Initial Study/Mitigated Negative Declaration

KAHL

Resolution for Agricultural Preserve Alteration AP14-001(1), Resolution for General Plan Amendment GPA14-006(1), Ordinance for Zone Change RZ14-016(1) and Vesting Tentative Subdivision Map T18-046.

Lead Agency:

Tuolumne County
Community Development Department
48 Yaney Street
Sonora, California 95370
209-533-5633
www.tuolumnecounty.ca.gov

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

DATE: February 6, 2020

SURFACE/MINERAL RIGHTS OWNERs/ Fredrick and Kathleen Kahl

APPLICANT: Robert Ozbirn

PROJECT DESCRIPTION:

1. Resolution for Agricultural Preserve Alteration AP14-001(1) to remove a 90.3± acre parcel from Agricultural Preserve No. 138, which currently consists of 367.7± acres.

2. Resolution for General Plan Amendment GPA14-006(1) to amend the General Plan land use designation of a 90.3± acre parcel from Agricultural (AG) to Large Lot Residential (LR).

3. Ordinance for Zone Change RZ14-016(1) to rezone the project site from AE-37 (Exclusive Agricultural, Thirty-Seven Acre Minimum) under Title 17 of the Tuolumne County Ordinance Code as follows:

PROPOSED ZONING	ACREAGE
A-10 (General Agricultural, Ten Acre Minimum)	68.8±
O (Open Space)	21.5±

4. Vesting Tentative Subdivision Map T18-046 to divide the existing 90.3± acre parcel into 8 parcels as follows:

PARCEL NUMBER	PROPOSED ACREAGE
Lot 1	11.5±
Lot 2^	14.2±
Lot 3	10.3±
Lot 4	10.4±
Lot 5*	10.4±
Lot 6	13.4±
Lot 7	10.0±
Lot 8	10.1±

^ Existing Historic Barns and Garage Structure

* Existing Martin Ranch Residence

LOCATION: The project site is located at 11247 Campo Seco Road, west of the intersection of Campbells Flat Road and Campo Seco Road and southeast of the community of Jamestown. A portion of Sections 11 and 12, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Number 59-010-056. Supervisorial District 5.

SITE DESCRIPTION: The project site straddles Campo Seco Road. Martin Lane is located on the northeast boundary of the site. The site is bounded on the east by Campbells Flat Road. Agricultural properties are to the west and south. The site is located approximately one mile southeast of Jamestown.

The property is currently improved with one residence, two barns, a metal garage/barn, a water tank structure and accessary sheds. The site has historically been known as the Martin Ranch. A segment of the Jamestown Ditch is located in the northwestern portion of the site. Four intermittent streams are located on the property. One intermittent stream runs through the center of the property from the north to the southwest. A second intermittent stream runs along the eastern property boundary. A portion of a third intermittent stream is located near the southeastern property corner. The forth intermittent stream is located south of the residence, which supports dense blackberry growth and riparian vegetation, and connects to the central stream. These intermittent streams are tributaries of Sullivan Creek, which eventually drains to the Lake Don Pedro Reservoir approximately five miles to the southwest of the site.

Elevations on the project site range from approximately 1,600 to 1,650 feet. Slopes range from 10% in the central location of the site, to 20% near the western property boundary. The Tuolumne County Wildlife Maps indicate that the wildlife habitat on the project site consists mainly of annual grassland (ags) and approximately 16.5± acres of residential-park (rsp). However, a site inspection observed the presence of scattered blue oaks, interior live oaks, hybrid oaks, foothill gray pines, ponderosa pines, cedar and valley oaks along the intermittent streams. Understory plants consists of buckbrush, toyon, manzanita and poison oak plants. Elderberry shrubs are located on knoll to the northwest and along the central stream.

The project site is bounded by parcels with the following zoning classifications and General Plan Land use designations:

Assessor's Parcel Number	General Plan	Zoning	Direction
59-460-20	ER	RE-2:MX	Northwest
59-460-21	ER	RE-2:MX	Northwest
59-460-38	ER	RE-2:MX	North
59-460-31	ER	RE-2:MX	Northeast
59-460-32	ER	RE-2:MX	Northeast
59-460-04	ER	RE-2:MX	Northeast
59-010-33	AG	AE-37	East
56-270-41	ER	RE-5	East
56-500-21	ER	RE-2:MX	Southeast
56-500-23	ER	RE-2:MX	Southeast
56-500-24	ER	RE-2:MX	Southeast
59-010-53	AG	AE-37	South
59-010-54	AG	AE-37	South
59-010-57	AG	AE-37	West

Legend:

RE-2 – Residential Estate, Two Acre Minimum
RE-5 -- Residential Estate, Five Acre Minim
AE-37 – Exclusive Agricultural, Thirty Seven Acre Minimum
:MX – Mobilehome Exclusion Combining
ER -- Estate Residential
AG -- Agricultural

DETAILED PROJECT DESCRIPTION: On December 3, 2014, an application was received for this project. On January 29, 2019 the project was revised a final time for the following:

1. Resolution for Agricultural Preserve Alteration AP14-001(1) to remove a 90.3± acre parcel from Agricultural Preserve No. 138, which currently consists of 367.7± acres.

2. Resolution for General Plan Amendment GPA14-006(1) to amend the General Plan land use designation of a 90.3± acre parcel from Agricultural (AG) to Large Lot Residential (LR).

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Lot 5*	10.4±
Lot 6	13.4±
Lot 7	10.0±
Lot 8	10.1±

^ Existing Historic Barns and Garage Structure
* Existing Martin Ranch Residence

The project and revisions were circulated to Advisory Agencies and adjoining property owners on January 14, 2015, September 9, 2017 and February 8, 2019 for comments. Following receipt of information to progress the project, the project was deemed complete in June 2019 and is subject to the 2018 General Plan.

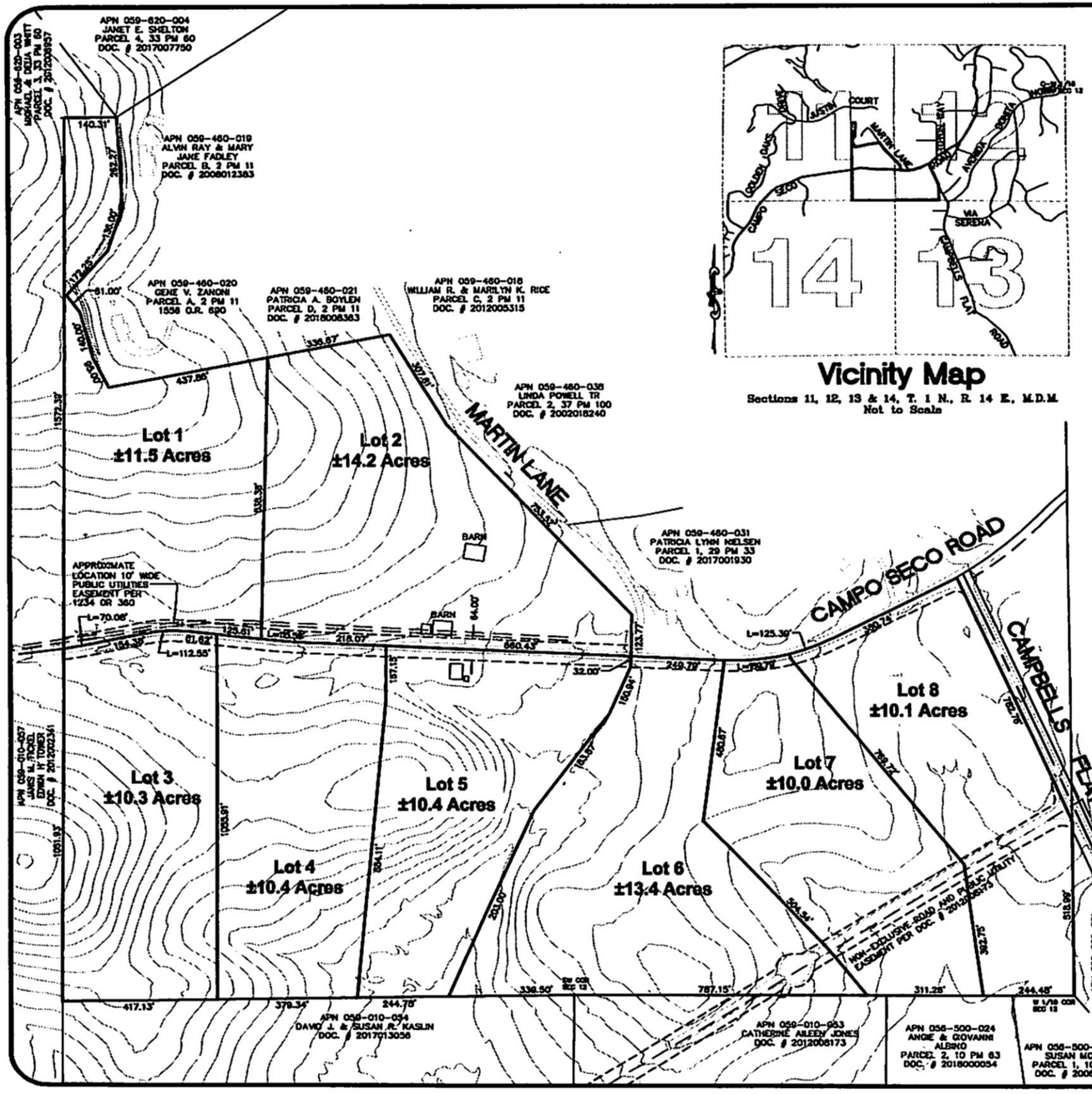
Other Agency Approvals (Public Resource Code Section 21080.3.1 Consultation):

- Office of Parks and Recreation/State Historic Preservation Officer – Reviews the project for compliance with Section 106 of the National Historic Preservation Act.
- California Department of Fish and Wildlife (CDFW) –Reviews/approves project for compliance with applicable rules and regulation, specifically impacts to sensitive plant, animal, and wetland/riparian habitat. Collects CDFW filing fee for review of project environmental document.
- US Fish and Wildlife Service – Reviews/approves applicable rules and regulation, specifically impacts to sensitive plant, animal, and wetland/riparian habitat. The authority to contact regarding buffer protection zones for elderberry shrubs.
- Native American Heritage Commission (for tribal information)
- California State Water Resources Control Board
- Tuolumne Utilities District
- Tuolumne County—for encroachment permits, grading permits, septic permits, well permits and building permits.

Vesting Tentative Subdivision Map, General Plan Amendment and Zone Change Plat

Being a subdivision of Parcel 4 as described in the Certificate of Compliance recorded as Doc. # 2005027558 on file in the Office of the Tuolumne County Recorder, lying within portions of the SE 1/4 of Section 11, and the SW 1/4 of Section 12, Township 1 North, Range 14 East, Mount Diablo Meridian, in the unincorporated area of Tuolumne County, State of California.

SCALE	JOB NO.	FILE	Golden State SURVEYING & ENGINEERING INC
1" = 200'	0564	0564-TPM	
DATE	DRAWING FILE	CHECKED BY	488 South Stewart Street Sonora, California 95370
01/29/2019	0564TPM-P4	RLO	



Vicinity Map

Sections 11, 12, 13 & 14, T. 1 N., R. 14 E., M.D.M.
Not to Scale

GENERAL INFORMATION

Owner/ Applicant:	Frederick & Kathleen Kahl 11247 Campo Seco Road Sonora, CA 95370 (209)
Surveyor / Applicant:	Robert L. Ozbirn LS 5608 Golden State Surveying Engineering 13775A Mono Way # 191 Sonora, CA 95370 (209) 533-4797
A. P. No.:	059-010-56
E. Zoning:	AE-37
P. Zoning:	A-10
E. General Plan:	AG
P. General Plan:	LR
Deed Reference:	Doc. # 2014006508
Map of Record:	N/A
Total Area:	±91 Acres
Water Service:	Tuolumne Utilities District
Sewer Service:	Individual Private Septic System
Fire Service:	±3 Mi. to Jamestown Fire

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

Legend
PHOTO CENTER, FIRE HYDRANT, SIGN, DRAIN INLET, DIRT ROAD, PAVED ROAD, GUARD RAIL
HORZ. VERT. CONTROL, BRUSH, TREE, CULVERT HEAD, POWER POLE, STREET LIGHT, MANHOLE
FENCE, RETAINING WALL, CURB and GUTTER, WATER, MASONRY WALL, MEDIAN BARRIER

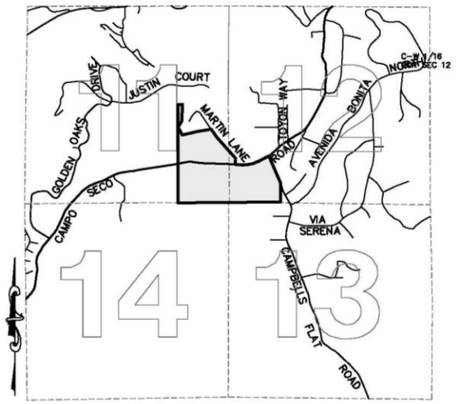
GeoMaps, LLC
3330 MATHER FIELD ROAD
SUITE A
RANCHO CORDOVA, CA 95670
TEL (916) 361-9133 FAX (916) 361-9517

CLIENT: GOLDEN STATE SURVEYING & ENGINEERING
LOCATION: MATHIS RANCH, JAMESTOWN, CALIFORNIA
JOB NO. 34435 PHOTO NO. 34435
SCALE 1"=200' 10' C.I. PHOTO DATE 10/17/2018

Proposed Open Space Exhibit Map

Being a subdivision of Parcel 4 as described in the Certificate of Compliance recorded as Doc. # 2005027558 on file in the Office of the Tuolumne County Recorder, lying within portions of the SE 1/4 of Section 11, and the SW 1/4 of Section 12, Township 1 North, Range 14 East, Mount Diablo Meridian, in the unincorporated area of Tuolumne County, State of California.

SCALE:	JOB NO:	FILED:	Golden State SURVEYING & ENGINEERING INC
1" = 200'	0564	0564-TPM	
DATE:	DRAWING FILE:	CHECKED BY:	488 South Stewart Street Sonora, California 95370
06/03/2019	0564TPM-P4	RLO	



Vicinity Map

Sections 11, 12, 13 & 14, T. 1 N., R. 14 E., M.D.M.
Not to Scale

LEGEND

PROPOSED OPEN SPACE

30' BUILDING SETBACK OR AS NOTED 200' AG BUILDING SETBACK

GENERAL INFORMATION

Owner/ Applicant:	Frederick & Kathleen Kahl 11247 Campo Seco Road Sonora, CA 95370 (209)
Surveyor / Applicant:	Robert L. Ozbirn LS 5808 Golden State Surveying Engineering 13775A Mono Way # 191 Sonora, CA 95370 (209) 533-4797
A. P. No.:	059-010-56
E. Zoning:	AE-37
P. Zoning:	A-10
E. General Plan:	AG
P. General Plan:	LR
Deed Reference:	Doc. # 2014008508
Map of Record:	N/A
Total Area:	±91 Acres
Water Service:	Tuolumne Utilities District
Sewer Service:	Individual Private Septic System
Fire Service:	±3 Mi. to Jamestown Fire

Legend

HORIZ. VERT. CONTROL	PHOTO CENTER	FENCE	
BRUSH	FIRE HYDRANT	RETAINING WALL	
TREE	SIGN	CURB and GUTTER	
CULVERT HEAD	DRAIN INLET	WATER	
POWER POLE	DIRT ROAD	MASONRY WALL	
STREET LIGHT	PAVED ROAD	MEDIAN BARRIER	
MANHOLE	GUARD RAIL		

GeoMaps, LLC
3330 MATHER FIELD ROAD SUITE A
RANCHO CORDOVA, CA 95670
TEL (916) 361-9133 FAX (916) 361-9517

CLIENT GOLDEN STATE SURVEYING & ENGINEERING
LOCATION MATHOS RANCH, JAMESTOWN, CALIFORNIA
JOB NO. 3435 PHOTO NO. 34435
SCALE 1"=200' 10' C.I. PHOTO DATE 10/17/2012

ENVIRONMENTAL EVALUATION

TERMINOLOGY DEFINITIONS: The following terminology is used in this environmental analysis to describe the level of significance of potential impacts to each resource area:

- ***Potentially Significant Impact*.** This term applies to adverse environmental consequences that have the potential to be significant according to the threshold criteria identified for the resource, even after mitigation strategies are applied and/or an adverse effect that could be significant and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared consistent with CEQA.
- ***Less-than-Significant Impact with Mitigation*.** This item applies to adverse environmental consequences that have the potential to be significant but can be reduced to less-than-significant levels through the application of identified mitigation strategies that have not already been incorporated into the proposed project.
- ***Less-than-Significant Impact*.** This term applies to potentially adverse environmental consequences that do not meet the significance threshold criteria for that resource. Therefore, no mitigation measures are required.
- ***No Impact.*** This term means no adverse environmental consequences have been identified for the resource or the consequences are negligible or undetectable. Therefore, no mitigation measures are required.

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

DETERMINATION (To be completed by the Lead Agency) on the basis on the initial evaluation:

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

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

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

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

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

Quincy Yaley, AICP
Environmental Coordinator

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.

I. AESTHETICS:

Issues and Supporting Information Sources		*Potentially Significant Impact*	*Less-than-Significant With Mitigation Incorporation*	*Less-than-Significant Impact*	*No Impact*
Would the Proposed Project/Action:					
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒
e)	Substantially degrade the existing visual quality of a hillside or hilltop?	☐	☐	☒	☐

Environmental Setting:

Visual or aesthetic resources are generally defined as the natural and built features of the landscape that can be seen. The combination of landform, water, and vegetation patterns represents the natural landscape that defines an area's visual character, whereas built features such as buildings, roads, and other structures reflect human or cultural modifications to the landscape. These natural and built landscape features or visual resources contribute to the public's experience and appreciation of the environment. Depending on the extent to which a project's presence would alter the perceived visual character and quality of the environment, visual or aesthetic impact may occur. It should be noted that visual change in and of itself does not necessarily represent an adverse impact, and in some cases may result in a beneficial visual effect.

The aesthetic analysis is based on field observations and the review of information including site maps, drawings, technical data, and aerial and ground level photographs of the area. In addition, as part of this study, planning documents pertinent to visual quality including the Tuolumne County General Plan were reviewed. The analysis also responds to the California Environmental Quality Act (CEQA) guidelines for visual impact analysis as well as the goals, programs, and implementation programs outlined in the Tuolumne County General Plan and the Tuolumne County Ordinance Code.

Accepted visual assessment methods, including those adopted by federal agencies, establish sensitivity levels as a measure of public concern for changes to scenic quality. Viewer sensitivity, typically divided into high, moderate, and low categories, is among the criteria employed for evaluating visual impacts and their degree of significance. The factors considered in assigning a sensitivity level include viewer activity, view duration, viewing distance, adjacent land use, and special management or planning designation. Research on the subject suggests that certain activities tend to heighten viewer awareness of visual and scenic resources, while others tend to be distracting.

Potentially affected viewers in the subject area include roadway motorists and residents. Motorists represent the largest of the affected viewer groups. Included in this group are motorists traveling on Campo Seco Road and Campbells Flat Road, in Jamestown. On Campo Seco Road, motorists' views are partially screened by an existing residence, barns and vegetation. Viewer sensitivity is considered low to moderate. The second viewer group includes residents in the area of the project site. Residential views tend to be long in duration, and the sensitivity of this viewer group is considered moderate to high.

Analysis:

The project site contains an historic ranch house, two historic barns, a metal garage/barn structure, a water tank structure and accessory sheds. The project proposes eight (8) parcels which could have two new residences on each parcel. Several of the new residences, could be minimally visible from Campo Seco Road and Campbells Flat Road due to the open nature of the grassland and sparse tree cover. Vegetation on the site consists of blue oaks, canyon live oaks, hybrid oaks, valley oaks, ponderosa pine, cedar, buck brush, toyon, elderberries, blackberries, riparian vegetation, ornamental vegetation and annual grassland. The majority of the oaks are within the riparian corridors which will be protected with Open Space zoning. No changes are currently proposed to the historic structures on the site. Exterior modifications to the historic structures will required obtaining a Historic Conditional Use Permit with review by the Tuolumne County Historic Preservation Review Commission.

The Tuolumne County *Hillside and Hilltop Development Guidelines* were adopted to implement Policy 4.I.4 of the Tuolumne County 1996 General Plan. The 2018 General Plan had been updated with Policy 16.A.3 which requires the conservation of the natural scenic quality of hillsides and hilltops throughout Tuolumne County. The *Hillside and Hilltop Development Guidelines* assist property owners with development of hillside and hilltop areas. These guidelines contain recommendations that can assist property owners in designing and constructing improvements in a manner that will conserve the natural scenic quality of the hillsides and hilltops on the project site. To aid structures on the project site to be less visible from Campo Seco Road and Campbells Flat Road, structures will have setbacks from riparian corridors due to the Open Space zoned areas. The large size of the parcels (greater than one acre) require a 30-foot minimum setback from property boundaries pursuant to the California Building Fire Code.

