

DRAFT
INITIAL STUDY
MITIGATED NEGATIVE DECLARATION

for

RoofScreen
668 Murphys Grade Road
City of Angels
Calaveras County, CA

June 2020

By:
City of Angels Camp

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Attachments:

- A. Operations, Processes, Materials and Equipment Details
- B. Recommended Lighting, Photometric Study
- C. Species Lists, Tree Survey
- D. Hazardous Materials
- E. Flood Map
- F. Traffic Study
- G. Mitigation Measures

Abbreviations and Acronyms

<i>Abbreviations and Acronyms</i>	
AB	Assembly Bill
amsl	above mean sea level
APN	Assessor's Parcel Number
BMP	Best Management Practice
CAAQS	California Ambient Air Quality Standards
CARB	California Air Resources Board
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CGS	California Geological Survey
CITY	City of Angels (Angels Camp)
CFGF	California Fish and Game (Wildlife) Code
CNDDDB	California Natural Diversity Database
CNPS	California Native Plant Society
County	Calaveras County
Corps	U.S. Army Corps of Engineers
CRHR	California Register of Historic Resources
CRLF	California Red-Legged Frog
CVRWQCB	Central Valley Regional Water Quality Control Board
CWA	Federal Clean Water Act
DTSC	California Department of Toxic Substance Control
ESA	Environmentally Sensitive Area
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FIRM	Flood Insurance Rate Maps
GHG	Greenhouse Gas
HCP	Habitat Conservation Plan
HSC	California Health and Safety Code
MBTA	Migratory Bird Treaty Act
MM	Mitigation Measure
MTCO _{2e}	Metric tons of carbon dioxide equivalent
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission

Abbreviations and Acronyms

NCCP	Natural Community Conservation Plan
NOA	Naturally Occurring Asbestos
NPDES	National Pollution Discharge Elimination System
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
PRC	Public Resources Code
Project	RoofScreen
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SCC	Species of Special Concern
CCAPCD	Calaveras County Air Pollution Control District
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
USFWS	United State Fish and Wildlife Service
USGS	United States Geological Survey

INITIAL STUDY

DATE: June 17, 2020

OWNER: Ryan and Heather Bruce, Trustees

APPLICANT: RoofScreen Mfg. by Ryan Bruce and Lad Wallace

LOCATION: 668 Murphys Grade Road

**ASSESSOR'S
PARCEL
NOS:** 057-023-023 and -024

**GENERAL
PLAN:** Business Attraction and Expansion (BAE)

ZONING: Business Attraction and Expansion (BAE)

1.0 PROJECT AND SETTING

1.1 PROJECT LOCATION

The proposed project is located in the incorporated City of Angels (Angels Camp) at an elevation of approximately 1,450-1,550 feet above mean sea level in the central Sierra Nevada foothills in a portion of Section 28, T3N, R13E, MDB&M, Calaveras County, CA. Angels Camp USGS 7.5' Quadrangle.

1.2 PROJECT DESCRIPTION

The project analyzed in this Initial Study (Project) consists of the following:

Conditional Use Permit for project management, fulfillment and assembly operations for a light manufacturing facility in two buildings (an office and a manufacturing building) totaling approximately 19,000 square feet and illustrated in **Figures 2** through **8**.

RoofScreen focuses on creating equipment screens, supports, anchors, platforms, sound screens and associated structures for rooftop facilities (e.g., hiding HVAC units etc.). The facility anticipates expanding its products to meet new demand. Additional information about RoofScreen can be found at <https://www.roofscreen.com/>. The facility's fabrication facilities will be available to serve public and private entities. Powder coating will not occur at the project site. A detailed list of project operations and equipment is in **Attachment A**.

On a weekly basis, an average of 6-8 tractor trailer combinations will visit the site and 2-3 flatbed trucks.

1.3 SITE DESCRIPTION:

The Project site and surrounding land uses are illustrated in **Figure 1**.

