alquist-Priolo Earthquake Fault Zone. The County’s potentially active faults include the Bear Mountain and Melones Fault Zones, part of the Foothills Fault System, which pass through the western County near Valley Springs, Mokelumne Hill and south of Copperopolis. More distant is the Sierra Frontal Fault System along the eastern edge of the Sierra Nevada Range with a low likelihood of generating seismic activity in the County.
- b.-e. Less than Significant Impact – Soil-related hazards that have or may occur in the County include landslides, erosion, unstable slopes, mudslides, debris flows, rockfalls, expansive soils, asbestos-containing soils and related hazards. Calaveras County contains a wide range of soils that have varying levels of susceptibility to erosion, ranging from slight to

extremely high (NRCS 2007; Calaveras County Farm Advisor’s Office 1982). Areas with slopes greater than 20 percent may be susceptible to erosion, instability, or landslides -- especially during periods of high rainfall or snowmelt. The majority of the project site has moderate slopes from 0 – 20% with slightly steeper slopes along Sierra Parkway and Shoshone Dr. of 31% - 40%. Several soil types in the County include potentially expansive materials (e.g., clay). The subject parcel is located in a slight to moderate erosion area of the County. Soil group 7, which is moderately coarse, acid soils over weathered granite with good natural drainage. This group has moderate to high erosion potential. Soil erosion and loss of topsoil is expected during future construction/development of the site. Existing codes and Best Management Practices that regulate erosion control would be implemented during wet winter months and during future grading and development of the property in compliance with Title 8 as it pertains to the County’s grading ordinance and improvement standards. The project site would undergo some grading and potentially fill in certain areas and soil erosion from water runoff is very remote. If there are site specific concerns by Public Works, further investigations would be required during the grading, improvement and building permit process. The project site will utilize separate on-site wastewater disposal systems. Environmental Health has not indicated via a comment letter that the project is unable to support wastewater disposal systems.

- f. No Impact – The site does not consist of any rock outcroppings or geologic features. See discussion under Cultural Resources above for further details.

VIII. GREENHOUSE GAS EMISSIONS

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

SB 375, (Chapter 728, Statutes of 2008) links land use planning, transportation planning, affordable housing and CEQA to greenhouse gas reduction. The state-wide target is to reduce emission levels by 2020 to those of 1990. While it is unlikely that programs Calaveras County may adopt will play a significant part in overall reductions, every jurisdiction must play its part in addressing the issue. SB 375 does not apply to Calaveras County because it is not a part of a Metropolitan Planning Organization (MPO). However, as a part of the environmental review of this project, air quality and greenhouse gas emission impacts must be addressed. Development of a Sustainable Community Strategy (SCS) is a primary tool to identify and achieve greenhouse gas reduction goals. Additionally, vegetation, open space, and natural resource lands have the ability to sequester carbon. Management activities that sequester carbon also provide additional benefits such as protection of watersheds, enhanced wildlife habitat, and reduced soil erosion.

a. – b. Less than Significant Impact - Based on the air quality modeling estimate for residential housing units, short-term construction impacts would not result in significant impacts based on the Calaveras County Air Pollution Control District regional thresholds of significance (reference BAAQMD CEQA Air Quality Guidelines, May 2017). In terms of proposed Project construction related impacts and operations related local impacts, the proposed Project would not conflict with any applicable state or county plan, policy, or regulation currently in place, or violate any air quality standard, or contribute substantially to an existing or projected air quality violation.