Exterior lighting would be used around residences, in outside patio areas, and parking areas. The project will be conditioned to require that exterior lighting will not interfere with motorists traveling along Campo Seco Road or shine onto neighboring properties. Lighting shall comply as follows: direct the light downward towards the area to be illuminated, install shields to direct light and reduce glare, utilize low rise light standards, and utilize low- or high-pressure sodium lamps instead of halogen type lights.

Based upon implementation of the required mitigation measures below, development of the project site would no significantly reduce the visual quality of the site or its surroundings. There will be a less than significant impact to aesthetics.

Mitigation Measures: Exterior lighting shall not interfere with motorists traveling along Campo Seco Road and Campbells Flat Road or shine onto neighboring properties. All lighting shall comply as follows: direct the lighting downward towards the area to be illuminated, install shields to direct light and reduce glare, utilize low rise light standards, and utilize low- or high-pressure sodium lamps instead of halogen type lights.

Mitigation Monitoring: A Notice of Action will be recorded to advise future owners of required mitigation measure and the responsibility to comply with said measure. Community Development Department Staff will review Building Permit applications to ensure compliance with the mitigation measure.

II. AGRICULTURAL AND FORESTRY RESOURCES:

In determining whether the 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 Department of Conservation, as an optional model to use in assessing impacts on 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. This includes: Forest and Range Assessment Project, the Forestry Assessment Project and Forest Carbon Measurement methodology provided in Forest Protocols, adopted by the California Air Resources Board.

Issues and Supporting Information Sources	*Potentially Significant Impact*	*Less-than-Significant With Mitigation Incorporation*	*Less-than-Significant Impact*	*No Impact*
Would the Proposed Project/Action:				
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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐[1]	☐	☐	☒
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))?	☐	☐	☐	☒
d) Result in the loss of forest land, or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Environmental Setting:

In addition to goals, programs, and implementation programs outlined in the Tuolumne County General Plan, the project was evaluated using the Farmland Mapping and Monitoring program, the Tuolumne County Ordinance Code, and supporting project technical studies identified below.

The project site is located to the southeast of the unincorporated town of Jamestown, in Tuolumne County. The 2018 value of agricultural commodities produced in Tuolumne County is estimated at $40,904,295. This is an increase of 8.0% from last year's production value of $37,610,000. Overall timber production significantly increased 32.0% primarily due to an increased dollar value in tree mortality biomass going to our local co-generation plants. Agricultural production value, excluding harvested timber, was valued at $25,412,097 which is a decrease of 6.2% from the 2017 values.

Price decreases in Hay, Irrigated Pasture, and Rangeland all contributed to an overall 21.4% decrease in field crop values. Miscellaneous Fruit and Vegetables decreased in value by 10.3%. Livestock and Poultry, the County's leading production category, was valued at $20,732,000 which was a decrease of 3.8% from 2017 values.

California Land Conservation Act

The California Land Conservation Act of 1965 (Williamson Act) enables local governments to enter into contracts with private landowners for preserving agricultural land or related open space uses. Land under agricultural production can have its annual assessed valuation for property tax calculation reduced if the owner agrees to place the land under a Williamson Act contract for 10 years, renewable annually. Local governments received an annual subvention of forgone property tax revenues from the State via the Open Space Subvention Act of 1971, but these payments were suspended in 2009 as part of the State budget cuts. The Tuolumne County Board of Supervisors voted to continue offering property owner's tax incentives to maintain their agricultural properties in the Williamson Act land conservation program.

Z'berg-Nejedly Forest Practice Act of 1973

The project site is located on private property and as such for actions related specifically to potential impacts from forest resources could be subject to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (FPA) that have been promulgated as the California Forest Practice Rules.

Analysis:

The project site is designated as Agricultural (AG) by the General Plan land use diagrams. The site is located within Agricultural Preserve 138 which was established by Resolution 128 on February 4, 1969. Agricultural Preserve 138 consists of seven Assessor's Parcels and 372± acres of total area. One parcel in Agricultural Preserve 138 has been determined to be Agricultural Land of Limited Importance. Five of the parcels in Agricultural Preserve 138, including the project site, have been determined to be Agricultural Land of Local importance with scores ranging from 136 to 168, pursuant to the Agricultural Rating System matrix in the Agricultural Element of the General Plan. The remaining parcel, consisting of 104.2± acres, has been determined to be High Value agricultural land with a score of 196. No properties are in a current Williamson Act land conservation contract. No agricultural land is located adjacent to Agricultural Preserve 138. The Assessor's Parcels and rating scores are as follows:

Assessor's Parcel Number	Acreage	Zoning	General Plan land use designation	Agricultural Matrix Rating	Williamson Act Contract	Property Owner	AG Preserve
59-010-33	2.7±	AE-37	AG	Limited-124	NNR-2005	Cole	138
59-010-53	25.5±	AE-37	AG	Local-144	NNR-2005	Jones	138
59-010-54	104.2±	AE-37	AG	High-196	NNR-2005	Kaslin	138
59-010-57	112.9±	AE-37	AG	Local-160	NNR-2005	Fickel	138
59-010-56*	90.3±	AE-37	AG	Local-168	NNR-2005	Kahl	138
59-630-08	1.6±	AE-37	AG	Local-136	No	Canapa	138
59-630-09	35.0±	AE-37	AG	Local-140	No	Kaslin	138

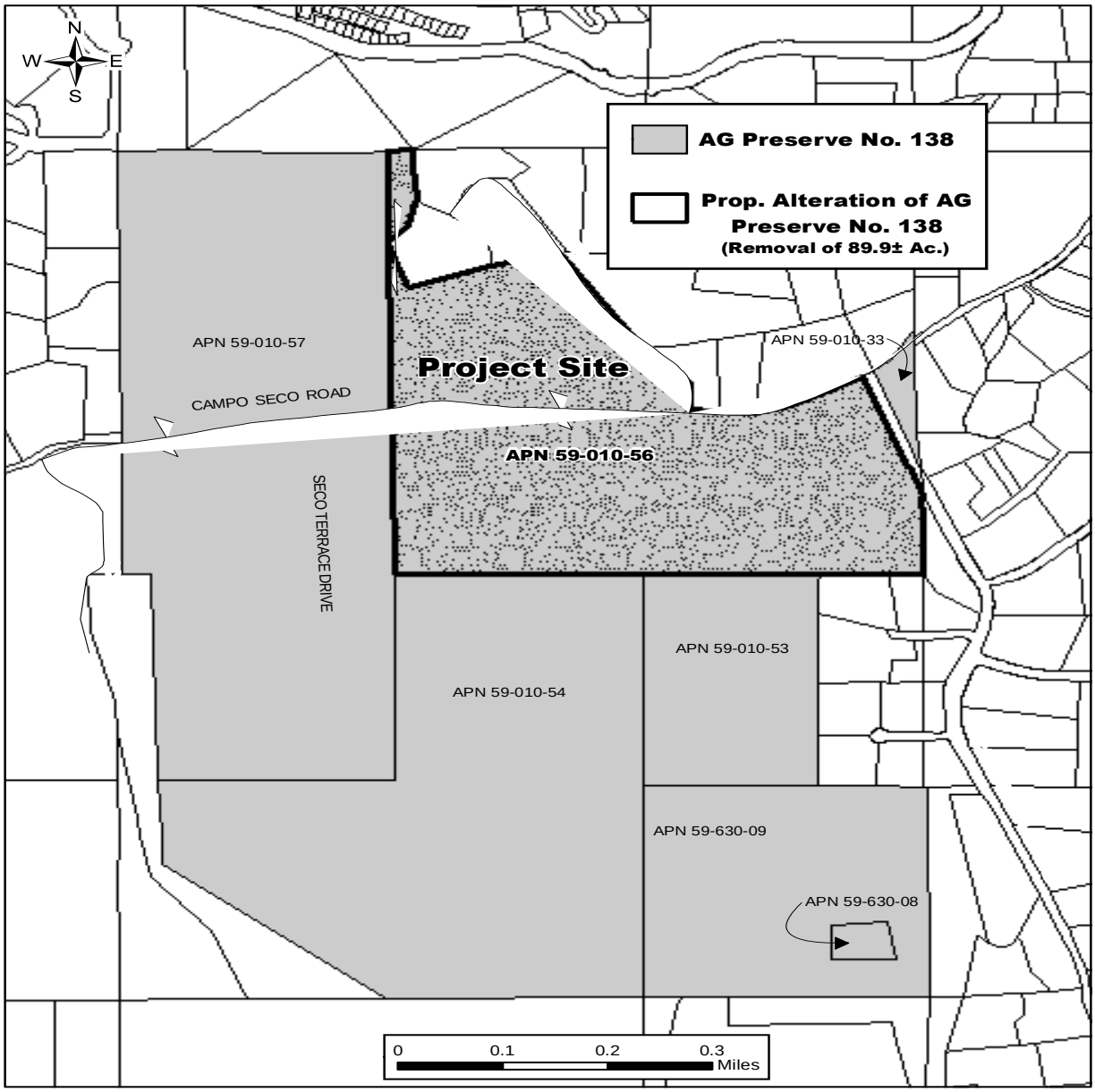
Legend: AE-37 (Exclusive Agricultural, thirty-seven acre minimum)
AG (Agricultural)
NNR-Notice of Nonrenewal of the Williamson Act Land Conservation Contract

High-value Agricultural Lands are those parcels which receive a score of 175 or higher as determined by the agricultural rating system matrix.

Agricultural Lands of Local Importance are those parcels which receive a score of at least 125 but not more than 174 as determined by the agricultural rating system matrix.

Agricultural Lands of Limited Importance are those parcels which received a score below 125.

*Project Site



The project site, Assessor's Parcel Number 59-010-56, was served a Notice of Nonrenewal on December 27, 2005, to begin the process of removal of the site from the Williamson Act land conservation program. The site is presently out of the Williamson Act program. On December 3, 2014, the project applicant applied to have Assessor's Parcel Number 59-010-56, consisting of 90.3± acres, removed from Agricultural Preserve No. 138. If the project site is removed from Agricultural Preserve 138, the total remaining acreage in the preserve would be reduced to 282.1± acres. The proposed project would not conflict with existing zoning for agricultural use in Agricultural Preserve 138 or conflict with a Williamson Act Contract.

Government Code Section 51230 requires a minimum of 100 acres to establish an Agricultural Preserve. A County may establish an Agricultural Preserve of less than 100 acres if it finds that a smaller preserve is necessary due to the unique characteristics of the agricultural enterprises in the area. The remaining parcels in Agricultural Preserve 138 would contain sufficient acreage to maintain the minimum size for a viable Agricultural Preserve. There is no contracted land remaining inside Agricultural Preserve 138.

The project site has been rated as agricultural land of Local Importance. The project site is located adjacent to one agricultural parcel on the south that has been rated as High Value Agricultural land, pursuant to the Agricultural Rating System Matrix in the Agricultural Element of the General Plan. Two parcels to the

southeast of the project site, and one to the west, have been rated as agricultural land of Local Importance. One parcel to the east has been rated as Limited Importance.

Policy 8.A.1 of the Agriculture Element of the 2018 General Plan directs the County to avoid the conversion of agricultural lands from the Agricultural (AG) General Plan designation and compatible zonings. Assessor's Parcel No. 59-010-56 has been determined by the Agricultural Rating System Matrix to be Agricultural Land of Local Importance. The proposed A-10 (General Agricultural, Ten Acre Minimum) zoning district would allow for two residences on ten acres; however, agricultural production could still occur in the proposed zoning district. The project site is not prime farmland, unique farmland or farmland of Statewide importance pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.

Policy 8.A.b of the Agriculture Element directs the County to grant exceptions to the policies and implementation programs regarding conversion of agricultural land contained in this Element only when such exception is approved by the Board of Supervisors.

Implementation Program 8.A.c directs the County to utilize the Agricultural Rating System matrix only to evaluate applications proposing exceptions to Policy 8.A.1 and Policy 8.A.2.

Policy 8.A.4 states that development proposed adjacent to land designated Agricultural by the General Plan land use diagrams shall provide a buffer from the agricultural land. The buffer shall be 200 feet in width and located on the development site. No residential or non-agricultural buildings may be erected in the buffer area as long as the adjacent land remains designated Agricultural. The buffer may be reduced in width by the Board of Supervisors after considering the recommendation of the Agricultural Advisory Committee

The project was heard by the Agricultural Advisory Committee in February 2015 for the previous proposal for the land division, General Plan Amendment and Zone Change. The Agricultural Advisory Committee denied the previous proposal, since the previously proposed General Plan of Homestead Residential (HR) and RE-3 (Residential Estate, Three Acre Minimum) zoning district would have allowed the property to be further divided into smaller lots in the future. The applicant revised the project following input by the Agricultural Advisory Committee.

The project to create parcels ranging in size from 10.0± acres to 14.2± acres, with a General Plan amendment to Large Lot Residential (LR) and a zone change to A-10 (General Agricultural, Ten Acre Minimum) was heard by the Agricultural Advisory Committee at its meeting on April 30, 2019. The Committee recommended approval of the project since the proposed General Plan, zoning and parcel sizes would still allow for agricultural uses; however, they requested that a 200-foot buffer remain in place for non-agricultural structures from the high-value agricultural property to the south. Therefore, approval of the project would not result in an impact on agricultural land.

The project site contains a sparse scattering of ponderosa pine trees, which are classified as a commercial timber species of tree by the Division of Forestry. Pursuant to Section 17.52.170 the commercial growing and harvesting of timber encompassing more than three acres is a permitted use in all districts, except O (Open Space) and O-1 (Open Space – 1), provided it is in conformance with the California Practice Rules. Section 17.52.170 of the Ordinance Code also allows for the commercial harvesting of timber when fewer than three acres are affected provided the harvest does not occur within 100 feet of a cultural resource boundary and does not occur within riparian or wetland areas. A Cultural Resource Study was completed in 2017 which identified cultural resources on the project site; however, they will be protected by the use of O (Open Space) zoning. Four intermittent streams are present on the site, which are also proposed to be protected by O zoning district. A Use Permit can be applied for to allow timber harvesting in the O zoning districts. Therefore, approval of this project would not result in an impact on agricultural and forestry resources, a loss of forest land or conversion of forest land to non-forest use.

Mitigation Measures: A 200-foot setback will be required for non-agricultural structures from the southern property boundary with Assessor's Parcel Number 59-010-54. This setback may be reduced with

recommendation of the Agricultural Advisory Committee and approval of the Director of the Community Development Department.

Mitigation Monitoring: A Notice of Action will be recorded to advise future owners of the required mitigation measure and the responsibility to comply with said measure. Community Development Department Staff will review Building Permit applications to ensure compliance with the mitigation measure.

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:

Issues and Supporting Information Sources	*Potentially Significant Impact*	*Less-than-Significant With Mitigation Incorporation*	*Less-than-Significant Impact*	*No Impact*
Where available, the significance criteria established by the Tuolumne County Air Pollution Control District has been relied upon to make the following determinations. **Would the Proposed Project/Action:**				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Environmental Setting:

This section describes the impacts of the proposed project on local and regional air quality. It describes existing air quality in the foothills; project related direct and indirect emissions; health effects; and the impacts of these emissions on both the project and cumulative/regional scale.

Air pollution is directly related to a region's topographic features, and the California Air Resources Board. (CARB) has divided California into regional air basins according to topographic air drainage features. The Mountain Counties Air Basin (MCAB) includes Plumas, Sierra, Nevada, Placer (middle portion), El Dorado (western portion), Amador, Calaveras, Tuolumne, and Mariposa Counties. While the MCAB encompasses such an expansive territory, the population of the entire air basin is less than 500,000 (472,991 in 2010). The basin lies along the northern Sierra Nevada Mountain Range, close to or contiguous with the Nevada border, and covers an area of roughly 11,000 square miles.

Elevations range from over 10,000 feet at the Sierra crest down to several hundred feet above sea level at the Stanislaus County boundary. Throughout the MCAB basin, the topography is highly variable, and includes rugged mountain peaks and valleys with extreme slopes and differences in elevation in the Sierras, as well as rolling foothills to the west.

The general climate of the MCAB varies considerably with elevation and proximity to the Sierra ridge. The terrain features of the basin make it possible for various climates to exist in a relatively close proximity. The Sierra Nevada receives large amounts of precipitation in the winter, with lighter amounts in the summer. Precipitation levels are high in the highest mountain elevations but decline rapidly toward the western portion of the basin. Winter temperatures in the mountains can be below freezing for weeks at a time, and substantial depths of snow can accumulate, but in the western foothills, winter temperatures usually dip below freezing only at night and precipitation is mixed as rain or light snow. In the summer, temperatures in the mountains

are mild, with daytime peaks in the 70s to low 80s, but the western end of the basin can routinely exceed 100 degrees.

Local Climate and Sources of Air Pollution

The climate in Tuolumne County can be considered Mediterranean with moist and cold winters and warm and dry summers. The mean annual precipitation is 33 to 49 inches (838 to 1,245 millimeters). Mean annual temperature is 41 to 53 degrees F (5.0 to 11.7 degrees C). The frost-free period is 100 to 150 days.

Table 1. Tuolumne County Designations and Classifications

Pollutant	Designation/Classification	
	Federal Standard	State Standard
Ozone - One hour	No Federal Standard	Nonattainment
Ozone - Eight hour	Attainment/Unclassified	Unclassified
PM 10	Unclassified	Unclassified
PM 2.5	Attainment/Unclassified	Unclassified
Carbon Monoxide	Attainment/Unclassified	Attainment
Nitrogen Dioxide	Attainment/Unclassified	Attainment
Sulfur Dioxide	Unclassified	Attainment
Lead (Particulate)	Attainment/Unclassified	Attainment
Hydrogen Sulfide	No Federal Standard	Unclassified
Sulfates	No Federal Standard	Attainment
Visibility Reducing Particles	No Federal Standard	Unclassified
Source: CARB		

- "Inhalable coarse particles (PM2.5-10)," such as those found near roadways and dusty industries, are between 2.5 and 10 micrometers in diameter. PM2.5-10 is deposited in the thoracic region of the lungs.

- "Fine particles (PM2.5)," such as those found in smoke and haze, are 2.5 micrometers in diameter and smaller. These particles can be directly emitted from sources such as forest fires, or they can form when gases emitted from power plants, industries and automobiles react in the air. They penetrate deeply into the thoracic and alveolar regions of the lungs.

The Tuolumne County Air Pollution Control District (TCAPCD) does not meet the state 1-hour standard for ozone or for PM 2.5. The TCAPCD is designated as unclassified for the State PM10 standards, since no PM10 data is available for this area. The District is either in attainment or in an unclassified area for the remainder of the pollutants in Table 1, due to the lack of availability of data. The Mountain Counties Air Basin typically experiences good air quality, however pollution from the Central Valley

Local jurisdictions have the authority and responsibility to reduce air pollution through their policies, codes, and land use planning. The project was evaluated under the California Air Resource Board (CARB) air quality standards and area designations, and the Tuolumne County Air Pollution Control District's thresholds of significance, and the Tuolumne County Ordinance Code and Tuolumne County General Plan.

Analysis:

The U.S. Environmental Protection Agency (EPA) designated Tuolumne County as "attainment/unclassified" for the 2008 8-hour federal ozone standard on July 20, 2012. On April 6, 2015 the EPA revoked the 1997 8-hour ozone standard for all purposes (80 FR 12264). Tuolumne County is "attainment/unclassified" for all other federal ambient air quality standards. With respect to State ambient air quality standards, Tuolumne County is classified as "nonattainment" for ozone and "attainment/unclassified" for all other State standards. The State ozone "nonattainment" status is due to overwhelming transport of ozone precursors from upwind, urban areas.

Grading of the site for future residence and driveway improvements may create fugitive dust emissions. The project was reviewed by the Tuolumne County Air Pollution Control District who did not provide any comments for the proposed project. The proposed project will be conditioned to mitigate fugitive dust during construction through the use of a watering truck or other dust suppressant device as required by Section 12.20.370 of the County Grading Ordinance.

Gravel used for surfacing driveways or parking areas may be derived from serpentine rock. Serpentine gravel often contains asbestos fibers; asbestos fibers have been linked to lung cancer. Vehicles driving over serpentine gravels bearing asbestos fibers can cause these fibers to become airborne, thereby creating a health risk. The proposed project will be conditioned to prohibit the use of serpentine gravel unless it is sealed with an unrestricted material to prevent the asbestos fibers from becoming airborne, as required by Section 93106 of the California Health and Safety Code.

The project will not generate air pollutants or objectionable odors from future residential or agricultural uses on the site.