Figure 1: Site and Surrounding Land Uses

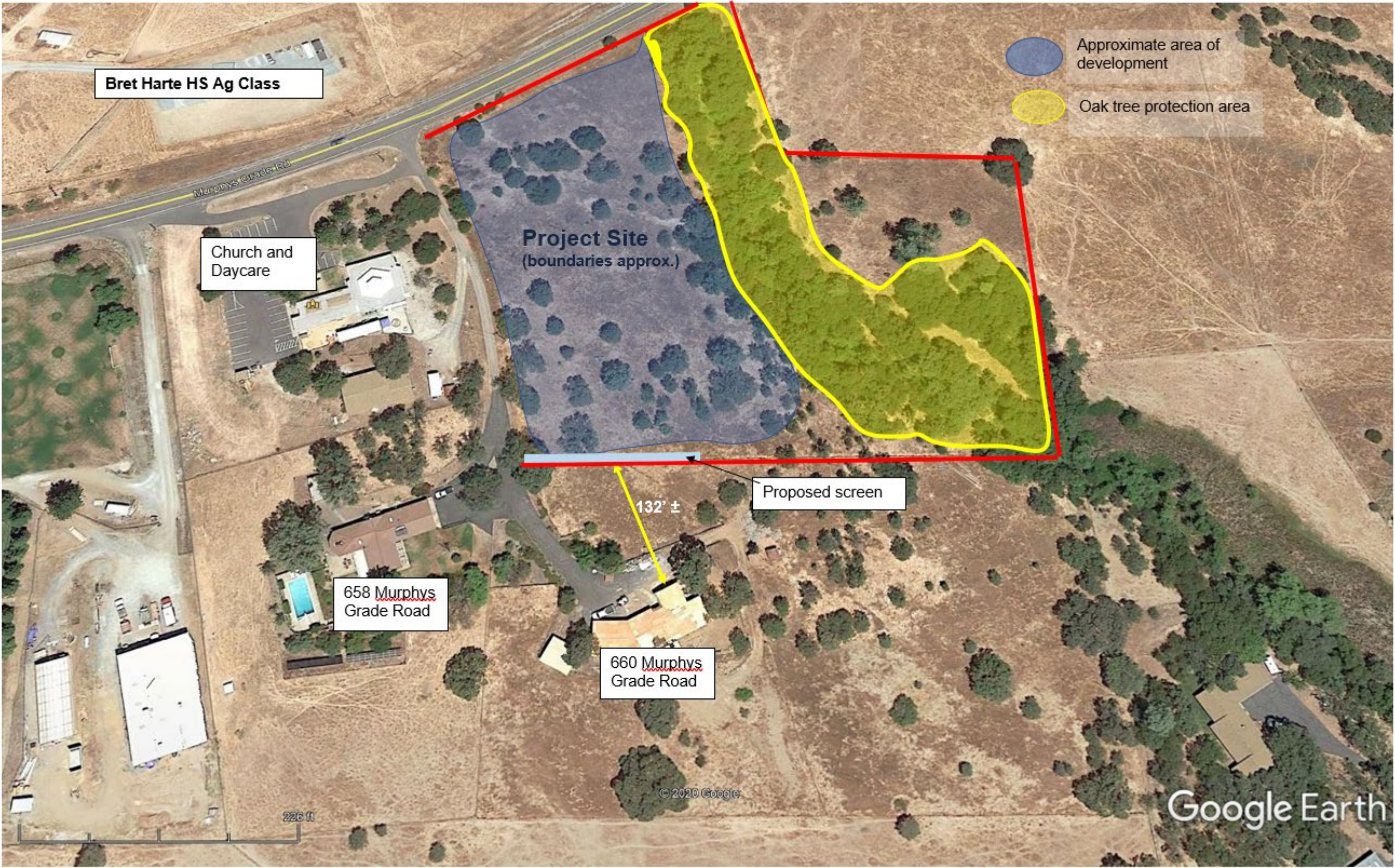


Figure 2: Project Site Plan

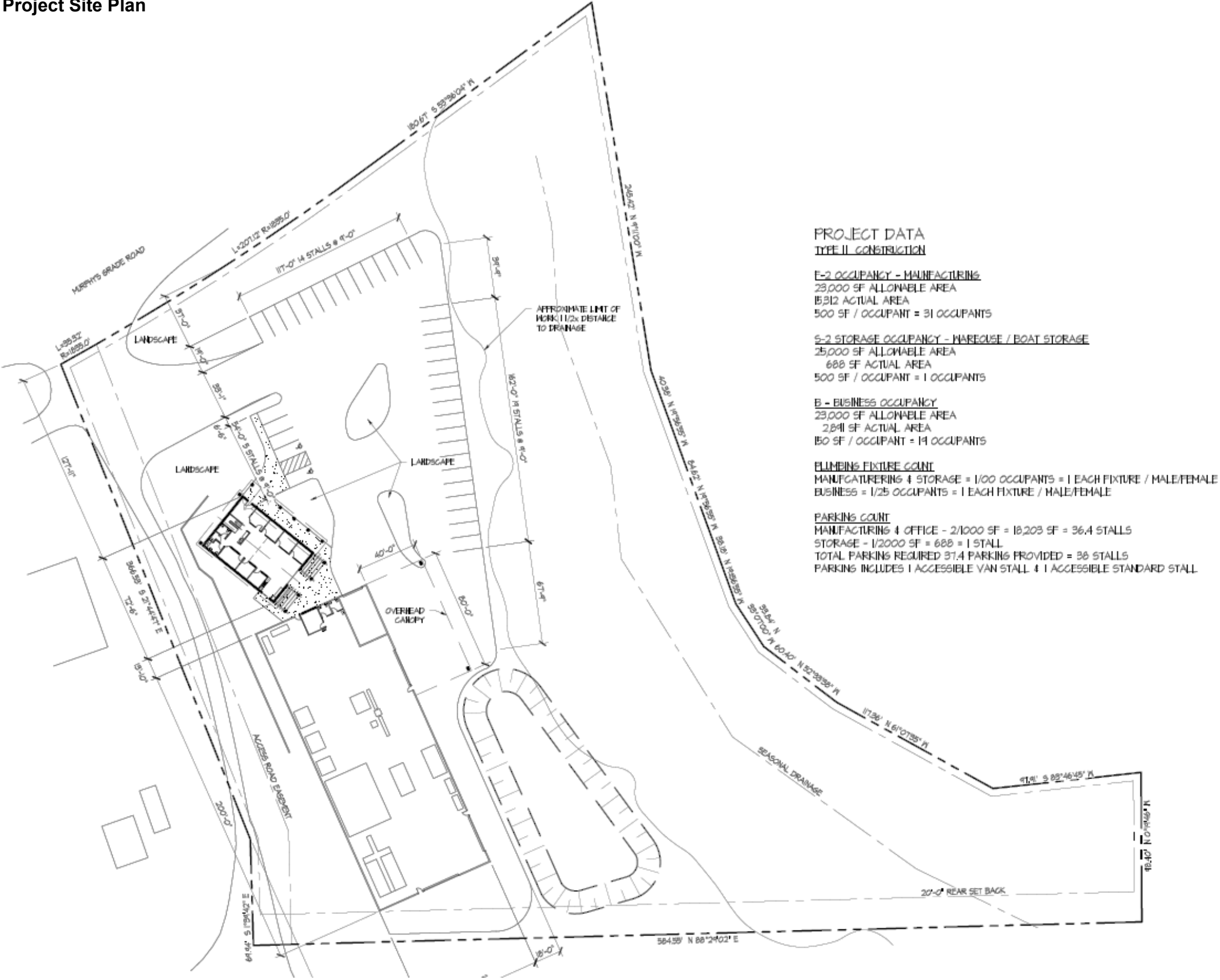


Figure 3: Photo simulation Exterior Elevations 1 of 5



Figure 4: Photo simulation Exterior Elevations 2 of 5



Figure 5: Exterior Elevations 3 of 5



Figure 6: Exterior Elevations 4 of 5

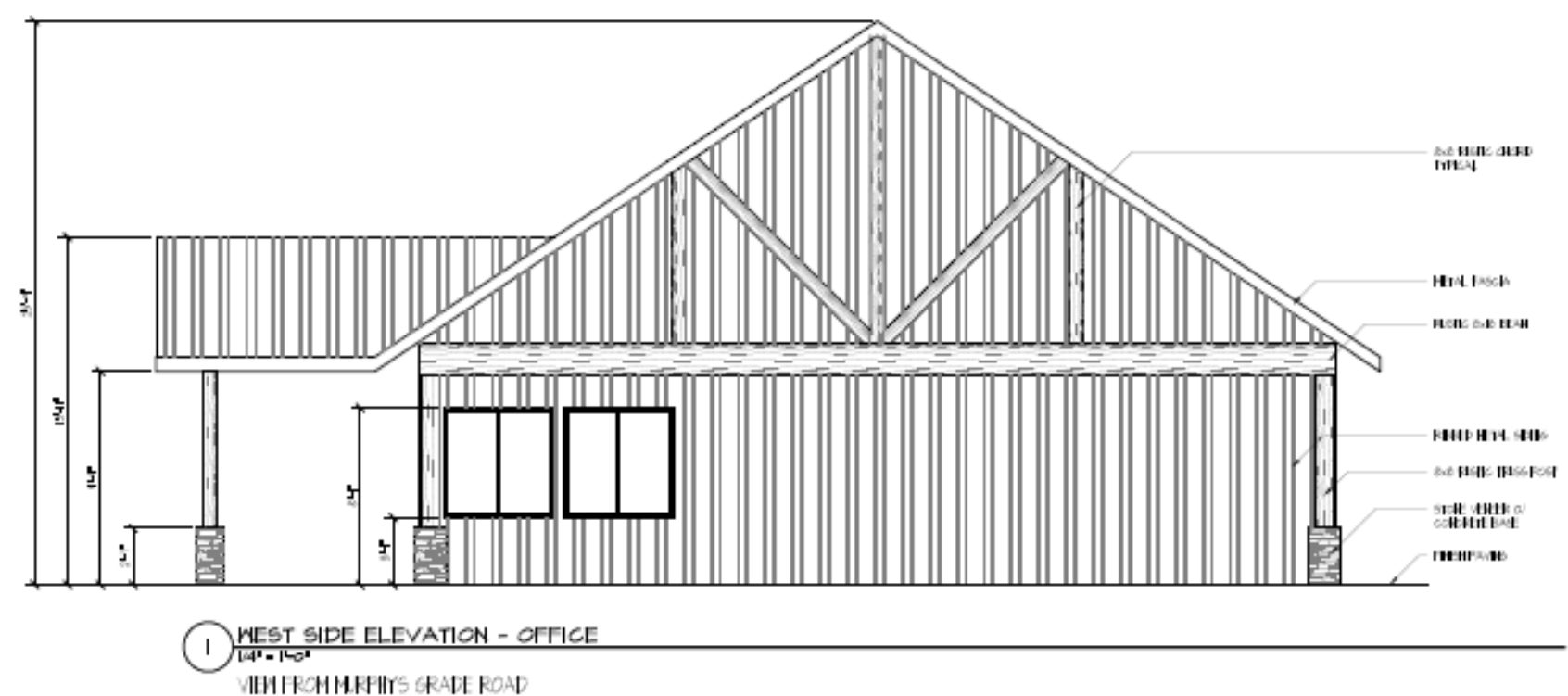
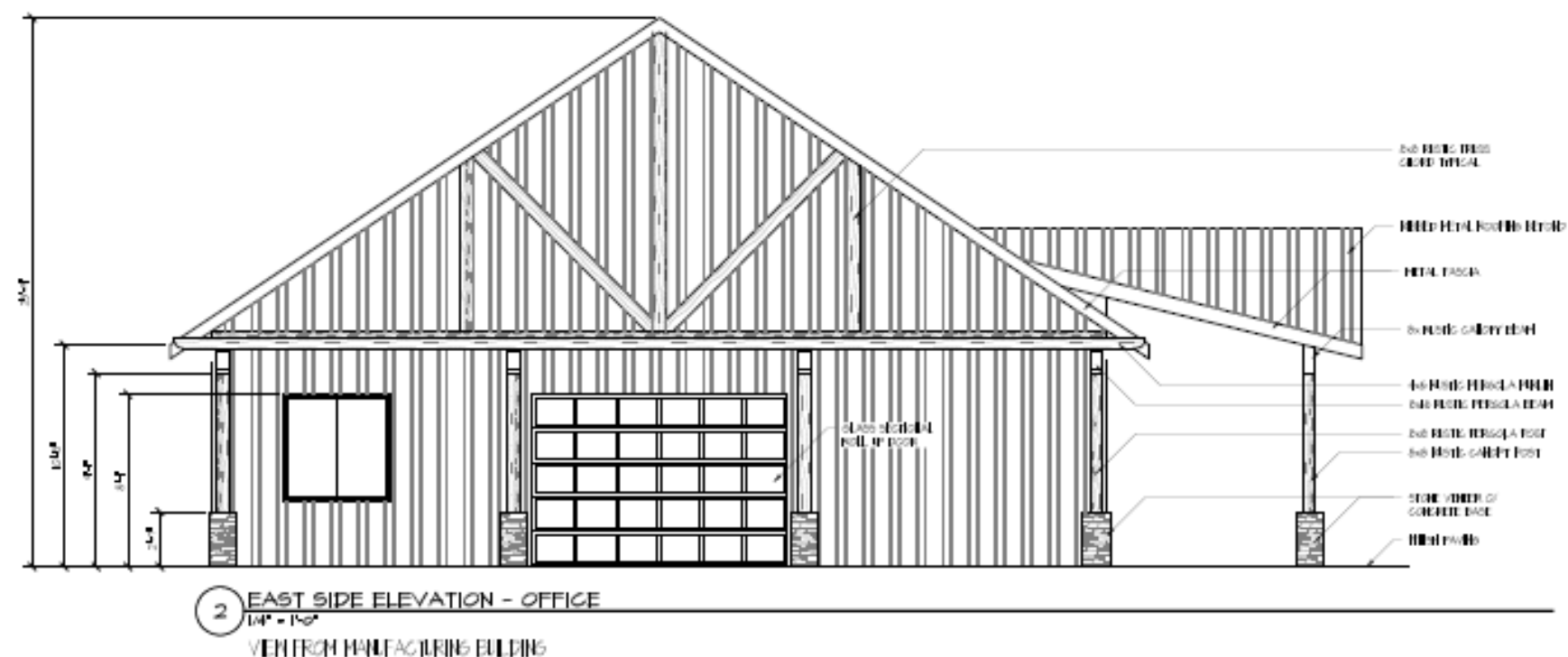
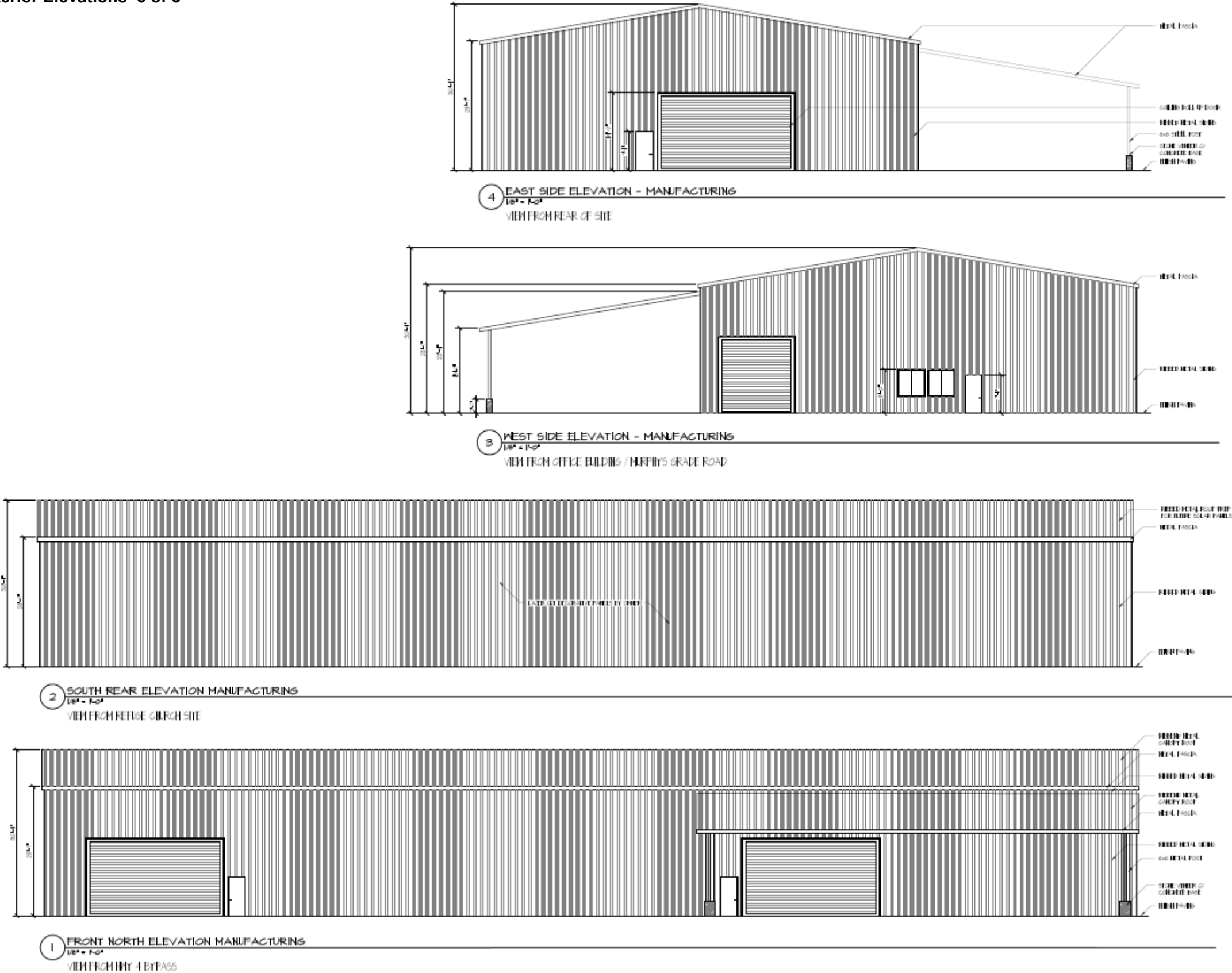