IX. HAZARDS AND HAZARDOUS MATERIALS

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a. – c. No Impact –The proposed project does not include the use, transport or disposal of hazardous materials. Any future development of the six proposed parcels would include a single family dwelling. Commercial and/or industrial developments are more likely to use or store hazardous materials, but would not be allowed in the R1 zoning designation. The permitted uses within the R1 zoning designation are not associated with hazardous materials.
- d. No Impact – The subject property is not located on a site listed on a hazardous materials list. The creation of three new parcels does not create a significant hazard to the public or the environment.
- e. – f. No Impact – The subject property is not located within the boundaries of an airport land use plan, public use airport or a private airstrip.
- g. No Impact – The property currently receives services from the Ebbetts Pass Fire District, Cal Fire and the Sheriff. These agencies did not submit a comment letter stating that services or existing emergency/evacuation plans would be compromised for the project site with the creation of the proposed R1 parcels.
- h. Less than Significant Impact – The parcel is located in an area of the County designated as having a Very High FRAP fire hazard. As development encroaches farther into high fire-hazard natural lands, the costs and regulatory requirements associated with reducing fire risk and protecting homes, human lives, and natural resources increase. Cal Fire and the US Forest Service are responsible for and provide wildland fire protection within their jurisdiction, which encompasses virtually all of the county. Project related comments received by Cal Fire were not relative to fire, life and safety; however, the comment letter does address the removal or cutting of commercial tree species during the conversion of timberland to non-timber uses in the project site. The conversion of timberland is further analyzed in the Agricultural and Forest Resources section of this report. The project site has undergone the removal of dead trees for purpose of reducing fire risk. Additional trees will likely be removed for purposes of driveway and building construction. The project site is within the local area of responsibility of the Ebbetts Pass Fire District (EPFD) who responds to structure fires. The EPFD provided a comment to the County requesting the installation of one (1) new fire hydrant in compliance with district regulations. Neither Cal Fire nor EPFD expressed concerns over their ability to adequately serve this development. At the time of a building permit and/or grading permit, the Building Department and Public Works Department will ensure structures and driveways are in compliance with current fire and safety regulations.

X. HYDROLOGY AND WATER QUALITY

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

groundwater recharge such that the project may impede sustainable groundwater management of the basin?

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) result in substantial erosion or siltation on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (iii) create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (iv) impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

- a. Less than Significant Impact – The action of the creating six parcels does not have a direct impact to water quality or storm water drainage systems. However the potential of future development could result in minimal runoff and small amounts of erosion. These issues could occur with the grading and/or construction of a residence or outbuildings. The most common way to deal with these types of issues is through the use of Best Management Practices (BPM's) during all construction related activities such as grading, excavating, etc. These BPM's are utilized and enforced by not only the Public Works department during grading activities, but the Building Department during actual construction of a structure. The runoff would be minimal and is not expected to exceed capacity of the existing storm water drainage system in the area.
- b. No Impact – The only identified groundwater basin in Calaveras County encompasses the western portion of the County. The project will not be served by individual wells; rather, the project is located in the water service area of the Calaveras County Water District (CCWD). CCWD has indicated that there is sufficient capacity to supply water to the project.
- c. Less than Significant Impact – Drainage will be slightly altered with the development of the project site. The site is absent of any significant streams or other waterways that would be potentially affected by the proposed project. See discussion in VII a, e-f above for further discussion on erosion control methods and increased runoff.

- d. No Impact - The project does not involve placement of existing or future housing within the 100-year flood hazard and is not located on a parcel within the 100-year flood hazard. There is no large body of water within the area that would pose a seiche or tsunami hazard or physical/geological features resulting in a mudflow hazard.
- e. No Impact - The western portion of Calaveras County encompasses a portion of the Eastern San Joaquin groundwater sub-basin. The County's Groundwater Management Plan covers this area of the County and has no effect on the project being that it is located in the eastern portion of the County. The project site is located within the Calaveras County Water District (CCWD) service area for water. The project proponent has concept approval from CCWD confirming sufficient capacity to supply water to the project. No further concerns or conflicts were noted by CCWD in their correspondence with the County. Further communication with CCWD confirms there is no water quality control plan in place for this area of the County.

XI. LAND USE AND PLANNING

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a. Less than Significant Impact – The subject parcel is located in the eastern portion of Calaveras County. The land division will not divide an established community. The Big Trees Village development surrounds the proposed project site and includes the same types of development that is proposed with the project. The parcels range in size from 1.09 acres to 3.86 acres in size. The proposed parcels are larger in size than the average parcels in the Big Trees Village Subdivision, but are still characteristic of the area. The proposed project is consistent with the existing land use and zoning designations and is not requesting any changes or deviations. The parcels could be utilized for single family residences, which is similar to what currently exists in the area.
- b. Less than Significant Impact - The proposal is to divide 15.29 acres into 6 parcels that on average are 2 acres. The proposed parcels meet the minimum parcel size for on-site sewage disposal and district water. The project would not conflict with any habitat conservation or natural community conservation plans as there are none adopted for Calaveras County or the for the individual project site.

XII. MINERAL RESOURCES

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a.- b. No Impact – The mine location and mineral resources figures in the General Plan do not indicate the presence of a known mineral resource in the project area. The project would not cause a direct impact to the loss of any known resource locally or region and state wide.