Based upon enforcement of the County Ordinance Code, approval of the requested entitlements will have no impact on the local or regional air quality. Approval of the project will result in no impact to air quality.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

IV. BIOLOGICAL RESOURCES

Issues and Supporting Information Sources	*Potentially Significant Impact*	*Less-than-Significant With Mitigation Incorporation*	*Less-than-Significant Impact*	*No Impact*
Would the Proposed Project/Action:				
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 Game or the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐

Environmental Setting:

The Tuolumne County Wildlife Habitat Map for the USGS Sonora 7.5 Minute Quadrangle indicates that the two common wildlife habitat types on the project are annual grassland (ags) and residential-park (rsp). Four intermittent streams are located on the property. One intermittent stream runs through the center of the property from the north to the southwest. A second intermittent stream runs along the eastern property boundary. A portion of a third intermittent stream is located near the southeastern property corner. The forth intermittent stream is located south of the residence, which supports dense blackberry growth and riparian

vegetation, and connects to the central stream. These intermittent streams are tributaries of Sullivan Creek, which eventually drains to Don Pedro Reservoir approximately five miles to the southwest of the site.

Vegetation consists of scattered blue oaks, interior live oaks, hybrid oaks, foothill gray pines, ponderosa pines, cedar and valley oaks along the intermittent streams. Understory plants consists of buckbrush, toyon, manzanita and poison oak plants. Elderberry shrubs are located on knoll to the northwest and along the central stream. The habitat types based on the Wildlife Habitat Maps are shown on the table below:

WILDLIFE HABITAT			
Habitat Type	**Priority Rating**	**Approximate Acreage**	**Percentage of Site**
Annual grassland (ags)	4	73.8±	82%
Residential-park (rsp)	4	16.5 ±	18%

The ags habitat is defined as open grassland composed primarily of annual grasses and forbs. This habitat occurs mainly in the lower foothills. The ags habitat type is considered a Fourth Priority habitat, as identified in the Tuolumne County Wildlife Handbook.

The rsp habitat is a designation for urbanized areas, including residential, commercial and industrial developments, as well as landscaped parks and gardens. The rsp habitat type is considered a Fourth Priority habitat, as identified in the Tuolumne County Wildlife Handbook. The areas near the existing structures, and areas of the property near the smaller lot subdivision to the east and northeast, are located within the rsp habitat.

Analysis:

Implementation Program 16.B.i of the 2018 General Plan requires development that is subject to a discretionary entitlement from the County and to environmental review under the California Environmental Quality Act (CEQA) to evaluate potential impacts to biological resources and mitigate significant impacts for the following or as otherwise required by State or Federal law:

- Species listed or proposed for listing as threatened, rare, or endangered under the federal Endangered Species Act (ESA) or California Endangered Species Act (CESA);
- Species considered as candidates for listing under the ESA or CESA;
- Wildlife species designated by CDFW as Species of Special Concern;
- Animals fully protected under the California Fish and Game Code; and
- Plants considered by CDFW to be “rare, threatened, or endangered in California” (California Rare Plant Ranks [CRPR] of 1A, presumed extinct in California and not known to occur elsewhere; 1B, considered rare or endangered in California and elsewhere; 2A, presumed extinct in California, but more common elsewhere and 2B, considered rare or endangered in California but more common elsewhere).
- Sensitive natural communities, including wetlands under Federal or State jurisdiction, other aquatic resources, riparian habitats, and valley oak (*Quercus lobata*) woodland.
- Important wildlife movement corridors and breeding sites.
- Oak woodlands, as provided in Implementation Program 16.B.j.

The Tuolumne County Wildlife Handbook (TCWH) states, on page IV-2, that a developer has the option to perform a site and project specific study to determine potential impacts and if necessary, to formulate a

mitigation plan in accordance with applicable State and Federal law. The project developer hired a biological consultant to design a project specific mitigation plan for the project site. The purpose of the project specific mitigation plan is to provide a description of existing biological resources on the project site, to identify potentially significant impacts that could occur to sensitive biological resources from the construction of the roads, driveways or future home sites, and to identify appropriate mitigation for the identified impacts.

The project applicant hired C2 Consult, Corp, to prepare a biological assessment of the project site, and to determine the property's habitat values. In February 2016, a study was received entitled *Biological Resources Report for the Kahl Project 11247 Campo Seco Road, Sonora, Assessor's Parcel Number 59-010-56*. The main purpose of the biological assessment was to determine if the proposed project would have potential impacts on plant and/or wildlife habitats, wetland areas, special status species in the project area or oak woodland. Mitigation measures proposed in the biological assessment utilize measures found in the Tuolumne County Wildlife Handbook.

OAK WOODLANDS

Public Resources Code Section 21083.4 requires oak woodland mitigation for any project where the conversion of oak woodlands results in a significant impact to the environment. The County of Tuolumne in consultation with the California Department of Fish and Wildlife defines an "oak woodland as an area with 10 percent oak canopy cover". The project site has an oak canopy greater than 10%; near the central portion of the project site and along the stream corridors; therefore, oak woodland mitigation is required.

Policy 16.A.6 of the 2018 Tuolumne County General Plan encourages the protection of clusters of native trees and vegetation and outstanding individual native and non-native trees which help define the character of Tuolumne County.

Implementation Programs 16.A.k of the General Plan establishes an incentive program to retain existing vegetation, such as Heritage Trees, stands of oak woodlands, or clusters of native shrubs within new development. A developer can utilize the Tuolumne County Wildlife Handbook to propose appropriate mitigation for the protection of heritage trees and oak woodlands.

Implementation Program 16.B.j.1 directs the County that when considering discretionary development proposals, the County, through CEQA reviews, will require that project applicants map oak woodland resources on the project site and, where feasible, establish buffers around existing oak woodland stands to prevent adverse effects.

The project site does not have a large population of oak trees or oak woodland habitat. There are no valley oak woodland or old growth oaks outside of the existing stream corridors. Given that the project is located in an area known for its blue oak woodland habitat, it is likely that historically this property had many more oak species present and was part of the western Tuolumne county blue oak woodland habitat. Evidence of past tree removal was found, with the most recent tree removal occurrence in 2008.

Given the size of the proposed parcels, and the fact that building sites have not been identified, it is possible that future construction could avoid the removal of oak trees located outside of the proposed Open Space zoning. However, to ensure preservation of oak trees on the project site, the mitigation measure below are recommended to preserve oak woodland, valley oaks and old growth oak trees.

SPECIAL STATUS SPECIES

The California Department of Fish and Game Natural Diversity Data Base (CNDDB) maps, and the Tuolumne County Wildlife Habitat Maps were consulted for known locations of special status plants or animal species. Thirty-three (38) special status species are known to occur in the Sonora Quadrangle and surrounding quadrangles. Of the thirty-eight species, eighteen (18) are found exclusively in habitat types not found on the project site. Eleven (11) animal species and nine (9) plant species could have habitat on the project site as follows:

Special Status Animal Species			
Scientific Name **Common Name**	**Federal** --------..... **State**	**Other**	**Habitat/Presence on Project Site?**
Branchinecta lynchi vernal pool fairy shrimp	Threatened None	None	Valley & foothill grassland, vernal pool, wetland. Inhabit small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools. **Potential habitat on project site which will be in Open Space zoning.**
Desmocerus californicus dimorph us valley elderberry longhorn beetle	Threatened None	None	Riparian scrub. Occurs only in the Central Valley of California, in association with blue elderberry *(Sambucus mexicana).* Prefers to lay eggs in elderberries 2-8 inches in diameter; some preference shown for "stressed" elderberries. **Blue elderberry on project site. Potential habitat on site in the riparian corridor to be in Open Space zoning. Upland plants not typically inhabited by beetles.**

Phrynosoma blainvillii coast horned lizard	None None	CDFW-SSC	Chaparral, cismontane woodland, coastal bluff scrub, coastal scrub, desert wash, pinon & juniper woodlands, riparian scrub, riparian woodland, valley & foothill grassland. Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, & abundant supply of ants & other insects. **Potential Habitat on site. Large parcel sizes reduce impacts to less than significance.**
Rana boy/ii foothill yellow-legged frog	None None	CDFW-SSC	Aquatic. Chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, meadow & seep, riparian forest, riparian woodland, flowing waters. Partly- shaded, shallow streams & riffles with a rocky substrate in a variety of habitats. Needs at least some cobble-sized substrate for egg-laying. Need at least 15 weeks to attain metamorphosis. **Potential habitat on project site in riparian areas to be placed in Open Space zoning.**
Athene cunicularia burrowing owl	None None	CDFW-SSC USFWS-BCC	Open, dry annual or perennial grasslands, deserts & scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel. **Potential habitat on site. No sightings have occurred. Large parcel sizes reduce impacts to less than significance.**
Falco mexicanus prairie falcon	None None	CDFW-WL USFWS-BCC	Valley & foothill grassland. Inhabits dry, open terrain, either level or hilly. Breeding sites located on cliffs. Forages far afield, even to marshlands and ocean shores. **Potential habitat on site. Large parcel sizes allow for foraging and reduces impacts to less than significant.**
Aquila chrysaetos Golden eagle	None None	CDFW-FP	Rolling foothills, mountain areas, sage-juniper flats, & desert. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas. **Potential habitat on site. Large trees for nesting protected in Open Space zoned areas. Large parcel sizes allow for foraging and reduces impacts to less than significant.**

Antrozous pallidus pallid bat	None None	CDFW-SSC	Deserts, grasslands, shrub lands, woodlands & forests. Most common in open, dry habitats with rocky areas for roosting. Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites. **Potential habitat on project site. Large parcel sizes allow for foraging and reduces impacts to less than significant.**
Corynorhinus townsendii Townsend's big-eared bat	Candidate Threatened	CDFW-SSC	Broadleaved upland forest, chaparral, chenopod scrub, Great Basin grassland, Great Basin scrub, Joshua tree woodland, lower montane coniferous forest, meadow & seep. Mojavan desert scrub, riparian forest, riparian woodland, Sonoran Desert scrub, Sonoran thorn woodland, upper montane coniferous forest, valley & foothill grassland. Throughout California in a wide variety of habitats. Most common in mesic sites. Roosts in the open, hanging from walls & ceilings. Extremely sensitive to human disturbance. **Potential habitat on project site. Large parcel sizes allow for foraging and reduces impacts to less than significant.**
Eumops perotis californicus western mastiff bat	None	CDFW-SSC	Many open, semi-arid to arid habitats, including conifer & deciduous woodlands, coastal scrub, valley & foothill grassland, chaparral etc. Roosts in crevices in cliff faces, high buildings, trees & tunnels. **Potential habitat on project site. Large parcel sizes allow for foraging and reduces impacts to less than significant.**
Lasiurus blossevillii western red bat	None None	CDFW-SSC	Cismontane woodland, lower montane coniferous forest, riparian forest, riparian woodland. Roosts primarily in trees, 2-40 ft. above ground, from sea level up through mixed conifer forests. Prefers habitat edges & mosaics with trees that are protected from above & open below with open areas for foraging. **Potential habitat on project site. Large parcel sizes allow for foraging and reduces impacts to less than significant.**

Definitions for special status animals:
CDFW =California Department of Fish and Wildlife
USFWS= U.S. Fish and Wildlife Service
SSC = Species of Special Concern
FP = Fully Protected
BCC = Bird of Conservation Concern
WL = Watch List

Special Status Plants

Scientific Name Common Name	Federal ---------- State	CNPS	Habitat/Presence or Absence on Project Site?
Arctostaphylos nissenana Nissenan manzanita	None None	1B.2	Closed-cone coniferous forest, chaparral. Usually on metamorphics, associated w/ other chaparral species. **Potential habitat on project site; however, no sightings have occurred in this area.**
Calycadenia hooveri Hoover's calycadenia	None None	1B.3	Cismontane woodland, valley and foothill grassland. On exposed, rocky, barren soil. **Potential habitat on project site; however, no sightings have occurred. Large parcels sizes reduce impacts to less than significant.**
Clarkia rostrate beaked clarkia	None None	1B.3	Cismontane woodland, valley and foothill grassland. North-facing slopes; sometimes on sandstone. **Potential habitat on project site: however, no sightings have occurred. Large parcels sizes reduce impacts to less than significant.**
Eryngium pinnatisectum Tuolumne button-celery	None None	1B.2	Vernal pools, cismontane woodland, lower montane coniferous forest. Wetland. Volcanic soils; vernal pools and mesic sites within other natural communities. **Potential habitat on project site; however, no sightings have occurred. Wetland habitats will be protected by Open Space zoning.**
Eryngium spinosepalum spiny-sepaled button-celery	None None	1B.2	Vernal pools, valley and foothill grassland. Wetland. Some sites on clay soil of granitic origin; vernal pools, within grassland. **Potential habitat on project site; however, no sightings have occurred. Wetland habitats will be protected by Open Space zoning.**
Lagophylla dichotoma forked hare-leaf	None None	1B.1	Cismontane woodland, valley and foothill grassland. Sometimes clay. **Potential habitat on project site; however, no sightings have occurred. Large parcels sizes reduce impacts to less than significant.**
Monardella venosa veiny monardella	None None	1B.1	Valley and foothill grassland, cismontane woodland. In heavy clay; mostly with grassland associates. Rediscovered in 1992. **Potential habitat on project site; however, no sightings have occurred. Large parcels sizes reduce impacts to less than significant.**
Erythronium tuolumnense Tuolumne fawn lily	None None	1B.2	Broadleaved upland forest, chaparral, cismontane woodland, lower montane coniferous forest. Often on clay soils; on cliffs and near drainages. **Potential habitat on project site; however, no sightings have occurred. Large parcels sizes reduce impacts to less than significant.**

Iris hartwegii ssp. Columbiana Tuolumne iris	None None	1B.2	Cismontane woodland, lower montane coniferous forest. **Potential habitat on project site; however, no sightings have occurred. Large parcels sizes reduce impacts to less than significant.**

The California Native Plant Society (CNPS) maintains a native rare plant list that is utilized for CEQA review purposes. The CNPS has created a ranking system that is placed on a plant, either at the species or sub-species level. The ranking system is:

- 1A: Plants Presumed Extirpated (extinct) in California and Either Rare or Extinct Elsewhere;
- 1B: Plants Rare, Threatened, or Endangered in California and Elsewhere
- 2A: Plants Presumed Extirpated in California, But Common Elsewhere
- 2B: Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere
- 3: Plants Which More Information is needed - A Review List
- 4: Plants of Limited Distribution - A Watch List

In addition, each rank is given a “threat” assessment:

- 0.1-Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
- 0.2-Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
- 0.3-Not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

RIPARIAN AND WETLAND HABITAT

Wetlands and permanent and intermittent drainages, creeks, and streams identified as Waters of the United States are generally subject to the jurisdiction of the U.S. Army Corps of Engineers (Corps) under Section 404 of the Federal Clean Water Act. Streambeds are subject to regulation by the CDFW under Section 1602 of the California Fish and Game Code. A stream is defined under these regulations as a body of water that flows at least periodically or intermittently through a bed or channel having banks and that supports fish or other aquatic life. This definition includes watercourses having a surface or subsurface flow that supports or has supported riparian vegetation. CDFW jurisdiction typically extends to the bed, bank or channel of the stream.

Evidence of riparian and aquatic habitat is found on the project site. It is only located within the unnamed streams on the site. Two of the four streams on the site are identified as "intermittent" on the 7.5-minute USGS Quadrangle Sonora (2015). These intermittent streams are tributaries to Sullivan Creek, which is a tributary to Curtis Creek, which eventually drains into Don Pedro Reservoir and the Tuolumne River. On the 7.5 minute USGS Quadrangle Sonora (2015) map, a blue line stream is shown on the northern portion of the project site. This is the Jamestown Ditch, part of the Tuolumne Utilities District ditch system. Evidence of the ditch was not found on the project site, however a portion of it was located just off the project site, near the terminus of Martin Lane. It is believed that the other portions of the ditch have been relocated underground, as no evidence was found on the project site. No other aquatic, riparian or wetland habitat is found outside of the existing streams on the project site.

Mitigation Measures N2 and N5 of the Wildlife Handbook requires building and clearing setbacks of up to seventy-five (75) feet on both sides of intermittent and ephemeral streams. Mitigation Measure N3 states that these setbacks may be reduced by as much as 50% if the proper authority finds that a smaller setback would not increase the potential for erosion, would fully encompass the 100-year flood zone and would fully protect the existing riparian vegetation on the site. The building setback and vegetation clearing policies set in the Wildlife Handbook are required for the protection of the waterways and the riparian vegetation and wetlands adjacent to those waterways.

The proposed project has the potential to impact on-site intermittent and ephemeral drainages. As the proposed project map does not show on-site building sites, roadways, or driveways, protection of drainages is necessary to reduce impacts to a less than significant level. With the implementation of the mitigation measures below, impacts to riparian habitat, wetlands, and water quality will be less than significant.

O (Open Space) zoning is proposed along the intermittent streams, which will also include the majority of the oak woodland on the site. The O zoning will mitigate cumulative impacts to wildlife, protect wetlands and protect cultural resources.

All existing ranch roads in the proposed Open Space zoning will be allowed to continue to exist and be maintained but may not be enlarged. One driveway and utility crossing to serve each proposed parcel may cross the Open Space zoning district. Cattle and other livestock shall be allowed to continue to graze in the Open Space zoning district and access water through the Open Space. Fencing on the site shall be restricted to that listed in the Mitigation Measures below.

Migratory and Nesting Birds

Raptors (e.g., eagles, hawks, and owls) and their nests are protected under both federal and state regulations. The federal Migratory Bird Treaty Act (MBTA) prohibits killing, possessing, or trading in migratory birds except in accordance with regulations prescribed by the Secretary of the Interior. This act encompasses whole birds, parts of birds, and bird nests and eggs. Birds of prey are protected in California under the State Fish and Game Code section 3503.5 states it is "unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this Code or any regulation adopted pursuant thereto." California Fish and Game Code Section 3503 prohibits the take of all birds and their nests, and Section 3513 protects the unlawful take of any migratory non-game bird. Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered "take" by the CDFW.

A survey for avian nests was completed at the project site. No active avian stick nests were observed during the survey in 2017. No nests were found in trees that would be impacted by project activities.

Despite no nests being observed at the time of the site inspection, the proposed project has the potential to impact nesting birds and migratory birds if project construction occurs during the nesting season. Typically, the avian nesting season is identified between February 1st and August 31st. To prevent the take of nesting birds protected under California Fish and Game Code Sections 3503 and 3505.5, as well as bird species protected under the Migratory Bird Treaty Act, mitigation measures should be included as mitigation if project activities will occur between February 1st and August 31st.

Burrowing Owl

Burrowing owls *(Athene cunicularia)* inhabit open, dry annual or perennial grasslands, deserts & scrublands characterized by low-growing vegetation. A subterranean nester, they are dependent upon burrowing mammals, most notably, the California ground squirrel. Preferred habitat is generally typified by short, sparse vegetation with few shrubs, level to gentle topography and well-drained soils. Grassland, shrub steppe, and desert are naturally occurring habitat types used by the species. In addition, burrowing owls may occur in some agricultural areas, ruderal grassy fields, vacant lots and pastures if the vegetation structure is suitable and there are useable burrows and foraging habitat in proximity.

Ground burrows were observed on the project site in various locations. Given the presence of ground burrows of the appropriate size, vegetation present on the site, and soil taxonomy, the project could be potential habitat for this species. While not observed, burrowing owls could be present on the project site. CNDDB records show the nearest occurrence record for the species approximately 4.5 miles south.

In order to ensure that impacts to this species are less than significant, the mitigation measures below are recommended.

Bat Species

Four sensitive bat species have potential habitat on the project site:

- pallid bat *(Antrozous pallidus)*
- Townsend's big-eared bat *(Corynorhinus townsendii)*
- western mastiff bat *(Eumops perotis californicus)*
- western red bat *(Lasiurus blossevillii)*

No active or inactive roosts or bat activity was observed on the project site. Buildings and on-site trees were evaluated for roosting activity. The site may be used by bat species for foraging or roosting, despite none being observed during the site visit. Although the field reconnaissance did not report any visible signs of bats, it did identify potentially suitable roost habitat for sensitive and other common bat species within the structures and vegetation on the site. There is a potential for project activities to impact bat species using the project site for foraging or roosting. With the implementation of the mitigation measures below, impacts to bat species will be less than significant.

Conclusion

The project could have potential impacts to sensitive animal species, old growth oak species, nesting birds and bats species. No impacts are expected to wetland habitats (state or federal), riparian habitats, other sensitive natural communities, native resident or migratory fish or wildlife species, wildlife corridors, or wildlife nursery sites. Mitigation measures are included below to minimize impacts to sensitive animal species, the valley elderberry longhorn beetle, oak trees, nesting and migratory birds and bat species. With the implementation of these mitigation measures, all potential impacts would be reduced to a level of less than significance.