Figure 7: Exterior Elevations 5 of 5



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1.4 PUBLIC RESOURCE CODE SECTION 21080.3.1 CONSULTATION

Assembly Bill (AB) 52 (Chapter 532, Statutes of 2014) establishes a formal consultation process for California tribes as part of CEQA. Under AB 52, tribes requesting formal consultation from the Lead Agency are notified of the Project prior to the preparing the CEQA document. AB 52 consultations were undertaken with the Calaveras Band of Me-Wuk for this Project. The results of that consultation are summarized in Section 2.17.

1.5 CEQA PROCESS

This document has been prepared to satisfy the requirements of CEQA (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (14 California Code of Regulations [CCR] 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before they approve or implement those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. In the case of the proposed Project, the City of Angels is the lead agency and will use the Initial Study to determine whether the proposed Project has a significant effect on the environment.

If the lead agency finds substantial evidence that any aspect of the proposed Project, either alone or in combination with other projects, may have a significant effect on the environment, that agency is required to prepare an Environmental Impact Report (EIR), a supplement to a previously prepared EIR, or a subsequent EIR to analyze the proposed Project at hand. If the agency finds no substantial evidence that the proposed Project or any of its aspects may cause a significant impact on the environment, a negative declaration may be prepared. If, over the course of the analysis, the proposed Project is found to have a significant impact on the environment that, with specific mitigation measures, can be reduced to a less-than-significant level, a supplemental mitigated negative declaration may be prepared. In the case of this proposed Project, all significant or potentially significant impacts on the environment would be reduced to less-than-significant levels with incorporation of specific mitigation measures. Therefore, this document is a mitigated negative declaration.

1.6 INCORPORATION BY REFERENCE

The following studies applicable to the proposed Project are hereby incorporated by reference. Copies of these studies, unless identified as confidential, may be viewed at the City of Angels Planning Department offices located at 200-B Monte Verda Avenue, Angels Camp, CA 95222 during regular business hours.

KD Anderson & Associates, Inc. January 10, 2020. *Traffic Impact Assessment for Roofscreen's Facility on Murphys Grade Road, Angels Camp, California.*

Ibid. March 2, 2020. *Truck Routes for Roofscreen's Facility on Murphys Grade Road, Angels Camp, California.*

Ibid. May 19, 2020. *Traffic Access Assessment for Roofscreen's Facility on Murphys Grade Road, Angels Camp, California.*

Patrick GIS Group, Inc. Draft Cultural Resources Study for the 668 Murphys Grade Road Development Project (APN 057-023-023 and -024) Angels Camp, Calaveras County, California

1.7 OTHER PUBLIC AGENCY APPROVALS

Other public agency approvals that may be required for the Project are summarized in the following table.

Table 1: Other Public Agency Approvals or Reviews that May be Required

Permitting Agency	Permit
Calaveras County	Encroachment Permit
City of Angels	Grading Permit, Building Permit
Calaveras County Air Pollution Control District	Authority to Construct/Burn Permit
California Regional Water Quality Control Board	Notice of Intent (NOI) to obtain coverage under the General Construction Activity Storm Water Permit [California's National Pollutant Discharge Elimination System (NPDES) General Permit]
<i>All other applicable local, state and federal permits required by law.</i>	

2.0 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 Environmental Impact Report (EIR) must be prepared consistent with the California Environmental Quality Act (CEQA).
- **Less-than-Significant Impact with Mitigation.** This term 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 "Less Than Significant with Mitigation Incorporated" as indicated by the checklists and report on the following pages.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input checked="" type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology /Soils
<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Hazards and Hazardous Materials	<input checked="" type="checkbox"/> Hydrology / Water Quality
<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Noise
<input type="checkbox"/> Population / Housing	<input checked="" type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Tribal Cultural Resources	<input type="checkbox"/> Utilities/Service Systems
<input checked="" type="checkbox"/> Wildfire	<input checked="" type="checkbox"/> Mandatory Findings of Significance	

DETERMINATION:

- ☐ 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 DECLARATION will be prepared.
- ☐ I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Amy Augustine, AICP - City Planner
City of Angels

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.

2.1 AESTHETICS

I. AESTHETICS. Except as provided in PRC 21099, would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In a non-urbanized area, substantially degrade the quality of public views of the site and its surroundings? (Public views are those that are experiences from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.1.1 Background and Setting

The project setting is illustrated in **Figure 1**. The project will convert an oak woodland and annual grassland to a landscaped light industrial manufacturing site. **Figures 2** through **8** provide exterior elevations of the proposed structures and the proposed site layout.

2.1.2 Analysis

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?

Less Than Significant.