XII. NOISE

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project result in:				
a) Generation of a substantial, temporary, or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a. – b. Less than Significant Impact - There is potential for vibration and increased noise levels in the area during future construction of the six parcels. Noise generated by construction equipment, including earthmovers, material handlers and electrical generators can reach high levels (79 to 90 decibels, A-scale measured at 50 feet). However, construction related

impacts are considered short term in nature and are not expected to be significant. The General Plan states the 60 dB Ldn is the upper limit of exterior noise allowed for a single family land use district. This standard is also acceptable according to the State Office of Noise Control. Other than existing residential dwellings, there are no known potential noise generators in the area. This includes a roadway that would generate noise levels in excess of the 60 db Ldn threshold level stated in the General Plan.

- a. No Impact - The project is not located within an airport land use plan for a public or private air strip.

XIV. POPULATION AND HOUSING

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a. Less than Significant Impact – The proposed project would include the creation of six new parcels, which in turn could result in the construction of a new primary residence on each. That would have a population increase of 2.4 persons per household or a total of 14.4 people. The neighborhood is already an established community and this project is the division of land that was no longer needed by the Ebbetts Pass Fire District for a station site and was previously rezoned to R1. It would not induce additional growth of the area thereby increasing the population substantially.
- b. No Impact – The project does not involve the demolition or relocation of any existing housing on or adjacent to the project site.

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?				

DISCUSSION

a. Less than Significant Impact - Fire & Police Protection – The proposed project would result in six new residential lots which could be used for a single family dwelling. The project was circulated to the EPFPD and the Sheriff’s Department and no objection was provided either in writing or verbally regarding the increase of lots in the area significantly altering response times or other performance objectives. These entities currently provide services to the existing development in the area without difficulty. As previously mentioned in this document, EPFPD did request the installation of new fire hydrant at one location and certification of water flow and suppression requirements.

School, Parks and Other public facilities – The project was circulated to various agencies including the school district and no objection was provided either in writing or verbally regarding the ability to provide services to the newly created parcels. The average persons per household is 2.4 and it is likely that a new student may attend one of the schools located in the Vallecito Union Elementary School District or Bret Hart Union School District. New construction would be required to pay school impact fees mandated by the State. The projected increase in population would not result in the need for additional school or park facilities.

XVI. RECREATION

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

substantial physical deterioration of the facility would occur or be accelerated?

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

DISCUSSION

a. –b. Less than Significant Impact – The additional population that could be generated by the creation of six additional parcels would not increase the use of existing recreational facilities to the extent of needing new facilities. Existing facilities in the area such as Big Trees State Park and others throughout the region are of sufficient size and condition to support the minimal increase in use generate by the project.

XVII. TRANSPORTATION

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a. – b. Less than Significant Impact – The proposed project is located internal to an existing residential development known as Big Trees Village, which includes the necessary roadways and circulation system to support this project. Access to each new parcel will be served by driveways and no new roads will be constructed to serve the project. The applicant will need to obtain encroachment permits for the new access points onto the existing roadways. The increase in traffic that would be generated by six new parcels is insignificant and would not increase existing levels of service (LOS) for the area. On average one home could generate 10 trips per day which in this case would have an increase of 60 trips. Public Works did not indicate that this increase in traffic would require any further studies (traffic study) and presumably traffic impacts were considered when the parcel was rezoned from REC to R1.

c. No Impact – The proposed project would not cause a change in air traffic patterns as the project is not directly under an established flight zone.

- d. Less than Significant Impact – As discussed above the project will require encroachment permits onto the two existing roadways which already meet the County Road Standards. Public Works has requested that the project be conditioned to obtain encroachment permits for both access points. None of the proposed roadways will cause hazardous conditions in the area. The project was circulated to the EPFPD and the Sheriff’s Department and no objection was provided either written or verbal regarding the increase of lots in the area significantly altering response times or other performance objectives.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a. – b. No Impact – The project site is an unimproved, vacant parcel void of historical resources. Calaveras County does not maintain local register of historical resources officially designating or recognizing parcels as historically significant. The project application was circulated to three recognized local Miwuk tribes resulting in no comments or concerns raised by any of the tribes. The same tribes were notified back in 2010 and again in 2011 of two previous projects on the same site. There was no acknowledgment of resources on the parcel and the County received no comments from any of the tribes.