Mitigation Measures:

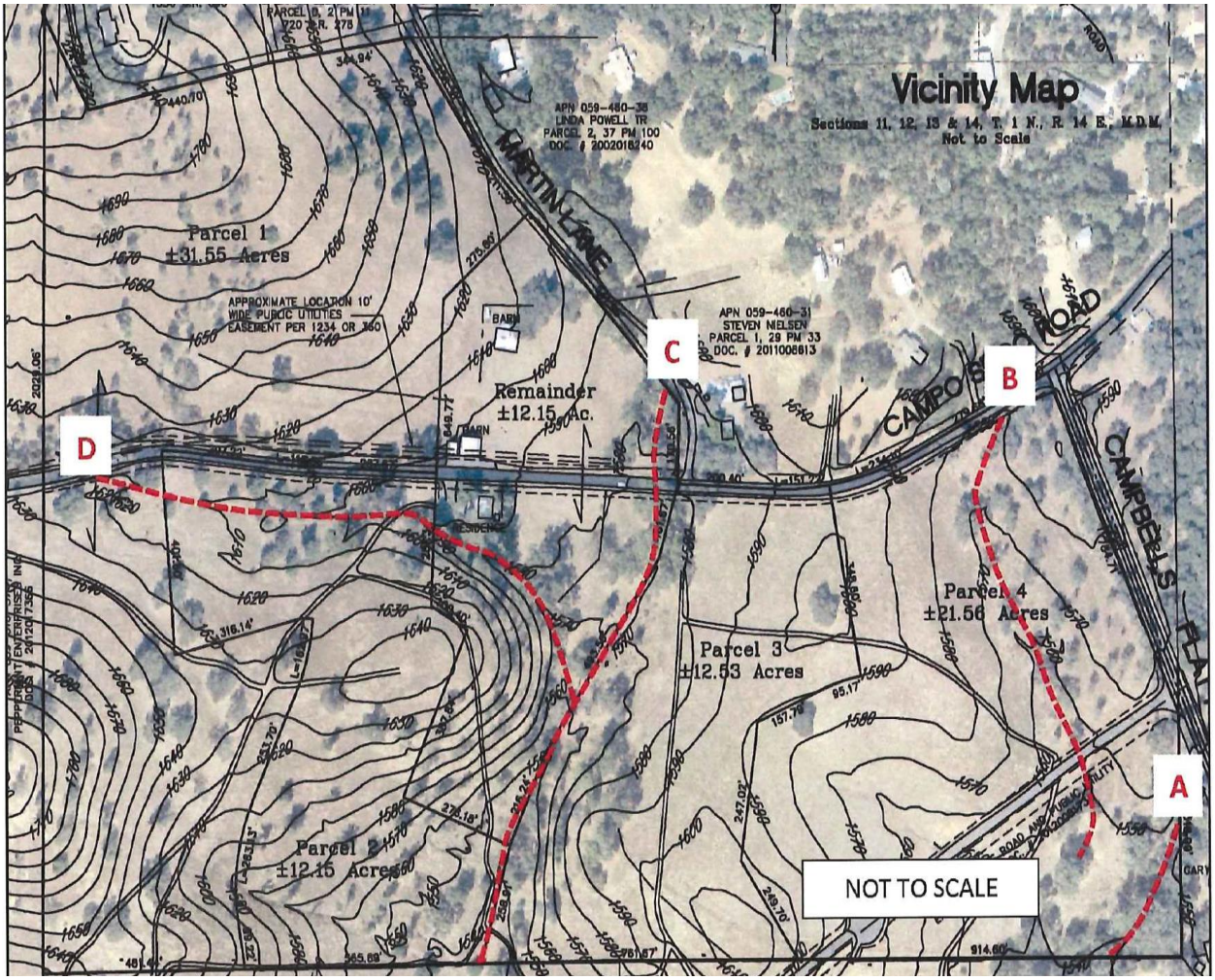
1. The following areas are shall be zone as Open Space (O):

   Stream A: 75 feet from the center-line of the drainage both sides of the drainage, or to the property line.

   Stream B: 75 feet from the center-line of the drainage, both sides of the drainage.

   Stream C: 200 feet from the center- line of the drainage, both sides of the drainage, or to the property line.

   Stream D: 75 feet from the center- line of the drainage, both sides of the drainage, or to the property line as shown on the following map:



2. Prior to initiation of ground disturbing activities, all Open Space zoning within 50-feet of ground disturbance shall be clearly flagged. Orange fencing shall be placed along the Open Space zoning to identify this as a no-construction zone where no disturbance shall occur.

3. To reduce impacts to water quality from potential runoff, straw barrels or other equivalent erosion control methods shall be implemented during each construction phase of the project, for any activities occurring between October 1st and April 1st.

4. To reduce impacts to water quality, no aerial spraying of herbicides, which could affect aquatic organisms, shall occur within the Open Space zoning. Other methods of weed management are permitted, such manual clearing, or other non-toxic methods.

5. Prior to disturbance of any areas zoned O (Open Space), a Conditional Use Permit shall be obtained from the Planning Division of the Community Development Department.

6. The owner shall submit notification for a Streambed Alteration Permit to the California Department of Fish and Wildlife prior to any work involving any waterways or drainages; or submit evidence that an agreement is not required.

7. No construction or improvements shall be implemented within 100 feet of each elderberry shrub in riparian areas. No new paving or gravel surfaces, structures (temporary or permanent}, or other physical disturbance shall be permitted within 100 feet of the elderberry shrubs within the riparian areas.

8. Pre-construction surveys for burrowing owls will be conducted in accordance with the Department of Fish and Wildlife's survey and mitigation protocol. No less than 14 days prior to construction or grading/site preparation activities that would occur during the nesting/breeding season of burrowing owls (February 1st through August 31st), the applicant shall have a survey conducted by a qualified biologist to determine if active burrowing owl nests protected by the California Fish and Game Code are present in the construction zone or within 300 feet of the construction zone. Construction can proceed if no active owl nests are located during this survey. If an active nest is found during the survey, a 500-foot (this distance may be vary depending on the bird species and construction activity, as determined by the biologist) fence barrier (subject to the review and approval of a qualified biologist) shall be erected around the nest site and clearing and construction within the fenced area shall be postponed or halted, at the discretion of the biological monitor, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. The biologist shall serve as a construction monitor during those periods when construction activities shall occur near active nest areas to ensure that no inadvertent impacts on these nests shall occur.

9. Prior to commencing grading or construction work on the project site between February 1st and August 31st, a survey shall be completed by a qualified biologist to include examination of all nesting habitat for migratory non-game birds and raptors. The survey shall include the entire project site and areas within 500 feet of the project site boundary to the extent these areas can be viewed without trespassing on private property. The survey shall be conducted not more than 15 days prior to commencement of construction. If nesting non-listed raptors are identified during the surveys, a no disturbance buffer of at least 500 feet around the nest tree shall be delineated and observed. If active nests of migratory birds are identified by the survey, a no disturbance buffer of at least 250 feet around the nest shall be delineated and observed. No construction activities shall occur within the buffer area until it is determined by a qualified biologist that the young have fledged (left the nest) and are no longer reliant upon the nest or parental care for survival. If the survey identifies an active nest of a listed species, no construction activities associated with the project shall commence until after consultation with the California Department of Fish and Wildlife and implementation of appropriate avoidance measures have been implemented and approved by the Department of Fish and Wildlife. Stakes, and/or construction fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The biological monitor should provide Tuolumne County Community Development Department with the results of the survey and recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of bird species.

10. Prior to any construction, excavation, tree removal or grading activities on the project site, a bat survey shall be conducted by a qualified biologist within 10 days of beginning of activities, to ensure no bats are in the trees or rock crevices near the area of proposed disturbance on the project site. Should bats be observed within 100 feet of the area of proposed disturbance, a qualified biologist shall conduct focused surveys to establish species usage and seasonal usage. The surveys shall be conducted during all dusk emergence and pre-dawn reentry within one 24-hour time period. If bat roosting sites are found, a no-disturbance buffer of 100 feet shall be delineated around each roosting site. New roosting site(s) shall be installed, and no activities will occur until a qualified biologist has determined that the bats have relocated to the new site. Should a listed species be discovered by the survey, no ground disturbing activities shall occur until consultation with the California Department of Fish and Wildlife and after implementation of appropriate avoidance measures. Pre-construction surveys shall be submitted to the Community Development Department for review and approval.

11. All grading and construction activities, including roads, utilities, and buildings, shall be setback at least 1.5 times the dripline of any old growth oak tree larger than 24 inches diameter at breast height (dbh).

12. All oak trees greater than 24 inches at breast height shall be avoided on the project site. If any Old Growth Oak (OGO) tree is removed from the project site, the property owner shall comply with the following measures: The property owner shall make a contribution to the Tuolumne County Oak Woodland Conservation Fund based upon the formula: Number of OGO removed x 0.50 x Current Land Value, and pay fees instead of replanting replacement trees per each Old Growth Oak removed based upon the formula: Number of OGO removed x 10 replacement trees x $200.00 per each tree. The current land value used for the purpose of the fee shall be based upon the land value of one acre of agricultural land as determined by the County Assessor based upon the sales of parcels no larger than forty (40) acres in size during the previous twelve-month period. On July 1st of each year, the fee will be modified by the County Assessor to correspond to the land value of one acre of agricultural land meeting the criteria stated above. The land value is currently determined to be $6,100.00 per acre based upon land value information provided by the County Assessor.

13. All parcels created pursuant to this map shall adhere to the following fencing restrictions in the Open Space zoning district:

    a. Barbed wire fence shall be limited to five or fewer strands, with no strand lower than 16 inches or higher than 48 inches above the ground;
    b. Hogwire fences shall only be allowed if needed for livestock such as hogs or sheep; and
    c. Deer-proof fences, such as 6-foot solid wood fences, shall only be allowed around homesites and adjacent gardens and animal enclosures.

14. All existing ranch roads in the proposed Open Space zoning will be allowed to continue to exist and be maintained; however, no road may be enlarged. One driveway and utility crossing to serve each proposed parcel may cross the Open Space zoning district. Cattle and other livestock shall be allowed to continue to graze in the Open Space zoning district and access water through the Open Space.

Mitigation Monitoring:

1. Mitigation Measure 1 shall be completed prior to recordation of the Final Map.

2. Mitigation Measures 2, 7, 8, 9, and 10 shall be completed prior to grading activities, or the issuance of a Building Permit.

3. Mitigation Measures 3 and 4 shall be completed during grading or construction activities on the site.

4. Mitigation Measures 5, 6, 7, 11, 12, 13 and 14 shall be on-going. A Notice of Action will be recorded to advise future owners of the required mitigation measures and the responsibility to comply with said measures.

V. CULTURAL RESOURCES:

Issues and Supporting Information Sources	*Potentially Significant Impact*	*Less-than-Significant With Mitigation Incorporation*	*Less-than-Significant Impact*	*No Impact*
Would the Proposed Project/Action:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State CEQA Guidelines?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Environmental Setting:
State and Federal legislation requires the protection of historical and cultural resources. In 1971, the President's Executive Order No. 11593 required that all Federal agencies initiate procedures to preserve and maintain cultural resources by nomination and inclusion on the National Register of Historic Places.

In 1980, the Governor's Executive Order No. B-64-80 required that State agencies inventory all "significant historic and cultural sites, structures, and objects under their jurisdiction which are over 50 years of age and which may qualify for listing on the National Register of Historic Places." Likewise, Section 15064.5(b) of the CEQA Guidelines specifies that "projects that cause the physical demolition, destruction, relocation, or alteration of a historical resource or its immediate surroundings such that the significance of the historic resource would be materially impaired" shall be found to have a significant impact on the environment.

In September of 2014, the California Legislature passed Assembly Bill (AB) 52, which added provisions to the Public Resources Code (PRC) regarding the evaluation of impacts on tribal cultural resources under CEQA, and consultation requirements with California Native American tribes. AB 52 now requires lead agencies to analyze project impacts to "tribal cultural resources" separately from archaeological resources (PRC §21074; 21083.09). The Bill defines "tribal cultural resources" in a new section of the PRC §21074. AB 52 also requires lead agencies to engage in additional consultation procedures with respect to California Native American tribes (PRC §21080.3.1, 21080.3.2, 21082.3).

Analysis:
A cultural resource study entitled *Final Cultural Resources Study of the Martin Ranch Complex, Sonora, California, (APN 059-010-56)* was conducted on the property by Patrick GIS Group, Inc., Manteca California, in August 2017. The project site was studied for both archaeological and architectural resources. The field survey revealed identified eleven (11) archeological resources, two isolated finds and one unrecorded segment of a previously recorded resource. Two sites are prehistoric site, nine are historic era site and one is a multi-component site. Both isolated finds are prehistoric and consist of milling stone fragments. The sites are as follows:

Campo Seco 1- This resource is an historic-era mining site consisting of a hearth, and a tent/flat cabin pad. The hearth is constructed of mud-laid stacked local schist rocks with three walls and one open side. The cabin pad flanks the hearth on the northern side and is dug out of the natural surface. Potentially eligible.

Campo Seco 2 – consists of a linear earthen trail, rock wall, fence line and black schist (rock) deposit. The rock wall is comprised of dry-laid field stone. The fence line is highly deteriorated wooden posts with mesh and barbwire fencing. Not eligible.

Campo Seco 3 – Consists of a milling station with one bedrock mortar on a schist outcrop. There are two well-developed mortar cups. No other artifacts were observed. Potentially eligible.

Campo Seco 4 – This resource is a sparse lithic scatter consisting of flaked stone tools, debitage and milling equipment. Artifacts found include two obsidian bifaces, one chert core, a granite milling slab, one granite hand stone and approximately fourteen tool flakes. Potentially eligible.

Campo Seco 5 – This resource is a sparse historic-era trash scatter, consisting of white earthenware fragments, stoneware fragments, cobalt glass fragments, chicken wire glass fragments and can fragments. Not eligible.

Campo Seco 6 – Is a moderate historic-era trash scatter and structure. The trash consists mainly of cans and glass fragments. The structure consists of dilapidated wooden roof clad in corrugated sheet metal, lumber, wire nails, and screen mesh openings. Not eligible.

Campo Seco 7 – Is a linear rock fence constructed of dry-laid field stones. Portions of the rock fence have a wooden fence built on top of it. Not eligible.

Camp Seco 8 – This resource is a multi-component site consisting of a sparse lithic scatter and historic-era trash deposit. Prehistoric cultural items include flaked stone tools, projectile points, and fire affected rocks. Historic-era trash consists of a glass bead, earthenware fragments, glass fragments and concrete. Potentially eligible.

Campo Seco 9 – This resource is a possible historic-era habitation site consisting of three features: a well with pump, concrete foundations and a subterranean pit covered with wood. The site is bordered to the east by an historic-era picket fence covered in Vinca Major plants. Part of the site continues to the east onto adjacent private property with more visible dilapidated structures. Potentially eligible.

Campo Seco 10 – This resource is a historic-era trash scatter consisting of a rusted metal bucket with handle, an Intertherm. Inc. brand120v baseboard heater, a white earthenware rim fragment and various sheet metal sections. The site is most likely associated with the Martin House to the northeast. Not eligible.

Campo Seco 11- This resource is an area of extensive placer mining along three unnamed intermittent streams with drain into Sullivan Creek to the South. Mining activity is part of the Mother Lode landscape and precise site boundaries of this resource are impractical. The placer mining covers several acres of land and most likely took place between 1849 through the 1850s. Not eligible.

P-55-003916/CA-TUO-2931H – This resource is a portion of the Jamestown Ditch, constructed in 1852 by the Tuolumne Hydraulic Association. The ditch was originally known as the Hydraulic Ditch. A short abandoned section, north of the current alignment was recorded in 1992 by Shelly Davis-King, a local historian. The resource is constructed of excavated earth and lined with dry-laid stacked stone walls. The section of the ditch is 184 feet long. Segment not eligible.

Martin Ranch Complex - The Martin residence, tank house, two barns and a garage were also evaluated by Foothill Resources, LTD and recorded in August 2017. The residence is a one-story frame house with a rectangular shape. There is a medium pitched side-gable roof with a shed-roofed rear extension and broken roof line. The roof is covered in corrugated metal and the walls are clad in horizontal California Rustic Siding. A covered porch in primarily on the north façade and wraps around to the east elevation. The porch roof is supported by square wood posts with decorative brackets. The windows are a modern vinyl replacement and the entry door has been replaced recently.

MARTIN RESIDENCE

A three-story frame tank house is located east of the residence and stored water pumped from Black Spring, located to the south of the residence. The tank house has a tapered tower and a pyramidal roof. The walls area clad in modern V-Rustic siding. There are window and louvers for ventilation on the side elevations of the top story. A hay barn with post and beam framing is located opposite the residence across Campo Seco Road. Adjoining the hay barn on the west is a one-story framed equipment storage garage. The walls and roof and clad with corrugated metal. The garage contains two roll-up doors. Modern dog kennels are located to the rear of the building.

A livestock barn is located on a knoll to the north of the barn and garage. The livestock barn contains post and beam framing, truss roof and vertical boards affixed with wire nails. The central section is two stories in height with one-story shed-roof feed areas with earthen floors. The roofs are covered with corrugated metal. The Martin Ranch complex is eligible for inclusion into the California Register of Historical Places.

Conclusions: Of the total resources on the project site, six have been recommended as potentially eligible for the California Register of Historic Resources (CRHR) as follows: two prehistoric site, two historic-era sites, one multi-component site and the Martin Ranch Complex. The final results of the studies will be filed with the Central California Information Center of the California Historical Resources Information Center at California State University, Stanislaus. The report will be available to qualified professionals upon request.

Per the provisions of the California Environmental Quality Act, potential effects on cultural resources should be avoided through the use of Open Space, capping or covering or deeding the site into a permanent conservation easement. The use of Open Space zoning is recommended with a 100-foot buffer around each potentially eligible resource, with the exception of Campo Seco 8 which may exclude the residence and reasonable perimeter around the structures. The Martin Ranch Complex will require obtaining a Historic Conditional Use Permit prior to exterior changes to the historic structures, with review by the Historic Preservation Review Commission. Exemptions to the Use Permit requirement would be for ordinary maintenance, the repair or replacement of structural components with similar materials or colors, or that which is necessary for the protection of public health or safety as determined by the Director of the Community Development Department. Construction personnel should be trained by a qualified archeologist of the types of cultural resources they may encounter and the laws protecting those resources.

Should an inadvertent discovery of cultural materials be made during project related ground disturbing activities, ground disturbances in the area of the find must be halted and a qualified professional archaeologist must be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant and develop appropriate mitigation pursuant to Section 14.10.150 of the Ordinance Code.

Mitigation:

1. Establish O (Open Space) zoning districts, including a 100-foot buffer around Cultural Resources Campo Seco 1, 3, 4, 8, 9 excluding portions of the Martin Ranch residence and complex as recommend by the 2017 Cultural Resource Study prepared by Patrick GIS Group, Inc.

2. The Martin residence, tank house, two barns and equipment garage will require obtaining a Historic Conditional Use Permit, and review by the Tuolumne County Historic Preservation Review Commission, prior to exterior changes to these structures. Exemptions to the Use Permit requirement would be for ordinary maintenance, the repair or replacement of structural components with similar materials or colors, or that which is necessary for the protection of public health or safety as determined by the Director of the Community Development Department.

3. Construction personnel shall be trained by a qualified archeologist of the types of cultural resources they may encounter and the laws protecting those resources.

4. A condition will be attached on the project to require that if, during the excavation or construction process, subsurface cultural resources are discovered on the project site, all work will stop

immediately until a qualified archaeologist, approved by the Community Development Department, evaluates said resources and establishes boundaries around archaeologically or historically sensitive areas. If the site is determined to be significant, appropriate mitigation measures will be formulated and implemented in accordance with Section 15064.5 of the *State CEQA Guidelines*.

Mitigation Monitoring:

1. Mitigation Measures 1 will be adopted prior to recording a Final Map. The required O (Open Space) zoning will be indicated on the Final Map. Property owners shall be provided a map of the O zoning district at the time of purchase.

2. Compliance with Mitigation Measure 2 will be prior to exterior changes to historic structures.

3. Mitigation Measure 3 will be required prior to any construction or ground disturbance on the site.

4. A Notice of Action will be recorded for Mitigation Measures 2, 3 and 4 to advise future owners of the required mitigation measures and the responsibility to comply with said measures.

VI. GEOLOGY AND SOILS:

Issues and Supporting Information Sources	*Potentially Significant Impact*	*Less-than-Significant With Mitigation Incorporation*	*Less-than-Significant Impact*	*No Impact*
Would the Proposed Project/Action:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

Environmental Setting:

The purpose of this section is to disclose and analyze the potential impacts associated with the geology of the project site and regional vicinity, and to analyze issues such as the potential exposure of people and property to geologic hazards, landform alteration, and erosion.

The project is located in central California, which is a region known to have limited fault zones and seismic activity. In the Jamestown area, the major natural hazards include wildfires and flooding.

In addition to the Tuolumne County General Plan and Ordinance Code, the project was evaluated using the Tuolumne County Multi-Jurisdiction Hazard Mitigation Plan, the USDA/CDF Cooperative Soil-Vegetation Survey of Tuolumne County, and the California Geological Survey's geotechnical maps.

The majority of Jamestown area is at approximately 1,427 feet in elevation. Soils on the site are designated as 68.0± acres of Sobrante (748), which is a light clay loam/silt loam with moderate permeability, good drainage, and slight to moderate erosion; 21.0± acres of Auburn (741) and 1.3± acres of unclassified (UI). Slopes on the site range from 10 percent to approximately 20 percent, which decreases the risk of soil erosion and the risk of landslides. Areas with fractured and steep slopes, where less consolidated or weathered soils overlie bedrock, have a higher risk of landslides. Given the slopes on this site, these risks are substantially lower. The most prominent slope is located near the western property boundary.