SR 4 from Post Mile (PM) 21.9 at the Murphys Grade Road overcrossing to near Forest Meadows is designated eligible for scenic highway designation in recognition of the scenic vista visible from the highway. However, a formal designation has not occurred. The site lacks visible rock outcroppings and historic buildings. The property transitions between developed buildings in the City limits (e.g., Bret Harte High School, a church, rural residences) and open grasslands encompassing undeveloped parcels at the City limits and extending into rural Calaveras County.

The Project site is not visible to eastbound traffic from the Angels Camp SR 4 Bypass. The rooftop of the adjacent church building is slightly visible westbound along the SR 4 Angels Camp bypass but only to vehicles slowing below the speed limit. Vegetation along the intermittent drainage on the Project site shields most of the church and the Project site from the SR 4 viewshed. Rooftops of proposed Project buildings could be briefly visible to westbound traffic traveling below 55 mph. Given the normal travel speed along SR 4 (55 mph), the vegetative screen along the Project drainage (which will be retained by Project design), and the existing adjacent buildings and visible rooftops characterizing the City limits; no substantial alterations to the existing viewshed as seen from SR 4 are anticipated as a result of the project. Therefore, no significant adverse impacts to the viewshed are anticipated.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

c. In a non-urbanized area, substantially degrade the quality of public views of the site and its surroundings?

Less than Significant with Mitigation.

Public views of the site (i.e., those from public rights-of-way) are from SR 4 (see paragraphs a and b) and from Murphys Grade Road. Due to the site's downward slope from both the access road and Murphys Grade Road, development will be "below grade" relative to developed surrounding land uses on portions of the site. This partially reduces the visibility of the proposed structures from roadways and adjoining landowners.

The proposed metal buildings have a barn-type architecture and will be set back more than 100 feet from Murphys Grade Road with parking set back 37± feet from the front parcel boundary along Murphys Grade Road. Given the adjacent high-school agricultural complex (with metal barn) north of the site and open grasslands east of the site, the proposed architecture is compatible with its surroundings and does not substantially degrade public views.

Proposed project lighting includes pole lights with a modern design inconsistent with the rustic barn-like building design and the rural setting. At least two of the 5 proposed pole lights will be highly visible from Murphys Grade Road (**Figure 10**). Incorporating modern pole lights of this design at this and future projects in the area could result in a cumulative significant adverse impact due to aesthetics.

To minimize this impact, the following mitigation measure is proposed:

AES-1: Pole Light Design

A revised lighting plan incorporating an alternative pole light design consistent with the rural setting will be submitted to the Planning Department for review and approval. Examples of appropriate designs (e.g., bell pendant) are found at the Mark Twain Medical Center on Stanislaus Avenue (See **Attachment B**).

AES-1 Mitigation Monitoring

A revised lighting plan shall be submitted to the Planning Department for review and approval prior to issuance of a building permit. The measure is the responsibility of the Project Contractor.

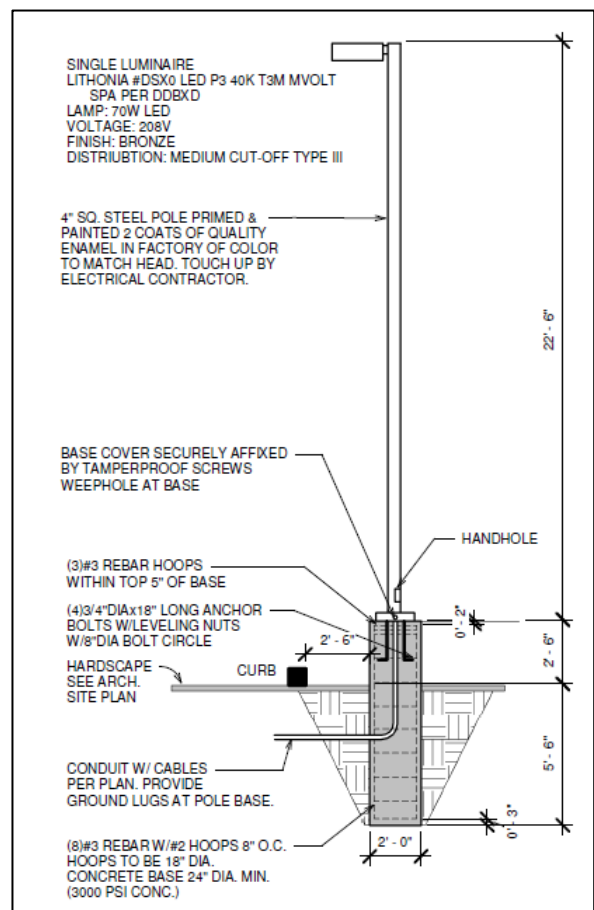
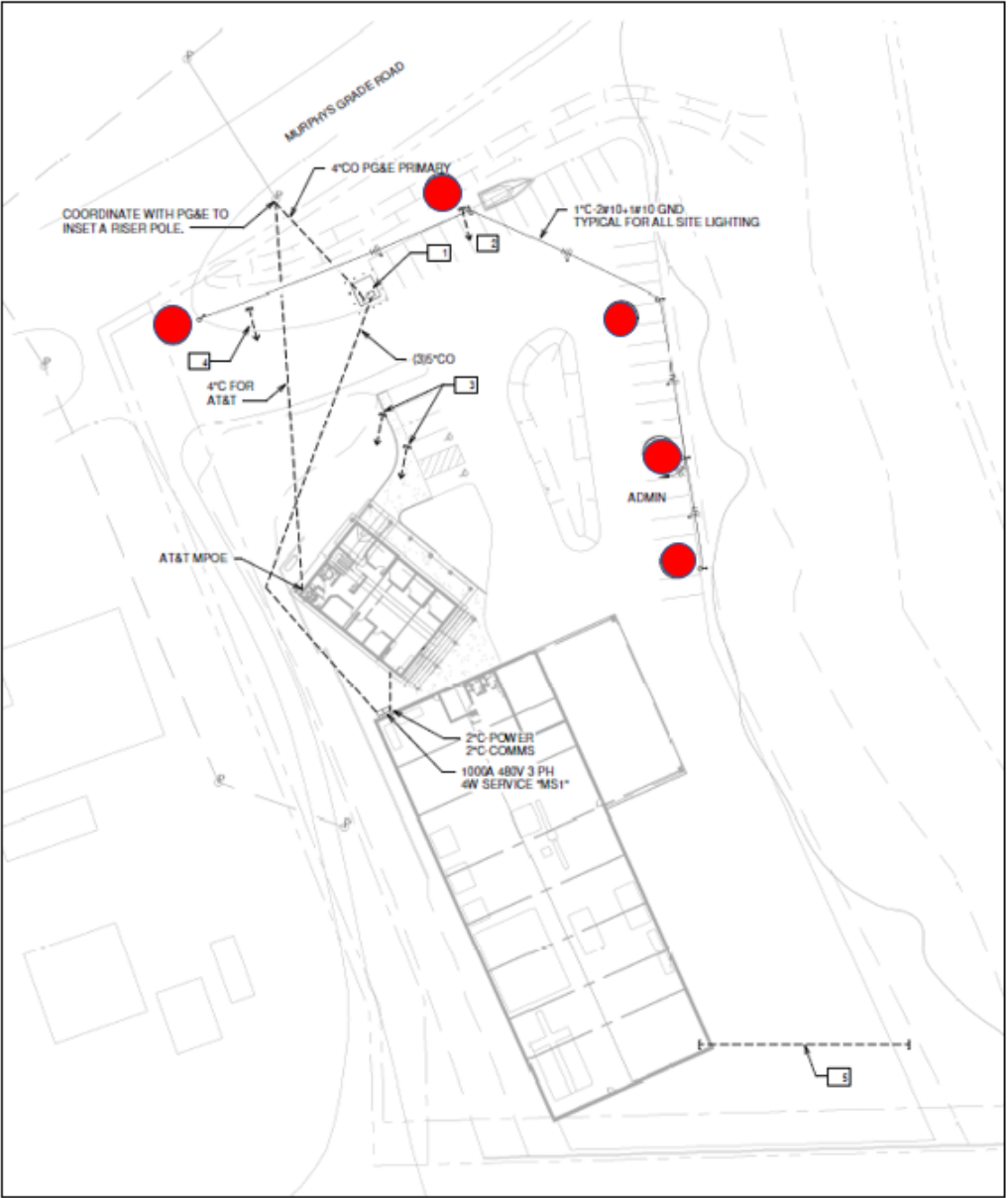


Figure 9: Proposed Pole Sign Design

Proper implementation of this measure will reduce the potential impact to a level of less-than-significant.

Figure 10: Proposed Pole Light Locations



The Project site will be altered from oak woodland and annual grassland to a landscaped light industrial development. Oak trees lining the eastern parcel boundary along the Project's intermittent drainage will be retained and provide a visual buffer along the eastern parcel boundary.

Proposed removal of numerous native oaks and site grading to accommodate the Project's buildings and parking areas will alter the site's appearance as viewed from Murphys Grade Road. The site is currently a mix of open rural ground, two single-family residences, a school and a church/daycare. The addition of buildings to the site would be consistent with this visually mixed character.