XIX. UTILITIES AND SERVICE SYSTEMS

<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION

- a. No Impact – The Proposed Project is located in a portion of Calaveras County where public water is available but not public sewer. Water will be provided by CCWD and availability must be provided prior to recordation of the final map. The project has received a concept approval from CCWD confirming available capacity to serve the project without the need for new infrastructure or re-location of existing infrastructure. The project is not within a sewer district. The sewage disposal needs of the project will be served by on-site systems. The project proposal was circulated to other utility agencies for an opportunity to comment on the project. The County has not received any letters concerning impacts to their services. There are no on-site utilities that will need to be re-located or otherwise impacted by the project.
- b. Less than Significant Impact – The project is located in the Calaveras County Water District (CCWD) Service area for water service. CCWD has approved a concept report verifying there is capacity to serve water to the project with no requirements for infrastructure improvements.
- c. No Impact – The project is not located in a wastewater service area of the County. Wastewater needs for the project will be served by individual on-site wastewater systems.
- d. – e. Less than Significant Impact – The Avery Recycling and Disposal Transfer Station is located not far from the project site. The facility has adequate capacity to serve the solid

waste disposal needs of the additional residential parcels. The project would not require expansion of the facility to accommodate its needs.

XX. WILDFIRE

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a. Less than Significant Impact – The project site is located in an area of the county classified as a very high fire hazard area. However, the project site is an infill project within the Big Trees Village Subdivision. Development of this site will not impair existing emergency response or evacuation plans. The project will not result in the re-location of existing roads within the subdivision or be required to build new roads to serve the project. The proposed parcels will be served by individual driveways required to meet fire life safety standards set forth in Section 8.10.34 of County Code.
- b. Less than Significant Impact – The creation of new parcels will result in the reduction of fire fuels which will slow or stop the spread of wildfire. Prior to developing each site, the property will be cleared of flammable vegetation for the development of roads and structures. Although defensible space is required to be maintained at all times, homeowners are more likely to maintain defensible space because doing so will improve their homes survival of a wildfire.

- c. Less than Significant Impact – The Ebbetts Pass Fire District requires the installation of a new water hydrant on Sierra Parkway. Driveways exceeding 600’ to structures require additional mitigation for water delivery; however, none of the proposed driveway illustrations exceed 600’ in length. Ebbetts Pass Fire finds the driveways acceptable and no mitigation is required. The project does not result in conditions to further maintenance of infrastructure which might exacerbate the risk of fire.
- d. Less than Significant Impact – The project site is comprised of soil group 7. Group 7 soils are described as moderately coarse, acid soils over weathered granite. These soils have a moderate to high erosion hazard. Areas with slopes greater than 20” may be susceptible to erosion, instability, or landslides, especially during periods of high rainfall or snowmelt. In respect to areas recently affected by wildfires, steep slopes can be the site of fast-moving, highly destructive debris flows in response to heavy rains. Slopes on the project site are less than 20%, posing a less than significant risk to landslides.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
a) Does the project have the potential to Substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a. Less than Significant Impact – Through the use of best management practices and compliance with established County Code, the project does not have the potential to significantly degrade the quality of the environment. As discussed in the biological resources section of this document, six surveys were conducted on the subject property and the findings

were that the project site could potentially house nesting owls. Mitigation measures were provided to reduce impacts to a level of less than significant. The site does not contain any wetlands or water features with characteristics for habitat of species or rare plant life.

- b. Less than Significant Impact – The division of land and future development of residences would not create a cumulative impact to any of the items discussed above. The project is consistent with the General Plan and Zoning Code. The impacts discussed above are either minor in nature or can be addressed through the compliance with County and State Development Standards. Any impacts to the area are minor in nature and do not trip established thresholds or create significant and unavoidable impacts.
- c. Less than Significant Impact – The analysis of environmental issues contained in this Initial Study indicate that the project is not expected to have substantial adverse effects on human beings, either directly or indirectly. Best management practices, compliance with standard regulations and conditions of approval will reduce any impacts to a level of less than significant.

REFERENCES

1. Calaveras County General Plan (CCGP), November 12, 2019.
2. Calaveras County Municipal Code
3. Calaveras County Air Quality Management District, Best Management Practices, 2004.
4. Calaveras County Planning Department Land Use Application date stamped received June 21, 2019.
5. San Joaquin Valley Air Pollution Control District. CEQA Project Analysis Levels
<https://www.valleyair.org/transportation/ceqaanalysislevels.htm>
6. United States Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey.
<https://websoilsurvey.sc.egov.usda.gov/app/WebSoilSurvey.aspx>
7. Spotted Owl Assessment by Strange Resource Management, dated October 19, 2019.
8. Biological Survey by Strange Resource Management, dated October 19, 2019.
9. Department and Agency Comment letters, various dates.