Groundshaking: The Alquist-Priolo Earthquake Fault Zoning Act was signed into California law on December 22, 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act only addresses the hazard of surface fault rupture and is not directed toward other earthquake hazards. The Act only applies to structures for human occupancy (houses, apartments, condominiums, etc.)

Soils and Liquefaction: Liquefaction is a process whereby soil is temporarily transformed to a fluid form during intense and prolonged groundshaking. Areas most prone to liquefaction are those that are water saturated (e.g., where the water table is less than 30 feet below the surface) and consist of relatively uniform sands that are low to medium density. In addition to necessary soil conditions, the ground acceleration and duration of the earthquake must be of sufficient energy to induce liquefaction.

Landslides: Landslides are a primary geologic hazard and are influenced by four factors:

- Strength of rock and resistance to failure, which is a function of rock type (or geologic formation);
- Geologic structure or orientation of a surface along which slippage could occur;
- Water (can add weight to a potentially unstable mass or influence strength of a potential failure surface); and,
- Topography (amount of slope in combination with gravitation forces).

Expansive Soils: Soils have the potential to shrink or swell significantly with changes in moisture content are called expansive soils. These soils can limit the development capacity of an area and may require significant construction modifications and excavation to replace existing materials with more stable soils. The amount of expansion (or contraction) of a soil is determined by the type and amount of the silt and clay content in the soil. Structural damage to buildings on expansive soils may result over long periods of time, usually from inadequate soils and foundation engineering, or the placement of structures directly on expansive soils.

Seiche: A seiche is a wave in a reservoir, lake, or harbor that is seismically-induced. These waves have potential to damage shoreline structures, dams, and levees. The likelihood of damage from a seiche in Tuolumne County is a low concern. The effects from a seiche would be similar to the flood hazard for a particular area, and the risk of occurrence is perceived as being considerably less than the risk of flooding.

Analysis:
The project site has been located on the Tuolumne County Geotechnical Interpretive Map for the USGS Sonora Minute Quadrangle. This map indicates that a geological hazard fault line occurs on the eastern portion of the property, which is proposed to be included within O (Open Space) zoning which will not allow structures. The slopes on the project site are considered to be stable pursuant to the Map.

Approximately 1.3± acres of the project site are classified as urbanized or industrial (Ui) on the USDA/CDF Cooperative Soil-Vegetation Survey Maps. As such, the onsite soils within this portion of the project site have not been analyzed. The USDA/CDF Cooperative Soil-Vegetation Survey Map for the USGS 7.5 Minute Sonora Quadrangle has classified the remaining portions of the site with the following soil series:

Soil Type: Sobrante 748							
Parent Material	Depth Range	Slope Range	Permeability	General Drainage	Erosion Hazard	Timber Suitability	Range Suitability
Greenstone	20-40 inches	0-30%	Moderate	Well	Slight to Moderate	Unsuited	Low to Medium

Soil Type: Auburn 741							
Parent Material	Depth Range	Slope Range	Permeability	General Drainage	Erosion Hazard	Timber Suitability	Range Suitability
Greenstone	10-28 inches	0-30%	Moderate	Well	Slight	Unsuited	Medium

Slopes on the site range from 10 percent to approximately 20 percent. Areas with fractured and steep slopes, where less consolidated or weathered soils overlie bedrock, have a higher risk of landslides. Given the soil type on this site, the risks are substantially lower for a landslide to occur on the project site. The most prominent slope running through the project site is approximately 20 percent and is located in the western portion of the site.

Grading for driveway and parking area improvements will be reviewed by the Engineering Division of the Department of Public Works and the Building and Safety Division of the Community Development Department. Grading necessary to construct these improvements would not result in a significant impact on the soil resources provided all grading and excavation on the site adheres to the requirements contained in Chapter 12.20 of the Ordinance Code pertaining to grading.

The project site is not subject to earthquakes, landslides, or subject to a substantial loss of topsoil. The site is not located on an unstable geologic unit or contains expansive soil. While the site could sustain an on-site sewage disposal and treatment systems, the site has public water availability through the Tuolumne Utilities District.

The project will not expose people or structures to adverse effects such as earthquakes, landslides, substantial erosion, unstable slopes, expansive soils, or other adverse geological impacts.

Mitigation Measures: None required.

Mitigation Monitoring: Not applicable.

VII. GREENHOUSE GAS EMISSIONS:

Issues and Supporting Information Sources	*Potentially Significant Impact*	*Less-than-Significant with Mitigation Incorporation*	*Less-than-Significant Impact*	*No Impact*
Would the Proposed Project/Action:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☑	☐	☐

b)	Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☑	☐	☐

Environmental Setting:

Global warming is a term used to refer to the observed increase in the average temperature of the Earth's atmosphere and oceans in recent decades. Science is not unanimous about the cause of global warming. There is some science that suggests this is a cyclical phenomenon that has repeated itself over history (counteracted by periods of global cooling) and is therefore related to many naturally occurring events. However, there is other science that suggests that global warming may be related to increasing greenhouse gas concentrations in the atmosphere, specifically as a result of human activities, such as the consumption of fossil fuels for electricity production and transportation.

Gases that trap heat in the atmosphere are called greenhouse gases (GHGs). The effect is analogous to the way a greenhouse retains heat. Common greenhouse gases include water vapor, carbon dioxide, methane, nitrous oxides, chlorofluorocarbons, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, ozone, and aerosols. Both natural processes and human activities emit greenhouse gases.

Greenhouse gases are emitted by both natural processes and human activities. Of these gases, CO_2 and CH_4 are emitted in the greatest quantities from human activities. Emissions of CO_2 are largely by-products of fossil fuel combustion, whereas CH_4 results from off-gassing associated with agricultural practices and the decomposition of organic materials within landfills. Man-made GHGs, which have a much greater heat-absorption potential than CO_2, include fluorinated gases, such as hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) and sulfur hexafluoride (SF_6), which are byproducts of certain industrial processes. Plants use carbon dioxide and water in photosynthesis and releases oxygen as a waste product. Humans use this oxygen to breathe and produce CO_2 as a byproduct of respiration.

The different types of GHGs have varying global warming potentials (GWPs). The GWP of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere. Because GHGs absorb different amounts of heat, a common reference gas, usually carbon dioxide, is used to relate the amount of heat absorbed to the amount of the gas emissions, referred to as "CO_2 equivalent," and is the amount of a GHG emitted multiplied by its GWP. Carbon dioxide has a GWP of one. By contrast, methane (CH_4) has a GWP of 21, meaning its global warming effect is 21 times greater than carbon dioxide on a molecule per molecule basis.

Table 1
Global Warming Potentials (GWPs)

Gas	Global Warming Potential
Carbon Dioxide	1
Methane	21
Nitrous Oxide	310
HFC-23	11,700
HFC-134a	1,300
HFC-152a	140
PFC: Tetrafluoromethane (CF4)	6,500
PFC: Hexafluoroethane (C2F6)	9,200
Sulfur Hexafluoride (SF6)	23,900
Source: http://epa.gov/climatechange/emissions/downloads09/Introduction.pdf	

As noted above, the earth needs a certain amount of greenhouse gases in order to maintain a livable temperature. However, it is believed by many that global climate change may occur as a result of excess amounts of GHG, which, in turn, may result in significant adverse effects to the environment that will be experienced worldwide. The effects may include the melting of polar ice caps and rising sea levels, increased flooding in wet areas, droughts in arid areas, harsher storms, problems with agriculture, and the extinction of some animal species. Regardless of whether the rise in GHG is caused by natural cyclic events or not, it is

widely believed production of additional GHG should be reduced in order to maintain a "healthy" level of GHG in the atmosphere.

Analysis:

Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006 (Núñez, Chapter 488, Statutes of 2006) requires a reduction in California's greenhouse gas emissions to 1990 levels by 2020. AB 32 also required the California Air Resources Board (ARB) to develop a policy plan for reaching the 2020 emissions target and to adopt and enforce regulations to implement the plan. The resulting AB 32 *Climate Change Scoping Plan* (herein referred to as "Scoping Plan") was adopted by ARB in December 2008.

In conjunction with the Tuolumne Tomorrow Blueprint Planning Project, the Tuolumne County Transportation Council prepared a countywide Greenhouse Gas Study. The study was completed in January 2012 and presents the results of a countywide (including both incorporated and unincorporated areas) GHG emissions inventory, which evaluated existing (2010) GHG emissions. It also identified measures which land use project applicants can implement to reduce GHG emissions consistent with AB 32.

To assist project applicants with determining whether a proposed project's GHG emissions are consistent with AB 32 and the countywide reduction target, the study provides two sets of screening criteria. If a project meets either set of screening criteria, then the lead agency or project applicant would not need to perform an assessment of the project's GHG emissions.

For projects that do not meet either set of screening criteria, the Tuolumne County Greenhouse Gas Study identifies a project-level GHG emissions threshold of 4.6 MT CO_2e (carbon dioxide equivalent) per service population (the sum of the number of jobs and the number of residents provided by a project) per year that can be applied evenly to future land development applications countywide to ensure that new development reduces its share of emissions consistent with AB 32 and the countywide reduction target. This project-level threshold is presented along with guidance on how to calculate a project's potential GHG emissions and determine whether it meets the project-level GHG emission threshold, and measures to reduce emissions if necessary.

If a proposed project *either* is equal to or less than the project size screening criteria in Table 2 of the GHG study, *or* incorporates *all* of the measures identified in Table 3 (P-1 through P-4) below, then a project specific assessment is not required.

Table 2: Project Screening Criteria by Project Size and Type

Single Family	4 parcels
Apartment, Condo, Townhouse	8 dwelling units
Commercial/Retail	2,000 square feet
Industrial	5,000 square feet
*Note: These screening criteria represent the maximum operational size of a project by land use type.	

Source: Table 5.8 of the Tuolumne County Greenhouse Gas Study

Table 3: Project Screening Criteria by Project Features

P-1: Project exceeds the California Energy Code requirements by 15 percent, based on the 2008 Energy Efficiency Standards requirements, through the installation of energy efficient design, lighting, equipment, appliances, or solar photovoltaic panels that provide 15 percent or more of the project's energy needs.
P-2: Project does not include fuel oil as a heating source.
P-3: Project provides dedicated and accessible recycling and green waste bins with instructions/education program explaining how to use the bins, what can go into each bin, and the importance of recycling.
P-4: Project (non-residential only) provides designated parking for any

combination of low-emitting, fuel-efficient and carpool/vanpools vehicles at 10 percent of the total spaces, consistent with the 2010 California Green Building Standards Code Tier 1 measure (Table A5.106.5.1.1).
*Note: A project using this screening criteria table must incorporate all project features (P-1 through P-3 for residential, and P-1 through P-4 for non-residential) listed above.

Source: Table 5.9 of the Tuolumne County Greenhouse Gas Study

The current project does not meet the criteria to be exempt from requiring a greenhouse gas analysis in Table 2; however, the applicant has included the Project Screening Criteria by Project Features found in Table 3 as part of the project description for the proposed project. Therefore, the applicant has proposed that the project will prohibit the use of fuel oil as a heating source and provide on-site recycling and green waste bins.

Existing historic structures are allowed to utilize the State Historical Building Code for improvements. New construction will be required to meet the 2016 California Building Code requirements. The 2016 Building Code exceeds the 2008 Energy Efficiency Standards by more than 15%; therefore, the measure to exceed the 2008 Code for energy efficiency will not be attached to Conditions of Approval for Tentative Subdivision Map T18-0046. The implementation of the mitigation measures found in Table 3 will make the project's greenhouse gas impacts less than significant.

Mitigation Measures:

1. The project shall not utilize fuel oil as a heating source.
2. The project shall provide dedicated and accessible recycling bins with instructions/education program explaining how to use the bins, what can go into each bin, and the importance of recycling.
3. The project shall be consistent with the 2016 California Green Building Standards Code Tier 1 measure.

Mitigation Monitoring:

1. Mitigation Measures 1-3 will be implemented prior to issuance of a Building Permit and shall be monitored by the Building and Safety Division.
2. A Notice of Action shall be recorded for Mitigation Measures 1-3 to advise future owners of the required mitigation measures and the responsibility to comply with said measures.

VIII. HAZARDS AND HAZARDOUS MATERIALS:

Issues and Supporting Information Sources	*Potentially Significant Impact*	*Less-than-Significant With Mitigation Incorporation*	*Less-than-Significant Impact*	*No Impact*
Would the Proposed Project/Action:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒

e)	If located within the Tuolumne County Airport Land Use Compatibility Plan, result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f)	If located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h)	Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? Refer to Public Services Section for analysis.	☐	☐	☒	☐

Environmental Setting:

The project involves changing the General Plan land use designation and zoning of a 90.3± acre site to allow a land division for eight (8) parcels ranging in size from 10.0± acres to 14.2± acres. This could allow a potential of up to sixteen (16) residences on the project site.

Hazardous and non-hazardous wastes that are likely to be generated from project operation would most likely include but is not limited to hydraulic fluids and solvents used in the construction operations of new residences. All wastes would be required to be handled, stored, transported, and disposed of according to a framework of federal, state and local regulations. Regulatory bodies include, but are not limited to, the California Environmental Protection Agency, Department of Toxic Substances Control, Tuolumne County Environmental Health, U.S. and California Department of Transportation, and the California Division of Occupational Safety and Health.

Analysis:

A review of the Department of Toxic Substances Control (DTSC) database, *EnviroStor*, which includes lists of hazardous materials sites compiled pursuant to California Government Code Section 65962.5, did not identify any sites on or adjacent to the project site that have used, stored, disposed of, or released hazardous materials. Construction or maintenance activities associated with the structures on the site could involve the use of potentially hazardous materials, including paints, cleaning materials, vehicle fuels, oils, and transmission fluids. However, all potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Therefore, there would be no impact for this project.

The nearest airport to the project site is the Columbia Airport, approximately five (5) miles to the northwest of the project site. The site is not within the Airport Land Use Compatibility Plan boundaries. There are no private air strips in the vicinity of the project site. The proposed project will not interfere with operations at the Columbia Airport or create a safety hazard for persons on the project site.

The Fire and Resource Assessment Program (FRAP) *Map of Fire Hazard Severity Zones in State Responsibility Areas* indicates the project site as being located within a high fire hazard area. This rating is based on factors of slope, vegetation and annual summer weather patterns. These zones, referred to as Fire Hazard Severity Zones (FHSZ), provide the basis for application of various mitigation strategies to reduce risks to buildings associated with wildland fires. The zones also relate to the requirements for building codes designed to reduce the ignition potential to buildings in the wildland-urban interface zone. Because the project will allow development in an area with a high fire hazard, approval of the proposed project could create a significant adverse impact on the Tuolumne County Fire Department's ability to provide service. To reduce this impact to an acceptable level, conditions will be attached to Vesting Tentative Parcel Map T18-046 including requirements for fuel reduction, defensible space building setbacks, road construction standards, driveway construction standards, residential gates, fire and life safety requirements, road signage and residential identification found in Titles 11, 12, 15 and 16 of the Ordinance Code, the California Building Code, and the California Fire Code. Application of the above-mentioned code requirements will reduce impacts related to fire hazard and fire protection to no impacts.

With the implementation of protection measures utilizing the National Fire Code, California Fire Code, California Building Code, the Tuolumne County General Plan and Ordinance Code, the project's impacts on hazards and hazardous materials will be less than significant.

Mitigation Measures: None required.

Mitigation Monitoring: Not applicable.

IX. HYDROLOGY AND WATER QUALITY:

Issues and Supporting Information Sources	*Potentially Significant Impact*	*Less-than-Significant With Mitigation Incorporation*	*Less-than-Significant Impact*	*No Impact*
Would the Proposed Project/Action:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there should be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or situation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?	☐	☐	☐	☒
f) Provide substantial additional sources of polluted runoff or otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Environmental Setting:

The project site is located within the Tuolumne River watershed. Tuolumne River is a watershed that runs 149 miles long and runs through the county of Tuolumne. Tuolumne River travels east to west and extends from Modesto, the most western side, to Yosemite National park, the most eastern side. The nearest lake is to the project site is the New Melones Reservoir, located approximately 4 miles to the west of the project site. Lake Don Pedro Reservoir and the Tuolumne River is located approximately 5 miles to the southwest.

Four unnamed intermittent streams traverse the project site from a generally northern flow towards the southwest. The streams are tributaries to Sullivan Creek, located approximately ¾ mile to the south of the

project site. A majority of the runoff from the project site drains to this creek and eventually entering into the Lake Don Pedro reservoir and the Tuolumne River.

The project site is located within the service district of the Tuolumne Utilities District (TUD) who has availability to provide public water service. Surface water is supplied to TUD from the South Fork of the Stanislaus River under a 1983 Agreement with PG&E. The Agreement provides that PG&E will continue to provide, in perpetuity, a water supply to the TUD water system under PG&E's water rights in the South Fork of the Stanislaus River. This includes PG&E's Lyons Reservoir and PInecrest Lake which is delivered through PG&E's main Tuolumne Canal. The Canal is used to deliver water to Phoenix Lake Power House where TUD takes delivery of the water for customers in the Sonora and Jamestown area.

The 1983 Agreement states that PG&E will provide a "base supply" delivered to diversion points along the Main Tuolumne Canal and that a "supplemental supply" volume of water be delivered through Lyons Reservoir and Pinecrest Lake storage. The distribution typically occurring after Labor Day and through the end of the calendar year of each year. The volume of water under the Agreement each year is not quantified, but is formula-determined, based on the amount of natural flow of the South Fork of the Stanislaus River and what can be made available to TUD for a given year. Additional water is available for purchase depending on timing of runoff in each year. The minimum surface water supply from PG&E is calculated to be approximately 24,500 acre feet, based on the available annual water supply.

Groundwater from TUD wells provides approximately three (3) percent of the domestic water supplied annually to TUD customers. The majority of available groundwater is transient and found in fractured rock. The County is located within the foothills and higher elevations of the Sierra Nevada where the subsurface material consists primarily of impermeable granitic and greenstone bedrock which can result in a low groundwater yield.

The project site is an historic ranch with an existing well and water storage tank building to the east of the existing ranch house. The project applicant is proposing each new residence be served by public water provided by TUD.

The Federal Emergency Management Agency (FEMA) provides information on flood hazards for communities based on its Flood Insurance Rate Maps (FIRM).

Analysis:

Four intermittent streams are located on the project site and eventually connects to the Lake Don Pedro Reservoir and Tuolumne River to the southwest. The streams will be protected through O (Open Space) zoning as mitigation for impacts to wetlands, oak woodland, cultural resources and cumulative impacts to wildlife resulting from Vesting Tentative Subdivision Map T18-046. For further discussion of the streams and the Open Space zoning, please refer to the "*Biological Resources*" section of this document.

Runoff from the project site has the potential to transport silt and other sediments to off-site surface waters if soil surfaces exposed during construction on the project site are not stabilized. The Federal Water Pollution Control Act was adopted to protect the quality of surface waters of the Country and is implemented through the National Pollutant Discharge Elimination System (NPDES). In California, the NPDES is implemented through the Storm Water Permitting Unit of the State Water Resources Control Board. Pursuant to State regulations, land development projects, which disturb one acre or more must submit a Notice of Intent (NOI) to obtain coverage under the General Construction Activity Storm Water Permit. The project will be conditioned to require that the property owner submit the NOI to comply with the Federal Water Pollution Control Act and minimize pollution of surface waters.

There are no existing public storm drainages in the project vicinity. Storm drainage from the project site is via natural channels and drainages that traverse the property. Existing storm drainage features on and in the vicinity of the project site are limited to roadside ditches and culverts which conduct storm drainage across existing roadways. Given the limited alterations that will be required for the project, there is expected to only be minor increases in runoff from the site. Runoff from the project would be directed to existing natural

channels on the property and to the intermittent streams that would discharge into Sullivan Creek, eventually reaching the Lake Don Pedro reservoir. The Engineering Division of the Department of Public Works has reviewed the proposed project and has advised that drainage easements on the site shall be provided as depicted on the Final Map. Enforcement of the County Grading Ordinance will serve to retain disturbed soils on the project site and minimize siltation of downstream water bodies.

The provisions of the Grading Ordinance, Chapter 12.20 of the Ordinance Code, shall be enforced by the Engineering Division of the Department of Public Works for driveway and parking area improvements required for this project. Because of the erosive nature of the soils on the project site, an Erosion Control Plan will be required as a condition of approval for the proposed project for any construction activities occurring between October 15 and May 15 of any year. In the absence of such plan, all construction shall cease on or before October 15, except that necessary to implement erosion control measures. The Engineering Division has the authority to require emergency erosion control measures pursuant to the Grading Ordinance, Chapter 12.20 of the Ordinance Code. This will serve to minimize siltation of downstream water bodies.