The following photos show views from the site to neighboring properties.

Figure 11: View from Church/Day Care to Site



Figure 13: View from Project Site Near Home at Southern Parcel Boundary



Figure 12: View from Site to Church/Day Care



Figure 14: View from Project Site to Murphys Grade Road and Bypass



Landscaping

A preliminary landscaping plan has been submitted for the project (**Figures 15 and 16**). Plan features include:

- Planting 28 trees including:
 - ✓ 10 oaks lining the access drive and Murphys Grade Road to off-set some of the oaks removed for construction (7 live oaks consistent with existing on-site vegetation and 3 Shumard oaks that resemble native oaks and provide fall color)
 - ✓ 18 California natives including Sycamore (along the creek) and redbud
- Establishing an evergreen shrub screen along the access driveway to screen the back of the building from nearby residences and the church
- Creation of a cobble-lined drainage “swale” at the front of the site to partially divert site drainage into the existing creek
- A filtration/drainage basin “island” to break up paved surfacing with surrounding maples

California Native Trees

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	Water Use
ACE OG	Acer rubrum 'October Glory'	October Glory Red Maple	15 gal	5	Medium
CED DEO	Cedrus deodara	Deodar Cedar	15 gal	5	Low
CER OCC	Cercis occidentalis	Western Redbud	15 gal	9	Low
PLA RAC	Platanus racemosa	California Sycamore	15 gal	9	Medium
QUE SHU	Quercus shumardii	Shumard Red Oak	15 gal	3	Medium
QUE WIS	Quercus wislizenii	Interior Live Oak	15 gal	7	Low

SHRUBS

	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use
⊗ CAL KAR	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal	101	Low
⊗ CAL LJ	Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	5 gal	72	Low
⊗ CIS HYB	Cistus x hybridus	White Rockrose	5 gal	60	Low
⊗ CIS PUR	Cistus x purpureus	Orchid Rockrose	5 gal	12	Low
⊗ JUN MED	Juniperus scopulorum 'Medora'	Medora Juniper	5 gal	4	Low
⊗ LOM BRE	Lomandra longifolia 'Breeze'	Breeze Mat Rush	1 gal	97	Low
⊗ ZAU ROU	Zauschneria californica 'Route 66'	California Fuchsia	1 gal	70	Low

GROUND COVERS

	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
⊗ SAC TW	Baccharis pilularis 'Twin Peaks #2'	Twin Peaks Coyote Brush	1 gal	54" o.c.	111	Low
⊗ COT STR	Coloreaster dammeri 'Streibs Finding'	Streibs Finding Colanaster	1 gal	60" o.c.	58	Low
⊗ HEM YEL	Hemerocallis x 'Evergreen Yellow'	Daylily	1 gal	28" o.c.	14	Low
⊗ JUN CON	Juniperus conferta	Shore Juniper	1 gal	48" o.c.	43	Low
⊗ ROS HUN	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 gal	54" o.c.	36	Low

SOO/SEED

	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
HYD EC	Hydroseed Erosion Control Non-Irrigated	Erosion Control Hydroseed	Hydroseed		24,553 sf	None
TUR NO	Turf Sod Native No-Mow Fescue	Native No-Mow Fescue	Sod		2,523 sf	Medium

No-Mow Fescue available through Delta Bluegrass Co. (800-437-8873)

Non-Living Groundcover

Mulch to be evenly distributed throughout all shrub and groundcover areas (not turf and Fescue) unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4", recycled material installed at min. 3" depth. Contractor to provide sample for approval prior to installation. "Golf-Ball" is not acceptable unless specifically noted for slope areas.

- Cobble:** 6" Layer of 2"-4" diameter Decorative granite river cobble with continuous soil filter fabric. Contractor to provide sample to owner or Landscape Architect for approval prior to installation. Provide show-out edge along limit of cobble.
- Boulders:** Varied size (12"x48") placed in loose random groups to appear as natural rock outcroppings. Contractor may use on-site boulders exposed during the grading process, verify with Owner prior to placement. Boulders to be approved by Landscape Architect prior to installation.
- Existing Tree to remain:** (Symbol)
- Existing Tree to be removed:** (Symbol)

The Preliminary Plant Palette above represents a sampling of the types of trees, shrubs, and groundcovers that we anticipate to be appropriate for the location as well as the design style and overall theme. This is the list from which plant selection will be drawn from. Not all plants listed within this plant palette will be used in the final design and some plants not listed may be introduced. However, the planting design intent will remain consistent with this plan and plant palette.

WELO Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELO code requirements will always remain.

ETc for Angela Camp	48.8							
1	No-Mow Fescue	Medium	.5	2,448 sf	5.5%	MP Rotators	.75	49,377.6
2	Shrubs	Low	.3	11,908 sf	26.8%	Drip Emitters	.81	133,440.2
3	Trees	Medium	.5	950 sf	2.1%	Bubblers	.81	17,742.7
4	E.C. Hydroseed	None	0	24,353 sf	54.8%	None	1	0
5	Cobble	None	0	4,742 sf	10.7%	None	1	0
TOTAL				44,401 sf				200,565.7 gallons
Maximum Applied Water Allowance (MAWA)				604,526.5 gal/yr				
Estimated Total Water Usage (ETWU)				200,565.7 gal/yr				
Average Irrigation Efficiency				.81				

ETWU is less than MAWA, therefore water usage as designed exceeds code requirements

Landscape Area Code Requirements

Shade trees -
 Angela Camp Municipal Code requires 1 shade tree per every 5 parking stalls • 38 parking stalls = 7 trees
 8 trees directly shading parking stalls are provided.
 38 total new trees are proposed

Landscape Area -

Oak Tree Replacement

Below is a list of Oak trees and California natives used for mitigation.

Native Oak Trees:	Quantity
Quercus wislizenii - Interior Live Oak	Qty. 7
Total Native Oak Trees:	Qty. 7
Non-native Oak Trees:	Quantity
Quercus shumardii - Shumard Oak	Qty. 3
Total Non-native Oak Trees:	Qty. 3
Non-Oak California Native Trees:	Quantity
Cercis occidentalis - Western Redbud	Qty. 9
Platanus racemosa - California Sycamore	Qty. 9
Total Non-Oak California Native Trees:	Qty. 18

Landscape Areas

On-Site Planting Area	Area	Percentage
No-Mow Fescue Area:	2,523 sf	5.7%
Shrub Area (Irrigated)	12,483 sf	28.2%
Erosion Control Hydroseed (non-irrigated)	24,353 sf	55.4%
Cobble:	4,742 sf	10.7%
Total Landscape Area:	44,311 sf	100%
Total Parcel Size:	213,281 sf (4.90 acres)	
Percent of Site in Landscape/Open Space:	20.8%	
Undisturbed Open Space:	68,376 sf	

Irrigation

The landscape design concept for 688 Murphy Grade Road is to provide an enjoyable and aesthetic space for the customers. Plant material has been selected that performs well in the special conditions of the Foothills (Sunset Zone #7). The plant material has also been selected to be cohesive with the design relative to the overall surrounding community.

Drought tolerant hardy shrubs and groundcover are proposed for

Figure 15B: Landscaping Plan 1 of 2 (Enlarged)