Stream crossings or alteration of waterways will require consultation with the California Department of Fish and Wildlife. A Streambed Alteration Agreement or waiver must be obtained from the California Department of Fish and Wildlife, pursuant to Sections 1600-1616 of the California Fish and Game Code, for alterations to waterways on the site. Alternatively, evidence can be provided from a qualified professional indicating if a Streambed Alteration Agreement would be required or not for a future streambed alteration.

The project site has been located on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, Community Panel No. 06109C0850C. These maps indicate that the project site is not located within a flood hazard area. Consequently, approval of the project would not result in a significant flood hazard to persons on the project site.

Utilization of the County Grading Ordinance during the construction of improvements would not result in significant impacts to water quality standards, alter the drainage pattern of the site, create excess runoff, or otherwise create flooding on or off the site.

Comments received from the Tuolumne County Environmental Health Division indicate that future development of the property will require compliance with Chapters 13.08 and 13.16 of the Tuolumne County Ordinance Code. Section 13.08.050 of the Tuolumne County Ordinance Code requires that a permit be secured from the Tuolumne County Environmental Health Division prior to construction of an on-site sewage treatment and disposal system within the unincorporated area of Tuolumne County. The project applicant is proposing that all residences on the site utilized an on-site sewage treatment and disposal system.

Chapter 13.16 of the Tuolumne County Ordinance Code regulates the construction, reconstruction, modification, abandonment and destruction of domestic and agricultural wells, cathodic protection wells, industrial wells, geothermal heat exchange wells, monitoring and observation wells, test wells and test holes and exploration holes in such a manner that the groundwater of the county will not be contaminated or polluted and that water obtained from wells will be suitable for beneficial use and will not jeopardize the health, safety or welfare of the people of the county.

Section 13.16.050 states that no person shall commence to dig, bore or drill a well or to deepen, seal, reperforate, abandon or destroy an existing well in the unincorporated area of Tuolumne County without first having obtained a permit to do such work from the Environmental Health Division.

There is an existing well and water storage tank building for the existing residence on the site. The project applicant is proposing that all new residences utilize public water provided by the Tuolumne Utilities District.

Approval of Vesting Tentative Subdivision Map T18-046 would, therefore, not result in a significant impact on the water quality of the project site; or expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam, tsunamis or mudflow.

Mitigation Measures: None required.

Mitigation Monitoring: Not applicable.

X. LAND USE AND PLANNING:

Issues and Supporting Information Sources	*Potentially Significant Impact*	*Less-than-Significant With Mitigation Incorporation*	*Less-than-Significant Impact*	*No Impact*
Would the Proposed Project/Action:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Environmental Setting:

The property is 90.3± acres in size and is currently zoned AE-37 (Exclusive Agricultural, Thirty-Seven Acres Minimum) under Title 17 of the Tuolumne County Ordinance Code with an existing General Plan land use designation of Agricultural (AG). Parcels to the west and south are also zoned AE-37. Parcels to the east and northeast have Residential Estate zoning districts. The table containing the surrounding General Plan land use designations and zoning districts is located on Page 3 of this document.

Analysis:

The existing AG designation provides for the production of food and fiber and other productive or potentially productive lands where commercial agricultural uses can exist without creating conflicts with other land uses or where potential conflicts can be minimized. This designation is found throughout the County but is concentrated in the western part of the County.

Typical land uses allowed include crop production, orchards and vineyards, grazing, pasture and rangeland, recreational farming, resource extraction activities, facilities that directly support agricultural operations and public facilities. Allowable residential development in areas designated AG include one single family dwelling and one additional single-family dwelling per parcel, caretaker and employee housing and agricultural laborer housing.

The proposed Large Lot Residential (LR) land use designation provides for country-estate type living conditions while maintaining large areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. This designation is found in areas which have limited public services and serves as a buffer between urban and urbanizing areas and agricultural land.

Typical uses allowed in the LR designation include one single family dwelling per parcel, one secondary dwelling when the parcel is twenty (20) acres or larger, agricultural uses, such as crop production and grazing, roadside stands for agricultural products, and public facilities.

The following Goals, Policies and Implementation Programs of the Tuolumne County General Plan and Columbia Community Plan pertain to this project.

2018 GENERAL PLAN GOALS AND POLICIES

General Plan	
Goals and Policies	**Project Consistency**
Policy 1.A.b: Provide an appropriate range of land use designations to serve the needs of the residents of the County and designate an adequate amount of land in each land use category to provide a balanced pattern of development. Use overlay designations to recognize special features or characteristics of areas of the County that may affect development potential or create opportunities for conservation of special resources.	The project proposes a change in the existing General Plan land use designation from AG to LR, in order to expedite Tentative Subdivision Map T18-046 for eight parcels. The project would allow for more residential development while still allowing for agricultural uses on each parcel.
Policy 1.A.3: Address the impacts associated with new development on cultural resources and conserve such resources where appropriate.	A Cultural Resource Study identified resources on the project site. O (Open Space) zoning is proposed to be placed around cultural resources on the site to aid in their protection from development.
Policy 1.A.5: Promote infill and clustered patterns of development that facilitate the efficient and timely provision of infrastructure and services.	The proposed land division would allow up to sixteen residences on the site. The project site is located adjacent to smaller lots on the eastern side and would be an in-fill type of development in the Jamestown area of Tuolumne County. The site is accessed by Campo Seco Road, which is a paved County maintained road. The site is within the Tuolumne Utilities District and will connect to public water service.
Implementation Program 1.B.a: Designate, where possible, land around existing non-residential land uses, such as agriculture, timberlands, mining preserves and industry, for new development that is compatible with these existing uses.	The project site is adjacent to parcels on the west and south that are designated for agricultural uses. The project proposes parcels ranging in size from 10± acres to 14.3± acres which would still allow for an agricultural use along with residential development.
Policy 8.A.1: Avoid the conversion of agricultural lands from the Agricultural General Plan land use designation and compatible zonings.	The proposed project was heard by the Agricultural Advisory Committee on April 30, 2019. The Committee recommended approval of the project since the proposed A-10 zoning and parcel sizes would still allow for the agricultural use of the parcels.
Implementation Program 8.A.b - Grant exceptions to the policies and implementation programs regarding conversion of agricultural land contained in this Element only when such exception is approved by the Board of Supervisors. **Implementation Program 8.A.c** - Utilize the Agricultural Rating System matrix only to evaluate applications proposing exceptions to Policy 8.A.1 and Policy 8.A.2.	The project site has been rated as Agricultural Land of Local Importance utilizing the Agricultural Rating System Matrix of the General Plan. The proposed parcel sizes and proposed zoning district would still allow for the agricultural use of the land.
Policy 8.A.4: Development proposed adjacent to land designated Agricultural by the General Plan land use diagrams shall provide a buffer	The proposed project was heard by the Agricultural Advisory Committee on April 30, 2019. The Committee recommended maintaining a 200-foot building setback

from the agricultural land. The buffer shall be 200 feet in width and located on the development site. No residential or non-agricultural buildings may be erected in the buffer area as long as the adjacent land remains designated Agricultural. The buffer may be reduced in width by the Board of Supervisors after considering the recommendation of the Agricultural Advisory Committee	from the High Value agricultural property to the south. The setback line will be shown on the Final Map.
Policy 8.B.6: Refer applications for discretionary land use entitlements submitted to the Community Development Department proposing development of parcels that are zoned AE (AE-37, AE-80 or AE-160), are at least 37 gross acres in area and are located adjacent to land designated for agricultural use to the Agricultural Advisory Committee for review and recommendation regardless of the General Plan land use designation of the parcel to allow an opportunity to comment on impacts to adjacent agricultural land.	At its hearing on April 30, 2019, the Agricultural Advisory Committee recommended approval of Agricultural Preserve Amendment AP14-001 (1), General Plan Amendment GPA14-006(1), Zone Change RZ14-016(1) and Tentative Subdivision Map T18-046. The Committee determined that smaller lots are adjacent to the project site on the east and that the proposed parcel sizes could still be utilized for agricultural purposes.

Zoning Ordinance

The proposed A-10 (General Agricultural, Ten Acre Minimum) and O (Open Space) zoning districts on the project site are consistent with the proposed Large Lot Residential (LR) land use designation pursuant to Figure 1.3 of the 2018 General Plan Technical Background Report. Specific sections of the Ordinance Code that pertain to the project site are as follows:

Zoning Ordinance	
Requirements	**Project Compliance**
Section 17.12.010- The purpose of the propose A-10 (General Agricultural, Ten Acre Minimum zoning district is to provide for country-estate living on parcels less than twenty acres in area while maintaining areas for the commercial production of food and fiber where such agricultural uses can exist without the encroachment of incompatible land uses. Development in this zone must comply with Title 15 of this Code relative to fire safety standards.	Tentative Subdivision Map T18-046 proposes parcels ranging in size from 10± acres to 14.3± acres. Each parcel would be allowed to conduct agricultural operations as a permitted use.
Section 17.12.020- Within the A-10 district the following uses are permitted: one primary single-family dwelling per parcel; one additional single-family dwelling or guesthouse, when the parcel is ten acres or greater.	Each parcel will be a minimum of ten acres, which would allow two dwellings per parcel.
Section 17.12.030- states that within the A-10 zoning district the following are allowed subject to a Conditional Use Permit: one additional single-family dwelling, ten acres per unit maximum density; agricultural processing facilities and activities for products not related	The proposed parcels sizes would allow for obtaining a Conditional Use Permit for several of the potential Conditional uses; however, some of the Conditional uses would require larger sized parcels, such as the construction of additional dwelling units in excess of two, or the development of mineral extracts.

to the agricultural product grown on the parcel or which exceed 10% of the parcel size or 2 acres, whichever is less; roadside stand exceeding one thousand five hundred (1,500) square feet in area; agricultural by-product processing facilities not accessory to the agricultural operation on the parcel, including commercial composting facilities; livestock feed yards, stockyards, auction yards: slaughterhouses, or rendering plants; animal hospitals, outdoors, veterinary clinics, kennels, or animal boarding facilities; commercial stables with more than 20 stalls; large scale development of mineral resources or surface development of mineral resources within two hundred feet of any exterior property line; sawmills; farms stays and guest ranches.	
Section 17.14.010- states that the intent of the (O) district is to protect the public in areas not suitable for development because of flooding or other natural hazards and to provide areas of open space for the protection of wildlife habitat and scenic quality where vegetation removal may be appropriate in certain instances or for the preservation of cultural resources.	The four intermittent streams on the project site, portions of oak woodland and cultural resources on the site are proposed to be located within the O zoning district.

Letters explaining both projects and soliciting an opinion were sent to 106 owners of property located within 1,000 feet of the 90.3± acre project area boundary were mailed on January 14, 2015, September 11, 2017, February 14, 2019 and March 21, 2019 for project revisions. Fourteen (14) property owners responded to this project, include a detailed response objecting to the project which was signed in petition format by several property owners. Some of the comments are as follows:

Opposed:

- **Wildlife Concerns:**
  An adjoining property owner expressed concerns that the project would interfere with wild turkeys, deer herds, mountain lions and red foxes. The project proposes eight (8) parcels ranging in size from 10.0± acres to 14.3± acres. Approximately 21.5± acres of the site are proposed to be placed into O (Open Space) zoning to protect habitat values along riparian corridors, portions of oak woodland and cultural resources. The project, as proposed, is not expected to have a significant impact on special status species or native wildlife in the area. For further information, please see the Biological Resources Section of this document.

- **Premature removal of oak trees from the site:**
  In 2008, a complaint was received from adjacent property owners that oak trees were being removed from the project site. The Community Development Department conducted a site inspection and documented the removal of several oak species on the site. On March 25, 2008, the County adopted a Premature Removal of Oak Trees Ordinance (2903) to address developers removing oak trees prior to submission of a development application for a discretionary entitlement. The Ordinance specifies that if oak trees are removed which reduces the canopy cover by greater than 10 percent or remove old growth oaks trees or valley oaks greater than 5-inches diameter-at-breast height, prior to five years of receiving a development application, the property owner would be subject to monetary fines or other mitigation. The application for the current entitlement was received on December 3, 2014, greater than five years from the date of removal of oak trees on the site. Therefore, there is no violation of the Premature Removal of Oak Tree Ordinance on the project site.

- **Not Consistent with the Tuolumne County General Plan or Ordinance Code:**
  Please see the sections above which discuss the General Plan and Ordinance Code.

- **Water well concerns:**
  The project site is proposing the use of public water, provided by the Tuolumne Utilities District to serve the residences. Wells could still be utilized for agricultural purposes on the site. Since Tuolumne County does not have one continuous aquifer for water storage, individual wells utilize water stored in fractured rock formations. The wells on the project site may be located in a rock formation separate from neighboring wells. The project site is currently being served by one on-site well. The Environmental Health Division of the Community Development Department oversees the placement and use of wells in Tuolumne County. All wells must meet Chapter 13.16 of the Ordinance Code.

- **Septic system contamination of surface and groundwater:**
  The project proposes eight (8) parcels which could allow for a maximum of sixteen (16) residences on the 90.3± acre site. Each residence would be served by an on-site sewage disposal and treatment system. Approximately 21.5± acres of O (Open Space) zoning is proposed on the project site, which includes building setbacks from the four intermittent streams on the site. The Ordinance Code requires setbacks of leach lines from surface water sources and water wells, to prevent contamination to the surface water or groundwater. For further information, please see the Utilities section of this document.

  A Stormwater Pollution Prevention Plan (SWPPP) is required to be developed and submitted with the Notice of Intention (NOI) to obtain coverage under the General Construction Activity Storm Water Permit. The SWPPP includes Best Management Practices (BMPs), which will minimize stormwater runoff, erosion, and sediment movement during project construction. The SWPPP will also include BMPs for preventing the discharge of NPDES pollutants other than sediment (such as fertilizers, petroleum hydrocarbons, paint, etc) to downstream waters.

  Based on the above and pursuant to implementation of the proposed conditions requiring the preparation of a SWPPP, the submittal of a NOI, and the enforcement of the County's Grading Ordinance, the project's impacts on hydrology and water quality would be less-than-significant. For further information, please see the Hydrology section of this document.

- **Traffic issues:**
  The project is accessed via Campo Seco Road, a two-lane paved County maintained road which is classified as a minor collector road. Minor collectors generally serve lower density areas and, therefore, do not have the traffic volume that major collectors do. Minor collector roads often serve to funnel traffic from groups of local roads onto the major collectors and arterial routes. Minor collectors should be spaced to bring all developing areas of the County within reasonable distance of major collectors or arterial routes. A Traffic County from October 1, 2014, determined that an average of 1,459 daily vehicle trips occurred on Camp Seco Road. For more information, please see the Transportation/Traffic section of this document.

- **Noise issues*:***
  The project site is susceptible to noise emanating from vehicular traffic on Campo Seco Road and surrounding residential and agricultural land uses. Implementation Program 5.A.a of the Tuolumne County General Plan requires that the County review new public and private development proposals to determine conformance with the policies and programs of the Noise Element of the General Plan. For more information, please see the Noise section of this document.

- **The applicant should dedicate Open Space to protect the stream corridors and historic sites:**
  A total of 21.5± acres of O (Open Space) zoning is proposed as mitigation for potential project impacts to four unnamed intermittent stream, oak woodland and cultural resources on the site. The proposed Open Space zoning is 23% of the project site. Riparian vegetation, valley oak trees, blue oak trees and elderberries are included inside the O zoning.

Vesting Tentative Parcel Map T18-046 is proposed to be conditioned to include a requirement that each sale of a parcel created pursuant to these maps will be accompanied by a map or diagram illustrating the location of all areas zoned O (Open Space) on said parcel in order to insure that each property owner is aware of the exact location of the open space, so that the open space can be preserved.

- **The design of Lot 1 presents a significant health and safety issue since it would create a need for a driveway on Martin Lane, too close to other driveways:**
  The project applicant is proposing that all parcels created by Tentative Parcel Map T18-046 be accessed by driveways from Campo Seco Road. A County encroachment permit is required for access onto Camp Seco Road, to ensure the placement of each driveway meets County standards and has a safe sight distance.

- **The project description is inadequate and has cumulative impacts, because the project also includes two adjacent parcels, APNs 59-010-54 and 59-010-57, consisting of 112.85 and 104.4 acres, being converted from high value agricultural land to residential uses:**
  The project site consists of Assessor's Parcel Number 59-010-56, which is 90.3± acres in size. The two other APN numbers listed above currently belong to owners not related to the owner of the project site. No application has been received for development of other than the 90.3± acre project site.

- **This application requires the preparation of a full Environmental Impact Report:**
  Section 21002.1(a) of the *State Public Resources Code* states that *the purpose of an Environmental Impact Report is to identify the significant effects on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided*. The California Environmental Quality Act (CEQA) defines a significant environmental impact as that in which adverse environmental consequences have the potential to be significant according to the threshold criteria identified for the resource, even after mitigation strategies are applied and/or an adverse effect that could be significant and for which no mitigation has been identified. If any potentially significant impacts are identified, an Environmental Impact Report (EIR) must be prepared in accordance with the *California Environmental Quality Act* (CEQA).

  For a potentially significant adverse environmental impact related to a proposed project, the consequences of the impact can become less-than-significant by utilizing mitigation strategies that are incorporated into the project as a Condition of Approval.

  Section 21064.5 of the *State Public Resources Code* states that a *"Mitigated Negative Declaration" means a Negative Declaration prepared for a project when the Initial Study has identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed Negative Declaration and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects to the environment would occur, and (2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.*

  Section 21080(e) of the *State Public Resources Code* states that *substantial evidence includes fact, a reasonable assumption predicted upon fact, or expert opinion supported by fact. Substantial evidence does not include argument, speculation, unsubstantiated opinion, narrative, evidence that is clearly inaccurate or erroneous, or evidence of social or economic impacts that do not contribute to, or are not caused by, physical impacts to the environment.*

  If potentially adverse environmental impacts can be mitigated to less-than-significant levels with mitigation, then a Mitigated Negative Declaration can be prepared that includes the preparation of an Initial Study document along with certain mitigation measures. Based upon the project proposal, potential impacts that were identified, existing regulations, and mitigation measures described, the Environmental Coordinator has recommended approval of a Mitigated Negative Declaration for this project. The Mitigated Negative Declaration being prepared for the proposed project includes an Initial Study and proposed mitigation measures.

Prior to development of the project site, the following entitlements may be required:

Future Entitlements	
Permit	**Agency**
Grading Permit	Engineering Division of the Department of Public Works
Road Encroachment Permit	Engineering Division of the Department of Public Works
Streambed Alteration Agreement	California Department of Fish and Wildlife
General Construction Activity Storm Water Permit	Regional Water Quality Control Board
Building Permits	Building Division of the Community Development Department
Public Water Connections	Tuolumne Utilities District
Septic systems and wells	Environmental Health Division of the Community Development Department

Mitigation Measures: None required.

Mitigation Monitoring: Not applicable.

XI. MINERAL RESOURCES:

Issues and Supporting Information Sources	*Potentially Significant Impact*	*Less-than-Significant With Mitigation Incorporation*	*Less-than-Significant Impact*	*No Impact*
Would the Proposed Project/Action:				
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Environmental Setting:

Tuolumne County was formerly a California gold rush area. The County was placer-mined during the gold rush; lode mining began in early 1850s. The Mineral Land Classification of a Portion of Tuolumne County Study found that the premier producer in the East belt of Tuolumne County, was developed along a vein system that strikes northerly and generally dips very steeply east. Other features include the presence of dikes, vein thicknesses that generally average less than two feet, and mineralization that consists of both free gold and gold-bearing sulfides.

The California Surface Mining and Reclamation Act of 1975 (SMARA) requires the State Geologist to classify land into Mineral Resource Zones (MRZs) according to the known or inferred mineral resource potential of that land as determined from its economic geology. The primary goal of mineral and land classification is to ensure that the mineral resource potential of land is recognized by local government when making decisions on land use. Identified in the Mineral Land Classification of a Portion of Tuolumne County, California for Precious Metals, Carbonate Rock and Concrete Grade Aggregate 1997 Map, the project site does not fall within an MRZ-2b zone.

A former underground Au-Ag (gold and silver) mine complex is located about 1 mile west of Jamestown, extending about 5 miles along the NW-SE-trending Mother Lode Belt. It was discovered in 1850. The mine was owned by the Sonora Mining Corp and is more commonly known as the Jamestown Mine. One notable feature is the Harvard Pit, a water retention basin which has an approximate depth of 600 feet and potential heavy metal contamination. The mining operation ceased in mid-1994 when gold prices fell temporarily, Reclamation is ongoing and is expected to continue into the near future.

Analysis:
Policy 4.E.1 of the Tuolumne County General Plan directs the County to protect lands classified as significant Mineral Resource Zone-2 (MRZ-2) by the State Department of Conservation Division of Mines and Geology, and meeting the criteria established in the General Plan for the Mineral Preserve Zone overlay (MPZ), from conflicts, such as incompatible development on surrounding land, which might prevent future mining activities. The State of California Division of Mines and Geology surveyed Tuolumne County for the presence of economically important mineral resources. The *Mineral Land Classification of a Portion of Tuolumne County, California for Precious Metals, Carbonate Rock and Concrete-Grade Aggregate (1997),* DMG Open File Report 97-09, indicates that the subject property and surrounding lands do not contain economically important mineral resources.

For precious metals, the project site is located in the Pocket Belt-East Belt Area and is classified as MRZ-3b. MRZ-3b is defined as areas containing inferred mineral occurrences of undetermined mineral resource significance. Land classified MRZ-3b represents areas in geologic settings that appear to be favorable environments for the occurrence of specific mineral deposits. Further exploration could result in the reclassification of all or part of these areas as MRZ-3a or specific localities as MRZ-2a or MRZ-2b. For carbonate rock, the project site is located in the Southwestern County Area and is classified as MRZ-1. The project site is not classified for concrete-grade aggregate.

The project would not result in the loss of a known mineral resource; therefore, the project would not have a significant impact on mineral resources.

Mitigation Measures: None required.

Mitigation Monitoring: Not applicable.

XII. NOISE:

Issues and Supporting Information Sources	*Potentially Significant Impact*	*Less-than-Significant With Mitigation Incorporation*	*Less-than-Significant Impact*	*No Impact*
Would the Proposed Project/Action:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
e) If located within the Tuolumne County Airport Land Use Compatibility Plan, expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) If located within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Environmental Setting:
Noise is commonly defined as undesirable or unwanted sound. Noises vary widely in their scope, source, and volume, ranging from individual occurrences such as leaf blowers, to the intermittent disturbances of overhead aircraft, to the fairly constant noise generated by traffic on freeways. Three aspects of community noise are used in assessing the noise environment:

Level (e.g., magnitude or loudness): Sound levels are measured and expressed in decibels (dB) with 10 dB roughly equal to the threshold of hearing. Transient noise events may be described by their maximum A-weighted noise level (dBA).

Frequency composition or spectrum: Frequency is a measure of the pressure fluctuations per second, measured in units of hertz (Hz). The characterization of sound level magnitude with respect to frequency is the sound spectrum, often described in octave bands, which divide the audible human frequency range (e.g., from 20 to 20,000 Hz) into 10 segments.

Variation in sound level with time, measured as noise exposure: Most community noise is produced by many distant noise sources that change gradually throughout the day and produce a relatively steady background noise having no identifiable source. Identifiable events of brief duration, such as aircraft flyovers, cause the community noise level to vary from instant to instant. A single number called the equivalent sound level, or Leq, describes the average noise exposure level over a period. Hourly Leq values are called Hourly Noise Levels.

Discretionary projects are evaluated utilizing Chapter 5 of the Tuolumne County General Plan relating to Noise. The following definitions are from the Glossary of the Tuolumne County General Plan and are used in the Noise Element of the General Plan:

- CNEL: Community Noise Equivalent Level means a 24-hour energy equivalent level derived from a variety of single-noise events, with weighing factors of approximately 4.8 and 10 decibels applied to the evening (7:00 PM to 10:00 PM) and nighttime (10:00 PM to 7:00 AM) periods, respectively, to allow or the greater sensitivity to noise during these hours.

- Ldn: the day/night average sound level. The Ldn is the average equivalent sound level during a 24-hour day, obtained after addition of ten (10) decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

- dBA: is the "A-weighted" scale for measuring sound in decibels. It weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.

- A-Weighted Sound Level: All sound levels referred to in this document are in A-weighted decibels. A weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A weighting, as it provides a high degree of correlation with human annoyance and health effects.

Decibel: means a unit used to express the relative intensity of a sound as it is heard by the human ear. The decibel scale expresses sound level relative to a reference sound pressure of 20 micronewtons per square meter, which is the threshold of human hearing. Sound levels in decibels (dB) are calculated on a logarithmic basis. An increase of 10 decibels represents a 10-fold increase in acoustic energy, and an increase of 20 decibels corresponds to a 100-fold increase in acoustic energy. An increase of 10 dB is usually perceived as a doubling of noise.

Equivalent Sound Level (Leq)**:** The equivalent sound level is the sound level containing the same total energy as a time varying signal over a given sample period. Leq is typically computed over 1, 8 and 24-hour sample periods.

Leq is the energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The Leq is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California. The hourly Leg is measure over a 1 hour sample period.

Lmax: is the highest sound level measured over a given period of time.

The major noise sources in the Jamestown area are related to vehicle traffic, commercial activities, and residential activities. According to common practice, maximum noise levels of 60 dB are considered “normally acceptable” for unshielded residential development. Noise levels from 60 dB to 70 dB fall within the “conditionally unacceptable” range, and those in the 70 to 75 dB range are considered “normally unacceptable”.

Analysis:
Implementation Program 5.A.a of the General Plan requires that the County consider the effects of the development of new stationery noise sources or modification of existing stationary noise sources on noise-sensitive land uses, including urban residential development.

Goal 5.A.4 of the Tuolumne County General Plan directs the County to determine if new development or changes to existing development, which requires a discretionary entitlement, will create new or exacerbate existing noise levels which exceed the standards for surrounding land uses. The project site would generate temporary noise from the construction of new residences and associated structures.

The project site is susceptible to noise emanating from vehicular traffic on Campo Seco Road and Campbells Flat Road, in addition to nearby residential land uses. Temporary increases in noise levels associated with construction activities could have a short-term detrimental effect on the existing residents. To mitigate potential short-term noise impacts associated with the project, exterior construction associated with the project will be restricted to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday. Exterior construction will be prohibited on Sundays and County holidays. The project will not have a long-term adverse impact because the sounds it generates will be residential in nature and blend in with the surrounding community.

The project is not located within the area encompassed by the Tuolumne County *Airport Land Use Compatibility Plan* or in the vicinity of an airport. The nearest airport is the Columbia Airport, located approximately 4 miles to the northwest of the project site. The Pine Mountain Lake Airport is located approximately 11 miles southeast of the project site. Additionally, there are no private airstrips located within the vicinity of the project site.

Mitigation Measures: The project will be conditioned to restrict the hours of exterior construction from 7:00 a.m. to 7:00 p.m., Monday through Saturday. Exterior construction will be prohibited on Sunday and County Holidays.

Mitigation Monitoring: This condition will be monitored through citizen complaints. Confirmed violations will be referred to the Code Compliance Officer for processing consistent with established code compliance procedures outlined in Chapter 1.10 of the Ordinance Code. A Notice of Action will be recorded to advise future owners of the required mitigation measure and the responsibility to comply with said measure.

XIII. POPULATION AND HOUSING:

Issues and Supporting Information Sources	*Potentially Significant Impact*	*Less-than-Significant With Mitigation Incorporation*	*Less-than-Significant Impact*	*No Impact*
Would the Proposed Project/Action:				

a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c)	Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Environmental Setting:
Tuolumne County is growing at a steady rate of approximately 1% per year; however, population projections show that the rate of population growth is declining. In 2013, Tuolumne County had a population of 53,874. This represents a drop of 2.7% from 2010 population estimates of 55,365. According to the Housing Element in the Tuolumne County General Plan, the majority of the County's population is white, in their mid-40's, in a service-related profession, married without children and has a median household income of $58,300.

The population of Jamestown in 2010 was just under 3,500, and there were approximately 1,500 housing units in 2010. There was a population increase of approximately 14 percent between 2000 and 2010. Single family homes are the predominant housing type in Jamestown, and the median household income is approximately $35,000 a year. The average home cost in Jamestown was approximately $184,000 in 2015.

Analysis:
The project site consists of Assessor's Parcel Number 59-010-56, which is 90.3± acres in size. For the complete project description, please see the Project Description at the beginning of this document.

Pursuant to Section 17.12.020 of the Tuolumne County Ordinance Code (TCOC), one primary single-family dwelling is allowed per parcel in the proposed A-10 zoning district, plus one guesthouse or one detached single-family dwelling, when the parcel is ten acres or larger or the parcel. A conditional use permit may be obtained to allow additional dwellings with a one dwelling per ten acres density. Approval of the project would allow a maximum of sixteen (16) dwelling units as a permitted use on the eight (8) proposed parcels. None of the permitted secondary residences are considered accessory dwelling units (ADUs). One residence currently exists on the site.

Chapter 17.65 of the Tuolumne County Ordinance Code applies to discretionary land use entitlements proposing residential development of five or more units, including tentative maps, conditional use permits, site development permits, site review permits, and planned unit development permits for which the property owner has requested incentives. The property owners have not requested any incentives for Vesting Tentative Subdivision Map T18-046; therefore, no inclusionary units are required.

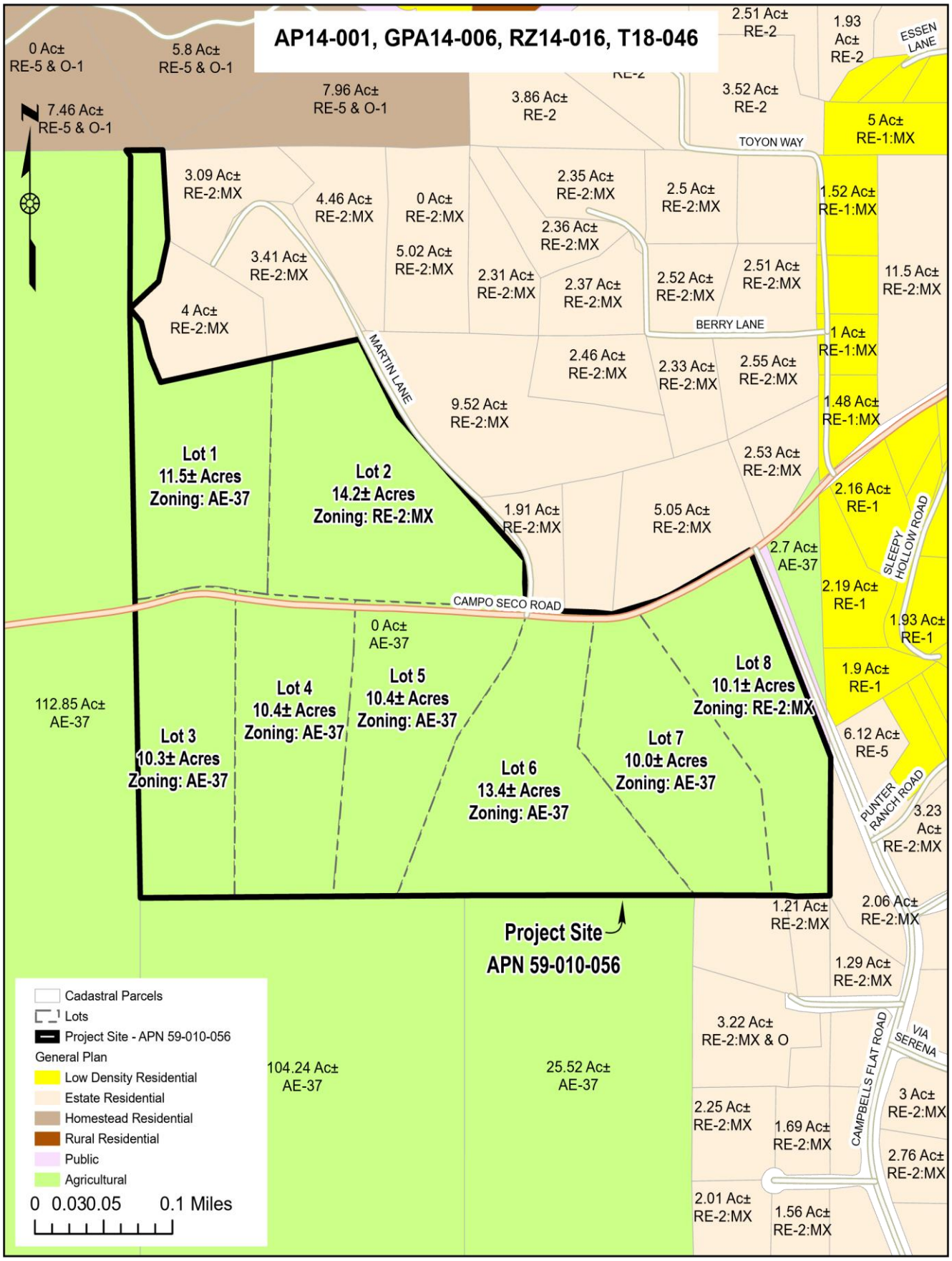
Construction of the new residences would not displace any existing persons residing on the project site or require the construction of replacement housing elsewhere. The proposed number of parcels would not induce substantial growth in this area of Tuolumne County.

Mitigation Measures: None required.

Mitigation Monitoring: Not applicable.

Legend:

Zoning Districts			General Plan Designations		
RE-1	-	Residential Estate, One Acre Minimum	LDR	-	Low Density Residential
RE-2	-	Residential Estate, Two Acre Minimum	AG	-	Agricultural
RE-3	-	Residential Estate, Three Acre Minimum	ER	-	Estate Residential
RE-5	-	Residential Estate, Five Acre Minimum	HR	-	Homestead Residential
AE-37	-	Exclusive Agricultural, Thirty-Seven Acre Minimum	RR	-	Rural Residential
O-1	-	Open Space-1	P	-	Public
P	-	Public			
:MX	-	Mobilehome Exclusion Combining			


AP14-001, GPA14-006, RZ14-016, T18-046
0 Ac± RE-5 & O-1
5.8 Ac± RE-5 & O-1
7.96 Ac± RE-5 & O-1
7.46 Ac± RE-5 & O-1
3.86 Ac± RE-2
2.51 Ac± RE-2
1.93 Ac± RE-2
3.52 Ac± RE-2
5 Ac± RE-1:MX
ESSEN LANE
TOYON WAY
3.09 Ac± RE-2:MX
4.46 Ac± RE-2:MX
0 Ac± RE-2:MX
2.35 Ac± RE-2:MX
2.5 Ac± RE-2:MX
1.52 Ac± RE-1:MX
2.36 Ac± RE-2:MX
3.41 Ac± RE-2:MX
5.02 Ac± RE-2:MX
2.31 Ac± RE-2:MX
2.37 Ac± RE-2:MX
2.52 Ac± RE-2:MX
2.51 Ac± RE-2:MX
11.5 Ac± RE-2:MX
4 Ac± RE-2:MX
BERRY LANE
1 Ac± RE-1:MX
MARTIN LANE
2.46 Ac± RE-2:MX
2.33 Ac± RE-2:MX
2.55 Ac± RE-2:MX
9.52 Ac± RE-2:MX
1.48 Ac± RE-1:MX
Lot 1
11.5± Acres
Zoning: AE-37
Lot 2
14.2± Acres
Zoning: RE-2:MX
2.53 Ac± RE-2:MX
2.16 Ac± RE-1
1.91 Ac± RE-2:MX
5.05 Ac± RE-2:MX
SLEEPY HOLLOW ROAD
2.7 Ac± AE-37
CAMPO SECO ROAD
2.19 Ac± RE-1
1.93 Ac± RE-1
0 Ac± AE-37
Lot 8
10.1± Acres
Zoning: RE-2:MX
1.9 Ac± RE-1
112.85 Ac± AE-37
Lot 4
10.4± Acres
Zoning: AE-37
Lot 5
10.4± Acres
Zoning: AE-37
Lot 3
10.3± Acres
Zoning: AE-37
Lot 7
10.0± Acres
Zoning: AE-37
6.12 Ac± RE-5
Lot 6
13.4± Acres
Zoning: AE-37
PUNTER RANCH ROAD
3.23 Ac± RE-2:MX
Project Site
APN 59-010-056
1.21 Ac± RE-2:MX
2.06 Ac± RE-2:MX
1.29 Ac± RE-2:MX
3.22 Ac± RE-2:MX & O
VIA SERENA
CAMPBELLS FLAT ROAD
104.24 Ac± AE-37
25.52 Ac± AE-37
3 Ac± RE-2:MX
2.25 Ac± RE-2:MX
1.69 Ac± RE-2:MX
2.76 Ac± RE-2:MX
2.01 Ac± RE-2:MX
1.56 Ac± RE-2:MX
Cadastral Parcels
Lots
Project Site - APN 59-010-056
General Plan
Low Density Residential
Estate Residential
Homestead Residential
Rural Residential
Public
Agricultural
0 0.030.05 0.1 Miles


AP14-001, GPA14-006, RZ14-016, T18-046
TOYON WAY
BERRY LANE
MARTIN LANE
CAMPO SECO ROAD
SLEEPY HOLLOW ROAD
CAMPBELLS FLAT ROAD
PUNTER RANCH ROAD
AVENIDA BONITA
SERENA COURT
VIA SERENA
Lot 1 11.5± Acres
Lot 2 14.2± Acres
Lot 3 10.3± Acres
Lot 4 10.4± Acres
Lot 5 10.4± Acres
Lot 6 13.4± Acres
Lot 7 10.0± Acres
Lot 8 10.1± Acres
Cadastral Parcels
Lots
Project Site - APN 59-010-056
0 0.030.05 0.1 Miles

XIV. PUBLIC SERVICES:

Issues and Supporting Information Sources	*Potentially Significant Impact*	*Less-than-Significant With Mitigation Incorporation*	*Less-than-Significant Impact*	*No Impact*
Would the Proposed Project/Action:				
a) 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 these public services:				
Fire Protection?	☐	☐	☒	☐
Police Protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other Public Facilities?	☐	☐	☐	☒

Environmental Setting:

Police Services

Law enforcement services in the Jamestown area are provided by the Tuolumne County Sherriff's office. The nearest Sherriff station to the project site is located at 28 Lower Sunset Drive in Sonora, which is approximately 3 road miles away. Response times for the entire county averages between 5 minutes to 35 minutes depending on day of the week and time and the location of the incident. An average of six deputies patrols the county at any given time.

Fire Services

Fire protection services to the site are provided by Jamestown Fire Protection District (JFPD), in cooperation with the California Department of Forestry and Fire Protection (CalFire). The nearest station is located at 18249 4th Ave in Jamestown, approximately 2 miles away. Average response time to the project site from Jamestown Fire Department is approximately 4 minutes. CalFire is a full-service fire department providing emergency services to all unincorporated areas of Tuolumne County through a network of fire stations, personnel and equipment. The nearest CalFire station is located at 18464 Striker Court, approximately 9 miles northeast of the project site.

Schools

The nearest public school is Jamestown Elementary School, approximately 0.5 miles south of the project site on the east side of 5th Ave in Jamestown. Enrollment at this school is approximately 342 students in grades Kindergarten through 8th grade.

Parks

There is a community baseball field, Patterson Field, located in Jamestown northwest of the project site. Facilities include playing fields, dugouts, and restrooms. A community park, named Rocca Park, in within the

heart of Jamestown. Railtown 1897 State Historic Park is located in Jamestown and is a unit of the California State Park system and is located west of the project site. Parks are also located within the Sonora area, approximately 3 miles to the northeast of the project site. Yosemite National Park is located approximately 70 miles to the southeast of the project site.

Analysis:

The Fire and Resource Assessment Program (FRAP) *Map of Fire Hazard Severity Zones in State Responsibility Areas* indicates the project site as being located within a high fire hazard area. This rating is based on factors of slope, vegetation and annual summer weather patterns. These zones, referred to as Fire Hazard Severity Zones (FHSZ), provide the basis for application of various mitigation strategies to reduce risks to buildings associated with wildland fires. The zones also relate to the requirements for building codes designed to reduce the ignition potential to buildings in the wildland-urban interface zone.

The project has been reviewed by the Tuolumne County Fire Prevention Division (FPD) for consistency with the National Fire Code, California Fire Code, California Building Code, the Tuolumne County General Plan and Ordinance Code.

Because the project will allow development in an area with a high fire hazard, approval of the proposed project could create a significant adverse impact on the Tuolumne County Fire Department's ability to provide service. To reduce this impact to an acceptable level, conditions will be attached to Vesting Tentative Subdivision Map T14-046 including requirements for fuel reduction, defensible space building setbacks, road construction standards, driveway construction standards, residential gates, fire and life safety requirements, road signage and residential identification found in Titles 11, 12, 15 and 16 of the Ordinance Code, the California Building Code, and the California Fire Code. Application and enforcement of the above mentioned code requirements will reduce any impacts related to fire hazard and fire protection to the level of less-than-significant.

Law enforcement services are provided to the unincorporated areas of Tuolumne County by the Tuolumne County Sheriff's Department. The project was referred to the Sheriff's Department for review, but no comments were received.

The project site is located within the boundaries of the Jamestown Elementary School District and the Sonora Union High School District. Both school districts have been advised of the proposed project. Neither of the school districts responded to the project notices. Pursuant to State law, school districts can require fees for new construction to mitigate impacts to the school system. The fees are collected at the County Schools Office prior to issuance of a Building Permit. Therefore, there will be no impacts to schools.

The creation of eight lots as proposed by Vesting Tentative Subdivision Map T14-046 will not overburden the existing recreational facilities. Therefore, there will be no impacts to recreational facilities. For additional discussion of recreation, please refer to the "Recreation" section of this document.