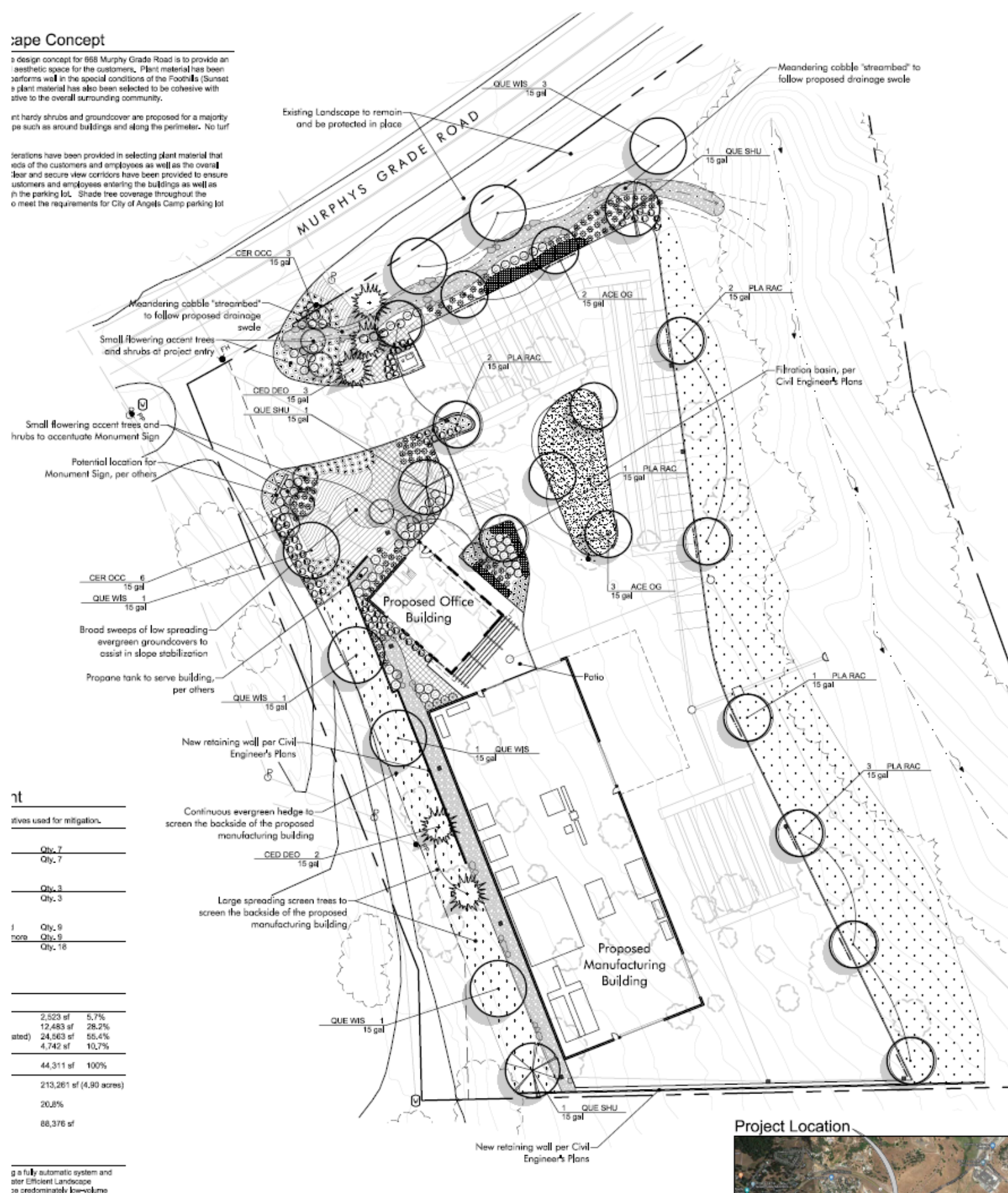


Figure 16: Landscaping Plan 2 of 2

Proposed Trees



Acer rubrum 'October Glory'



Cedrus deodora



Cercis occidentalis



Platanus racemosa



Quercus shumardii



Quercus wislizenii

Proposed Shrubs



Calamagrostis acutiflora 'Karl Foerster'



Callistemon viminalis 'Little John'



Cistus x hybridus



Cistus x purpureus



Juniperus scopulorum 'Medora'



Lomandra longifolia 'Breeze'



Rhamnus alaternus 'John Edwards'



Rhamnus californica 'Eve Case'



Zauschneria californica 'Route 66'

Proposed Groundcovers



Arctostaphylos uva-ursi



Baccharis pilularis 'Twin Peaks II'



Cotoneaster dammeri 'Streibs Findling'



Hemerocallis x 'Evergreen Yellow'



Juniperus conferta



Rosmarinus officinalis 'Huntington Carpet'

AMC Section 17.63.080 (Landscaping) provides additional guidelines for landscaping plans pertinent to the site while AMC Section 17.37.070 (BAE) further addresses screening outdoor display or storage areas from adjacent land uses. Project consistency with these guidelines is analyzed in the following:

AMC Requirement	Consistency with Angels Municipal Code	Meets Code Requirement
AMC Section 17.37.070 requires 20% landscaping in the BAE zoning district.	Preliminary landscape plans include 20.8% site landscaping or left in open space (i.e., including existing trees being retained along the creek)	Yes
AMC Section 17.63.080 (A)(8) Trees planted under power and telephone shall be a species which will not conflict with the overhead lines	Overhead power lines do not currently front the project site; however, new lines could be installed.	Partial
AMC Sections 17.63.080 (B) and (D) Fencing, hedges or other landscaping shall be used as a buffer between land uses; Landscaping should be used as a buffer, between land uses where possible.	Evergreen shrubs will provide a screen along the westerly project boundary between the church and 658 Murphys Grade Road. The southern parcel boundary does not include screening between the project and the home on 660 Murphys Grade Road. Some limited screening will occur between the project and 660 Murphys Grade due to topographical changes (the project is "below" the homesite occupying the top of a knoll). However, the project will remain visible to the home with no screen in the southwestern portion of the site. A condition of project approval is included for consistency with AMC 17.63.080.	Partial
AMC Sections 17.69.100 Loading areas abutting residentially zoned parcels shall be screened in compliance with Chapter 17.63 .	The southern parcel boundary does not include screening adjacent to the home on 660 Murphys Grade Road.	Partial
17.63.080 (D)(2) Landscaping shall be used to screen off-street parking areas when possible.	On-site parking is concentrated along the northern half of the site. Proposed landscaping is included to help screen the parking areas from Murphys Grade Road. The oak woodlands that will be retained on site will screen the parking areas from the east.	Yes
17.63.080 (B)(1) Landscaping shall not be located where it will block visibility and create sight distance problems.	Based on the landscape plans submitted, cars should be able to pull up to Murphys Grade Road far enough to see oncoming traffic in both directions before exiting the site without landscaping blocking that site distance. However, as landscaping matures, the site distance to the northeast could be hampered. Compliance with this provision will be included to ensure that the	Partial

AMC Requirement	Consistency with Angels Municipal Code	Meets Code Requirement
	necessary site distance "triangle" is retained throughout the life of the project.	
17.63.080 (B)(2) Landscaping should be used to "break up" and soften the appearance of areas of paving, buildings, walls, and fences where possible.	Retaining walls are proposed along the north, west and southern parcel boundaries and along the eastern boundaries of the project disturbance area. Walls generally will not be visible to those outside of the project boundaries. However, the ultimate visibility of walls may not be realized until site preparation is complete. Conditions of project approval include provisions to address retaining walls in excess of 8 feet high if visible from any public roadway. Paved areas include landscaped islands in compliance with these provisions.	Partial
AMC Section 17.63.040: Whenever any parking lot, trash collection, outdoor storage, merchandising service area or driveway abuts an R1 or R2 district, a planting screen of sufficient height to obstruct the view thereof from the adjoining district shall be required, except where the view is blocked by grade or other natural or manmade features. Where, because of intense shade, or soil conditions planting screen cannot be expected to thrive, a wooden fence or slatted chain-link fence with plantings or masonry wall may be substituted	Adjoining parcels currently are zoned High Density Residential and Business Attraction and Expansion, therefore, this provision does not apply. However, due to potential visibility from Murphys Grade Road, trash collection areas will be screened.	Partial

Based on the preceding, the following is required for conformance with the City's landscaping ordinance.

Condition of Project Approval

Landscaping: Power lines and telecommunications lines

Installation of new overhead power or telephone lines should, but are not required to, be undergrounded. Trees planted under new overhead power and/or telephone lines shall be a species which will not conflict with the overhead lines. If an amendment to the site's approved landscaping plan is required to accommodate this condition, the City Planner may approve those revisions. (AMC Chapter 17.63.080(A))

Condition of Project Approval

Landscaping/Screening 660 Murphys Grade Road

An amended landscaping plan shall be submitted that provides a screen between the home on 660 Murphys Grade and the project site where topography does not already provide a natural screen. A solid fence, landscaping, or similar, as approved by the City shall be included along the southern property line extending approximately 150 feet from the southwest parcel corner.

Condition of Project Approval

Landscape Screen – Retaining Walls and Trash Enclosures

Prior to issuance of a certificate of occupancy, the City Planner may require additional landscaping as necessary to break up expanses of retaining walls in excess of 8 feet in height where walls may be visible from Murphys Grade Road or the access driveway. Landscaping to break up walls generally will be in the form of vines.

Trash enclosures shall be screened.

To ensure that new landscaping is maintained in a healthy manner and allowed to grow sufficiently to provide necessary screening and blend the altered site with its surroundings, and as required by AMC Section 17.63.070 the following also is required:

Condition of Project Approval: Landscaping Maintenance/Site Distance

Prior to issuance of a certificate of occupancy, the Project Proponent shall submit a landscaping maintenance plan in compliance with AMC Section 17.63.070. The maintenance plan shall minimally include the following:

Throughout the life of the project:

- a) Landscaping and native trees retained on site shall be maintained in a safe and healthy manner. Within the oak tree protection area, fire fuel load management may occur in accordance with California's defensible space laws, as they may be amended [Public Resources Code 4291 (e.g., limbing trees and separating ladder fuels)].
- b) Dead or dying landscaping shall be replaced within thirty days of receiving notification from the Community Development Department unless an alternative timeline is established by the City to address drought or other extraordinary circumstances. The City may request bonding from the landowner to support re-planting when re-planting must be deferred.
- c) Adequate site distance for pedestrians and vehicles on and off-site shall be established and maintained at the project's driveway intersection with Murphys Grade Road. The maintenance plan shall address maintaining landscaping at the project entrance that could obscure site distance—in particular all vegetation planted along the project frontage.
- d) Maintaining natural vegetation to separate ladder fuels and provide a fire-safe site.