The current fire and police services provide sufficient personnel and equipment to serve the project site. No new law enforcement facilities would need to be constructed as a result of the project; therefore, the project will have a less than significant impact on fire and police services.

Mitigation Measures: None required.

Mitigation Monitoring: Not applicable.

XV. RECREATION:

Issues and Supporting Information Sources	*Potentially Significant Impact*	*Less-than-Significant With Mitigation Incorporation*	*Less-than-Significant Impact*	*No Impact*
Would the Proposed Project/Action:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Environmental Setting:

Tuolumne County has a variety of recreational opportunities for the public, including Yosemite National Park, Stanislaus National Forest, State parks, and other government agencies such as the U.S. Bureau of Reclamation and the Bureau of Land Management. Community based recreation and park districts include the Tuolumne County Recreation Department and the City of Sonora Recreation Department.

There is a Jamestown community baseball field, Patterson Field, located northwest of the project site. Facilities include playing fields, dugouts, and restrooms. Railtown 1897 State Historic Park is located in Jamestown and is a unit of the California State Park system, located west of the project site. Within the heart of Jamestown there is a community park, named Rocca Park. Parks are also located within the Sonora area, approximately 3 miles to the northeast of the project site. Other nearby areas include camping sites, hiking trails, fishing, and a golf course called Teleli (formerly called Mountain Springs).

Analysis:

There are existing park and recreation facilities at Standard Park which is located approximately 9.0± vehicle miles northeast of the project site on Tuolumne Road. Standard Park contains ball fields and picnic areas. There is a swimming pool and parks with play equipment, basketball courts, horseshoe pits and picnic areas in the community of Tuolumne, approximately 11.0± vehicle miles to the east of the project site. Additional facilities are located in downtown Sonora approximately 3.0± vehicle miles from the project site. The City of Sonora has the Dragoon Gulch walking trail and several parks containing play equipment and picnic areas. The creation of eight parcels as proposed by Vesting Tentative Subdivision Map T18-046 will not overburden the existing facilities.

Implementation Program 8.D.b. of the Tuolumne County General Plan requires certain new residential development of five units or more to participate in the provision of recreational facilities for their residents. For residential subdivisions, the subdivider may propose to provide recreational facilities on site, pay an in-lieu recreation fee or dedicate land for public recreational facilities, or a combination of any or all of the three options for consideration by the Board of Supervisors.

Section 16.26.120 of the Tuolumne County Ordinance Code states the following:

> *The Board of Supervisors will require either the dedication of land or the payment of fees in lieu of such dedication, or a combination of any of the above, for the purpose of providing park and recreational facilities to serve future residents of the subdivision.*

Section 16.26.120 of the Ordinance Code states that the total area required to be dedicated for recreational facilities will be computed by multiplying the number of dwelling units to be included in the development by .01 acre, up to the limits set forth in Section 66477 of the Subdivision Map Act. The proposed 8 lots would have a potential of 16 dwelling units, which are not considered accessory dwelling units (ADUs). The developer will be required to dedicate 0.16 acre of land for recreational purposes. Section 16.26.120 also establishes the in-lieu recreation fee using the formula:

Number of units x .01 x average assessed market price per acre based upon the tentative map and the appraisal by the County.

The developer is not proposing any recreational facilities on the project site and, therefore, has the option to pay an in-lieu recreation fee.

Section 16.26.120(F) of the Ordinance Code states that all park and recreation fees collected pursuant to this title will be placed in a special fund independent of the general fund and expended only for park and recreation acquisition and development. It is further stated that any fees collected under this section will be committed within five years after the payment of such fees or the issuance of building permits on one-half the lots created by a subdivision, whichever occurs first.

Mitigation Measures: None required.

Mitigation Monitoring: Not applicable.

XVI. TRANSPORTATION/TRAFFIC:

Issues and Supporting Information Sources	*Potentially Significant Impact*	*Less-than-Significant With Mitigation Incorporation*	*Less-than-Significant Impact*	*No Impact*
Would the Proposed Project/Action:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☐	☒	☐	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the jurisdictional congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Environmental Setting:

The community of Jamestown is served by one major highway, State Route 108/49, an east/west route. State Route 108/49 in Tuolumne County is a two to four-lane conventional highway. Other roads serving the community include Jamestown Road, Camp Seco Road, and Seco Street, which serve as main routes for local circulation within the Jamestown area, and provide access to the recreational points and other points of interest within the area.

Public transit is provided by Tuolumne County Transit. There is one route overall serving Jamestown. Services are available in the mornings, afternoons, and evenings and are available five days a week. The nearest transit stop to the project site is located at the intersection of 5th Avenue and Willow Street. Tuolumne County also has a “dial-a-ride” program available on demand for the route serving Jamestown.

Analysis:

Access to the project site is currently provided by two driveway easements off Campo Seco Road (south to the residence and north to the garage and barn). Another access is provided by a common driveway off of Campbells Flat Road, which continues onto the property to the south.

Campo Seco Road is a two-lane County maintained road which is classified as a minor collector road. Minor collectors generally serve lower density areas and, therefore, do not have the traffic volume that major collectors do. Minor collector roads often serve to funnel traffic from groups of local roads onto the major collectors and arterial routes. Minor collectors should be spaced to bring all developing areas of the County within reasonable distance of major collectors or arterial routes.

The estimated project total traffic generation is 10 vehicle trips per day (VTPD) multiplied by the number of single-family residences. The project consists of 8 lots with a maximum of one single-family dwelling and one secondary single-family dwelling per lot. There is one existing single-family residence on the project site. A total of 16 residences could be constructed on the site, which are not considered to be accessory dwelling units (ADUs). VTPD are calculated as follows:

16 Single-family residences x 10 VTPD = 160 VTPD

A total of 160 vehicle trips per day are estimated to be generated by full build out of Vesting Subdivision Map T18-046. Due to the low traffic volumes anticipated to be generated by the proposed project, a traffic impact analysis was not required. The Engineering Division of the Department of Public Works reviewed the proposed project and states that the developer will be required to comply with applicable existing regulations for the development of access to the proposed parcels.

Access to the proposed subdivision will be from Campo Seco Road. Lots 6, 7 and 8 could also utilize the existing gravel common driveway with access from Campbells Flat Road. Section 16.26.140 of the Ordinance Code requires that roads or driveways serving lots within subdivisions will be constructed in accordance with the standards set forth in Title 11 of the Ordinance Code.

The project site is approximately one mile from the nearest State Highway which is State Highway 49/108; however, there is no access onto the highway from Campo Seco Road. Caltrans District 10 staff were advised of this project but did not respond.

Tuolumne County presently collects Traffic Impact Mitigation Fees from new development to mitigate cumulative impacts to the County's circulation system. The Tuolumne County Board of Supervisors has determined that projects of this type contribute cumulatively to the significant adverse impacts on the County's circulation system. To mitigate this impact, the project proponent or subsequent developer will pay an appropriate Traffic Impact Mitigation Fee (TIMF) during the construction process of new development resulting from approval of this project.

The Engineering Division of the Department of Public Works has reviewed the proposed project and advises that a Road and Utility Easement must be dedicated 32-feet from the existing centerline right-of-way along Campo Seco Road pursuant to Section 16.26.150 of the Tuolumne County Ordinance Code.

Mitigation Measures: The applicable Traffic Impact Mitigation Fee will be paid to Tuolumne County prior to issuance of a Blue Tag or prior to close of escrow if an escrow account has been established prior to issuance of a Building Permit for any residence on any lot created by Vesting Tentative Subdivision Map T18-0046.

Mitigation Monitoring: This Mitigation Measure shall be implemented prior to issuance of a Building Permit and will be monitored by the Building and Safety Division of the Community Development Department.

XVII. TRIBAL CULTURAL RESOURCES:

Issues and Supporting Information Sources	*Potentially Significant Impact*	*Less-than-Significant with Mitigation Incorporation*	*Less-than-Significant Impact*	*No Impact*
Would the Proposed Project/Action:				
Cause a substantial adverse change in the significance of a tribal cultural resource as 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 pursuant to Section 15064.5?	☐	☑	☐	☐
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.	☐	☑	☐	☐

Environmental Setting

In September of 2014, the California Legislature passed Assembly Bill (AB) 52, which added provisions to the Public Resources Code (PRC) regarding the evaluation of impacts on tribal cultural resources under CEQA, and consultation requirements with California Native American tribes. In particular, AB 52 now requires lead agencies to analyze project impacts to "tribal cultural resources" separately from archaeological resources (PRC §21074; 21083.09). The Bill defines "tribal cultural resources" in a new section of the PRC §21074. AB 52 also requires lead agencies to engage in additional consultation procedures with respect to California Native American tribes (PRC §21080.3.1, 21080.3.2, 21082.3).

To date, two tribal entities have contacted the Tuolumne County Community Development Department to request formal consultation under the AB 52 process. The tribes requesting consultation are the Chicken Ranch Rancheria and the Tuolumne Band of Me-Wuk Indians. On July 30, 2015 (initial project application), on August 1, 2017 (project revisions), and again on March 26, 2019 (project revisions) project notification letters were sent to all local tribal contacts, including a complete project description and a project map, as a courtesy notification, not in direct response to AB 52. The courtesy notifications were sent out prior to receipt of the official AB 52 notification requests from the tribes. No requests for consultation or comments from tribal entities were received for the current project.

Analysis:

A cultural resource study was conducted on the property by Patrick GIS Group, Inc. in August 2017. The project site was studied for both archaeological and architectural resources. The field survey revealed identified eleven (11) archeological resources, two isolated finds and one unrecorded segment of a previously recorded resource. Two sites are prehistoric sites, nine are historic era sites and one is a multi-component site. Both isolated finds are prehistoric and consist of milling stone fragments. The prehistoric resources are tribal cultural resources.

Of the total resources on the project site, six have been recommended as potentially eligible for the California Register of Historic Resources (CRHR). Two of the resources are prehistoric sites which may be related to local tribes. The final results of the studies will be filed with the Central California Information Center of the California Historical Resources Information Center at California State University, Stanislaus. The report will be available to qualified professionals upon request.

Per the provisions of the California Environmental Quality Act, potential effects on cultural resources should be avoided through the use of Open Space, capping or covering or deeding the site into a permanent conservation easement. The use of Open Space zoning is recommended with a 100-foot buffer around each potentially eligible resource. Construction personnel should be trained by a qualified archeologist of the types of cultural resources they may encounter and the laws protecting those resources. For more information concerning the placement of the cultural resources within Open Space zoning, please see the Cultural Resources section of this document.

Three local Native American tribes were contacted by mail advising them of this project. The three local tribes are the Tuolumne Band of Me-Wuk Indians, the Chicken Rancheria Indians and the Buena Vista Rancheria. No comments were received from these tribes concerning this project.

The possibility of subsurface cultural resources still exists. Should an inadvertent discovery of cultural materials is made during project related ground disturbing activities, ground disturbances in the area of the find must be halted and a qualified professional archaeologist must be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant and develop appropriate mitigation pursuant to Section 14.10.150 of the Ordinance Code.

Mitigation Measure: A condition will be imposed on the project to require that if, during the excavation or construction process, subsurface cultural resources are discovered on the project site, all work shall stop immediately until a qualified archaeologist, approved by the Community Development Department, evaluates said resources and establishes boundaries around archaeologically or historically sensitive areas. If the site is determined to be significant, appropriate mitigation measures shall be formulated and implemented in accordance with Section 15064.5 of the *State CEQA Guidelines*.

Mitigation Monitoring: A Notice of Action will be recorded to advise future owners of the required mitigation measure and the responsibility to comply with said measure.

XVIII. UTILITIES AND SERVICE SYSTEMS:

Issues and Supporting Information Sources	*Potentially Significant Impact*	*Less-than-Significant With Mitigation Incorporation*	*Less-than-Significant Impact*	*No Impact*
Would the Proposed Project/Action:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☒	☐	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be serviced by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Environmental Setting:

Pacific Gas and Electric provides electric service to the project site. Cal Sierra Disposal Waste Management is responsible for garbage collection in the community of Jamestown. The project site is located within the jurisdiction of the Central Valley Regional Water Quality Control Board (CVRWQCB). The Tuolumne Utilities District is responsible for water service in the community of Jamestown.

TUD has a contract with PG&E which provides for perpetual water supply for TUD from the South Fork Stanislaus River. This water is stored in Pinecrest Lake, Lyons Reservoir, Phoenix Lake and other small reservoirs on the TUD ditch system. PG&E owns Lyons Reservoir and the 15.7-mile Main Canal that leads to its Phoenix powerhouse. From the Main Canal, TUD's water splits into three branches – one serves Twain Harte, Soulsbyville and Tuolumne; and another feeds TUD's network of ditches, pipelines and treatment plants that serve Crystal Falls, Big Hill and Columbia. The remainder goes into Phoenix Reservoir to serve Phoenix Lake, East Sonora, Sonora and Jamestown.

The majority of TUD customers reside in or near the community of Sonora which is at about elevation 1,850 feet. TUD also serves customers in several communities to the east up to about elevation 6,000 feet in the Sierras and west of Jamestown at an elevation of less than 1,500 feet. The TUD water system has over 14,000 water connections to homes and businesses throughout the county. TUD also delivered 1.1 billion gallons of treated drinking water in 2015 and operates over 80 treated water storage tanks.

Analysis:

Since this project proposes lots ranging in size from 10.0± to 14.3± acres, the project is not required to be connected to public water or public sewer systems; however, the applicant has proposed that each lot will be served with public water and a private on-site sewage treatment and disposal system. Individual wells could still be utilized for agricultural purposes. There are no public sewer systems in the project vicinity that could serve the project. Similar developed parcels in the area of the project site utilize private wells and septic tank/leach field systems. Future on-site agricultural wells and sewage disposal systems will require a permit from Tuolumne County Environmental Health Division and must be constructed to the standards contained in the County Ordinance Code.

Public sewer is not currently available in the Campo Seco Road area. Pursuant to Section 13.04.030(A) of the Tuolumne County Ordinance Code, no lot or parcel of a gross area of ten acres or less, will be created or approved on or after January 2, 1975, without complying with Chapter 13.04 of the Ordinance Code. The proposed parcels range from 10.0± to 14.2± acres, therefore, the lots already comply with Chapter 13.04 because they exceed 10 acres in size. Therefore, the project has been approved by the Environmental Health Division for compliance with Chapter 13.04 of the Ordinance Code. Due to the project utilizing on-site sewage disposal and treatment systems, there will be no impact to regional wastewater treatment plants or require the construction or expansion of wastewater treatment plants.

Section 13.08.050 of the Tuolumne County Ordinance Code requires that a permit be secured from the Tuolumne County Environmental Health Division prior to construction of an on-site sewage treatment and disposal system within the unincorporated area of Tuolumne County. The Environmental Health Division further notes that while requirements for the submittal of data prior to the approval of a tentative subdivision map to substantiate the ability of a project site to meet future sewage disposal needs are waived for parcels ten (10) gross acres or larger pursuant to Tuolumne County Ordinance Code Section 13.04.030(A), the section does not relieve the developer from meeting sewage disposal requirements of Chapter 13.08.

Section 13.16.040 of the Ordinance Code requires that a permit be secured from the Tuolumne County Environmental Health Division prior to construction of a well. The permitting process will ensure that proper construction and location requirements are followed for well installation. The project is proposing to utilize public water to serve the residences. The Tuolumne Utilities District have stated that they have the capacity to serve the project site with the payment of connection fees; therefore, there will be no impacts to existing water supplies or cause the expansion of existing facilities.

Pacific Gas and Electric Company (PG&E) will supply electricity to the project site. PG&E was notified in writing of the project but offered no written comments. Electrical distribution lines are located along Campo Seco Road adjacent to the project site.

Pursuant to Section 8.05.025(E) of the Tuolumne County Ordinance Code, if the subdivision clusters refuse pickup areas for five or more dwellings, then a recycling area must be established. Since no such clustering of refuse collection is proposed for this project, recycling will be the responsibility of the individual homeowners.

Solid waste generated by the project will be hauled to the Cal Sierra Transfer Station located at 19309 Industrial Drive in East Sonora. Tuolumne County currently disposes of up to 240 tons of solid waste per day, with an average of approximately 92 tons per day. All of the solid waste collected in the County is processed at the Cal Sierra Transfer Station, which is operated by Waste Management, Inc. through a contract with the County. At the transfer station, waste is inspected to remove hazardous materials. Waste received at the transfer station is loaded into transfer trailers and trucked to the Highway 59 Landfill in Merced County. Between one and seven transfer trailers haul waste to the landfill each day. Each truck hauls approximately 20 tons of waste per trip. Tuolumne County has contracted with the Merced County Regional Waste Management Authority to secure disposal capacity at the Highway 59 Landfill. To date, there is sufficient capacity in this landfill to support the transportation of waste from the project site.

Cal Sierra Disposal operates a buy-back center at 14959 Camage Avenue, in East Sonora. Untreated wood and yard waste are presently accepted by Cal Sierra Disposal at its Earth Resources Facility located at 14909 Camage Avenue. Such material is accepted for a fee and is ground up or chipped and sold as compost or any other uses deemed appropriate for such material. The solid waste infrastructure of the County is adequate to accommodate the project as proposed. Therefore, the project will have no impact on the existing landfill or require an expansion of the landfill.

Mitigation Measures: Parcels created by Vesting Tentative Parcel Map T18-046 shall be provided public water for domestic purposes by the Tuolumne Utilities District.

Mitigation Monitoring: This measure shall be implemented prior to a Final Map.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

Supporting Information Sources	*Potentially Significant Impact*	*Less-than-Significant With Mitigation Incorporation*	*Less-than-Significant Impact*	*No Impact*
Proposed Project/Action:				
Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
Have impacts that are individually limited, but cumulative considerable? ("Cumulative 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)?	☐	☒	☐	☐
Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Analysis:
Based upon the analysis contained herein, approval of the project would not result in a significant impact on the environment. Although the project, as originally proposed, had the potential to have a significant effect on the environment, the project has been modified by incorporating measures to mitigate potential impacts.

Mitigation Measures: See the above sections of this document.

Mitigation Monitoring: See the above sections of this document.

DETERMINATION: Approval of the proposed project would not result in significant adverse impacts on either the natural or cultural environment provided the mitigation measures discussed herein are properly implemented and maintained.

AGENCIES CONTACTED:
AGENCIES CONTACTED:

Tuolumne County:
Agricultural Commissioner
Air Pollution Control District
Community Development Department, Building and Safety Division
Community Development Department, Environmental Health Division
Department of Public Works, Engineering Division
Department of Public Works, Solid Waste Division
Department of Public Works, County Surveyor
Farm Advisor
Fire Department, Fire Prevention Division
Recreation Department
Sheriff's Department
Superintendent of Schools
Tuolumne County Transportation Council

State of California:
Department of Fish and Wildlife
Department of Transportation, Caltrans District 10

Other:
AT&T
Audubon Society
Central Sierra Environmental Resource Center
Chicken Ranch Rancheria of Me-Wuk
Citizens for Responsible Growth
Comcast Cable Communications
Pacific Gas & Electric Company
Sierra Club, Tuolumne Group
Jamestown School District
Sonora Union High School District
Tuolumne County Association of Realtors
Tuolumne County Farm Bureau
Tuolumne Heritage Committee
Tuolumne County Historical Society

Tuolumne County Trails Council
Tuolumne Me-Wuk Tribal Council
Tuolumne Utilities District
United States Fish and Wildlife Service
U.S. Army Corp of Engineers

SOURCES REVIEWED:

Tuolumne County:
2018 General Plan
EIR for the 2018 General Plan Update
Zoning Ordinance (Title 17)
Land Divisions Ordinance (Title 16)
Road Standards (Title 11)
Connecting Roadways (Chapter 12.04)
Grading Ordinance (Chapter 12.20)
Water and Sewers (Title 13)
Construction Codes (Chapter 15.04)
Fire Code (Chapter 15.08)
Fire Safety Standards (Chapter 15.20)
Traffic Impact Mitigation Fees (Chapter 3.54)
County Service Impact Mitigation Fees (Chapter 3.50)
Rubbish, Refuse and Recyclables (8.05)
Geotechnical Interpretive Maps
General Plan Maps
Wildlife Habitat Maps
Tuolumne County Wildlife Handbook
Wildlife Aerial Photography
Fire Hazard Maps
Deer Herd Maps
Regional Transportation Plan
Historic/Archeological Index to Studies

State of California:
California Environmental Quality Act
Consulting Engineers and Land Surveyors of California: "2018 Planning and Zoning Law"
Natural Diversity Data Base Maps, Department of Fish & Wildlife
Census Bureau - Biannual Population Estimates, Department of Finance

Technical Studies:

Tuolumne County Regional Blueprint Greenhouse Gas Study, Rincon Consultants, Inc., San Luis Obispo, January 2012.

2017 Tuolumne County Annual Livestock and Crop Report, Agricultural Commissioner's Office, December 2017

Final Cultural Resources Study of the Martin Ranch Complex, Sonora, California, (APN 059-010-56), Patrick GIS Group, Inc., Manteca California, August 2017.

PREPARED BY: Renee Hendry, Environmental Analyst