Failure to maintain landscaping in accordance with this measure is subject to the City's code enforcement provisions. A Notice of Action will be recorded for this project to notify future landowners of these requirements.

The existing oak-tree lined corridor along the intermittent drainage will be retained. Damage to these oaks could result in dead and dying trees. This buffer is an element of the project's overall aesthetic impacts. Therefore, maintenance of the tree-lined corridor after Project completion is necessary to avoid a potentially significant adverse aesthetic impact. In addition, as detailed in the Wildland Fire Section of this report, natural vegetation can contribute to wildland fire danger. The following measure is proposed to ensure the long-term survival of oaks to be retained on site and considered necessary to maintaining site aesthetics while allowing for fuel load management and prevention of wildland fire danger:

Mitigation Measure AES-2: Oak Tree Protection Area

An oak tree protection area (**Figure 1**) is established to encompass a minimum distance encompassing the driplines of native oaks along the eastern parcel boundary in association with the intermittent drainage. Where feasible, 1-1/2 times the dripline shall be protected. Vegetation within the Oak Tree Protection Area shall comply with the following:

- a) Prior to site disturbance (i.e. issuance of a grading or building permit, vegetation removal, whichever occurs first); applicant shall erect environmentally sensitive area (ESA) exclusionary fencing (e.g., orange safety fencing) encompassing, at a minimum, the driplines of all native oaks to be retained on site and, where feasible, a distance of 1-1/2 times the dripline of oaks to be protected. Fencing shall remain in place until issuance of an occupancy permit unless otherwise authorized by the City Planner.
- b) No equipment or materials will be parked or stored within the oak tree protection area.
- c) No fill shall be stored or occur within the oak tree protection area.
- d) No soil disturbances shall occur within the oak tree protection area unless otherwise provided herein.
- e) If the applicant requires encroachment into the oak tree protection area, the Applicant shall hire a qualified arborist, approved by the City and at applicant's expense, to consult with the City and contractor to identify methods for undertaking activities within the driplines if necessary while ensuring the long-term survival of the oaks (e.g., boring rather than trenching for utilities). The City has the discretion to waive requirements for an arborist where construction methods will comply with those identified in the publication: *Protecting Trees During and After Construction* - UC Cooperative Extension in the opinion of the City Planner. Where the Project Proponent may disagree with the recommendations of the arborist, the City Planner's determination shall prevail.
- f) Utility or other trenching or soil disturbances (including fill) within the tree protection zone is prohibited unless no other feasible alternative exists. If unavoidable, work shall be accomplished under the supervision and per the recommendations of the project arborist.
- g) No grading or grade changes will occur in the oak tree protection area. If unavoidable, work shall be accomplished under the supervision and per the recommendations of the project arborist.
- h) Irrigated landscaping shall not be installed within the oak tree protection area.
- i) Tree trimming, grass cutting, shrub removal as necessary to separate fuels and maintain wildland fire safety is permitted within the Oak Tree Protection Zone.

Mitigation Monitoring AES-2. Prior to commencing site disturbance, the City Planner shall verify that all ESA fencing has been installed in compliance with this condition. The preservation of oaks in the oak protection area will be implemented throughout Project construction and the life of the Project. The measure is the responsibility of the Project Proponent and contractor. Compensation in accordance with the City's Oak Tree and Heritage Tree ordinance is required for encroachments into driplines of oaks in the oak tree

protection area where such encroachment is likely to result in shortening the lifespan of the tree.

Mitigation Measure AES-3: Vegetation Management for Wildland Fire Protection

Throughout the life of the project, on site vegetation throughout the entire project site (i.e., including natural vegetation areas) shall be maintained as necessary to reduce wildland fire hazard. The landowner shall be responsible for cutting grasses to below 4" in height, trimming tree branches, removing dead and dying vegetation as necessary to separate ladder fuels, and other measures as deemed necessary by the City Fire Marshall.

Mitigation Monitoring AES-3: Vegetation Management for Wildland Fire Protection

A Notice of Action will be recorded for this project to notify future landowners of this requirement.

Utility Screening

Heating/Ventilation and Air Conditioning (HVAC) units and/or communications equipment and other utilities projecting from rooftops or erected on other portions of the site may detract from the character of the site and its surroundings—a potentially significant adverse impact. Given the nature of the Project (a company that manufactures screening to prevent visual impacts such as these), this impact is not anticipated for the current project. However, for any future businesses that may occupy the site, the following mitigation measure is proposed:

Mitigation Measure AES-4: Utility Screening

Throughout the life of the project, all electrical infrastructure, communications equipment, generators, mechanical devices, trash and recycling areas, HVAC equipment and other elevated support facilities shall be screened from view of adjacent landowners and public rights-of-way using landscaping, lattice, architectural features or similar screening. Prior to installing new appurtenances not previously approved on site, the Project Proponent shall submit design details to the Community Development Department for review and approval.

Mitigation Monitoring AES-4.

A Notice of Action will be recorded for this project to notify future landowners of this requirement.

Signage

The project's proposed main entry sign is shown in **Figure 17**. The proposed sign is backlit with LED Lights (i.e., interior lit), includes a stone veneer concrete base and rough sawn posts. Overall sign dimensions are approximately 7'10" Wide X 10'8" High. The sign face is approximately 3' 10" X 7' 10", or 30± square feet.

Per AMC 15.12.060, total signage shall not exceed ten percent of the business front, but in no case shall exceed ninety square feet. The building frontage for this project (office) is 1,500 square feet (150 square feet equals 10%). Therefore, total allowable signage, including the proposed 30 square foot sign, is 90 square feet.

AMC Section 15.12.170 allows detached freestanding signs up to 8 feet high. To meet these requirements, project conditions will require lowering the entry sign to 8 feet or less.

Because the sign is located along Murphys Grade Road, interior-lit signs may create glare inconsistent with the project surroundings – a potentially significant adverse impact. The following mitigation measure is proposed to reduce that impact:

Mitigation Measure AES-5. Signage Lighting / Size / Location

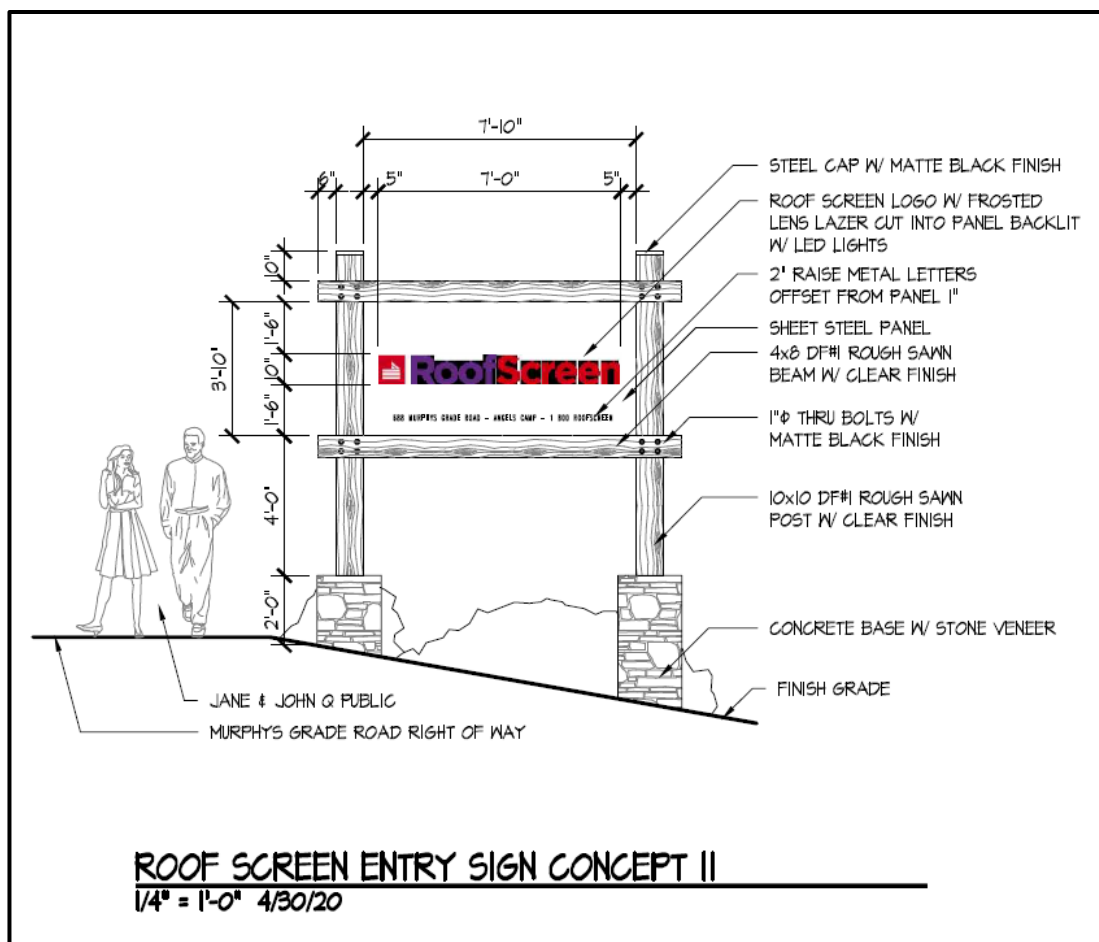
Prior to sign installing signage, a final sign plan shall be submitted to the Planning Department for review and approval. If interior lit, the sign shall be designed to avoid glare onto Murphys Grade Road and adjoining parcels. The sign shall not exceed 8 feet in height. Signage shall be located outside of the Murphys Grade Road right-of-way and shall not hinder site distance. Total signage for the project, including detached signage, shall not exceed 90 square feet.

Mitigation Monitoring AES-5.

A Sign Permit shall be secured from the Community Development prior to installing any signage on site. Should the sign create glare hindering traffic along Murphys Grade Road in the opinion of the CHP or City of Angels PD, the sign shall be altered to be externally lit.

Proper implementation of the preceding mitigation measures is expected to reduce the Project's potential impacts on visual character/visual quality to a level of less-than-significant.

Figure 17: Proposed Entrance Sign



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

Less than Significant Impact with Mitigation.

See also mitigation related to sign lighting in the preceding paragraph.

Pole lights are proposed at the site (**Figure 10**). A Photometric Study for the proposal is found in **Attachment B**. Pole lights are proposed along Murphys Grade Road and along the parking area along the eastern parcel boundary – all in the northern half of the project site and none in the vicinity of the homes to the south and southeast.

Project lighting could create glare into the night sky, a potentially significant adverse impact. To minimize these potential impacts, the following mitigation measure is proposed:

Mitigation Measure: AES-6 Site Lighting

Throughout the life of the project: all exterior lighting will be shielded, aimed downward.

Mitigation Monitoring AES-6: The measure is the responsibility of the Project Proponent. A Notice of Action will be recorded for this project to notify future landowners of this requirement.

Proper implementation of the preceding mitigation measures is expected to reduce the Project's potential impacts to a level of less-than-significant.

2.2 AGRICULTURE AND FORESTRY RESOURCES

II. Agriculture and Forestry Resources: Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2.2.1 Background and Setting

The site is surrounded by residential uses to the south, public uses to the west and north (church and Bret Harte High School) and open grasslands to the east. The grasslands to the east are sometimes used for cattle grazing, is owned by Columbia College, and carries a general plan land use designation of Business Attraction and Expansion (BAE) with the anticipation of a future campus.

2.2.2 Analysis

- 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?*
- Conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- 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))?*
- Result in the loss of forest land or conversion of forest land to non-forest use?*
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

No Impact.

Neither of the Project parcels nor adjoining parcels (all within the City limits) is under a Williamson Act Land Conservation Contract.

The USDA NRCS Web Soil Survey classifies on-site soils as non-prime and, given the relatively low site elevation, soils are not rated for forest use (See Section 1.7 Geology and Soils for soils analysis). No parcels in the City of Angels are zoned for timberland uses or preserves. The site has occasionally been leased for dryland cattle grazing. As identified above, the site and its surroundings carry general plan land use and zoning districts targeting business attraction and expansion and multi-family housing. The high school's agricultural program is located north of the site due to that site's proximity to the main Bret Harte High School Campus and not because of that parcel's high agricultural land values.

Based on the preceding, no significant adverse impacts to agricultural or forestry resources are anticipated.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

2.3 AIR QUALITY

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.3.1 Background and Setting

The Project site is located within the Mountain Counties Air Basin under the jurisdiction of the Calaveras County Air Pollution Control District (CCAPCD). Angels Camp air quality regulations are under CCAPCD jurisdiction. While there are minimal sources that impact air quality within the District (which includes the City of Angels), Calaveras County does experience air quality impacts from the Central Valley through transport pollutants. The most visible impacts to air quality within the District are a result of open burning of vegetation as conducted by individual property owners, industry, and state agencies for purposes of reducing wild land fire hazards. In addition, project construction and operations may generate air emissions.

Both the U.S. Environmental Protection Agency (EPA) and California Air Resources Control Board (CARB) have established ambient air quality standards for common air pollutants. These standards identify levels of contaminants expected to avoid adverse health effects. Federal and state standards were developed independently with differing purposes and methods, although both emphasize avoiding health-related effects. As a result, state and federal standards differ in some cases. In general, California standards are more stringent (e.g., for ozone, PM₁₀ and PM_{2.5}).

Calaveras County is designated as non-attainment (i.e., violates an ambient air quality standard) for the following air pollutants (i.e., criteria pollutants):

- Marginal non-attainment for 8-hour ozone per federal standards. Non-attainment classifications vary from marginal to extreme. Marginal is the lowest non-attainment designation with extreme being the most severe.
- Non-attainment for inhalable particulate matter smaller than 10 micron (PM₁₀) per state standards

- Non-attainment for Ozone per state standards.

The Federal Clean Air Act (CAA) and California Clean Air Act require areas designated non-attainment to reduce emissions until standards are met.

The County is designated as either attainment (within established standards) or unclassified (i.e., insufficient data exists to determine attainment or non-attainment) for Carbon Monoxide, fine particulate matter smaller than 2.5 microns in diameter (PM_{2.5}), Nitrogen dioxide (NO_x) and Sulfur dioxide (SO₂)

Ozone (O₃)

Ozone is an ingredient of smog and is a highly reactive and unstable gas capable of damaging the linings of the respiratory tract. This pollutant forms in the atmosphere through complex reactions between chemicals emitted from vehicles, industrial plants, and many other sources. Key pollutants involved in ozone formation are hydrocarbon and nitrogen oxide gases. Exposure to ozone above current ambient air quality standards can lead to human health effects such as lung inflammation and tissue damage and impaired lung functioning.

Particular Matter (PM 2.5 and PM 10)

Airborne particulate matter (PM) is not a single pollutant, but rather is a mixture of many chemicals. It is a complex mixture of solids and aerosols composed of small droplets of liquid, dry solid fragments, and solid cores with liquid coatings. Particles vary widely in size, shape and chemical composition, and may contain inorganic ions, metallic compounds, elemental carbon, organic compounds, and compounds from the earth's crust. Particles are defined by their diameter for air quality regulatory purposes. Those with a diameter of 10 microns or less (PM₁₀) are inhalable into the lungs and can induce adverse health effects. Fine particulate matter is defined as particles that are 2.5 microns or less in diameter (PM_{2.5}). Therefore, PM_{2.5} comprises a portion of PM₁₀.

Emissions from combustion of gasoline, oil, diesel fuel or wood produce much of the PM_{2.5} pollution found in outdoor air, as well as a significant proportion of PM₁₀. PM₁₀ also includes dust from construction sites, landfills and agriculture, wildfires and brush/waste burning, industrial sources, wind-blown dust from open lands, pollen and fragments of bacteria.

Implementation of the Project would result in construction activity, which would generate air pollutant emissions. Construction activities such as grading, excavation and travel on unpaved surfaces would generate dust, and can lead to elevated concentrations of inhalable particulate matter smaller than 10 microns in diameter (PM₁₀), and fine particulate matter small than 2.5 microns in diameter (PM_{2.5}). The operation of construction equipment results in exhaust emissions. A substantial portion of the construction equipment is powered by diesel engines, which produce relatively high levels of nitrogen oxide (NO_x) emissions. Construction activity could also potentially entrain naturally occurring asbestos (NOA), if present in the soil.

Significance Thresholds

Angels Camp 2020 General Plan Air Emissions CEQA Thresholds were used to establish thresholds for ROG, NO_x, PM₁₀ and CO. Project-related emissions exceeding 2020 General Plan values are considered significant impacts. Values equal to or less than those established in General Plan 2020 are considered less-than-significant impacts.

Thresholds established in General Plan 2020 are:

Type of Pollutant Emissions	Amount of Pollutant Emissions in Pounds per Day
Ozone precursors (sum of Reactive Organic Gases [ROG] and Nitrogen Oxides [NOx])	274
Inhalable particulate matter (PM10)	383
Other pollutants [including Carbon Monoxide (CO)]	550
Note: Thresholds applied to both construction-related and operational emissions. Source: City of Angels Camp General Plan 2020 from the Amador County Air Pollution Control District	

Angels Camp General Plan 2020 also provides thresholds for determining when individual projects are likely to trigger the preceding thresholds (General Plan Appendix 9A) and provides guidelines for reducing vehicle emissions in General Plan Appendix 9B. Those thresholds are applied here.

Naturally Occurring Asbestos (NOA)

Naturally occurring asbestos has been identified as a toxic air contaminant (TAC) by CARB. No quantitative significance thresholds have been set for NOA. However, the California Department of Conservation internet website provides a map that may be used as a screening- level indicator of the likelihood of NOA being present on the proposed project site (http://www.conservation.ca.gov/cgs/minerals/hazardous_minerals/asbestos/Pages/Index.aspx). The map, *A General Location Guide for Ultramafic Rocks in California – Areas More Likely to Contain Naturally Occurring Asbestos* (California Department of Conservation 2000) shows the locations considered to be subject to elevated risk of containing NOA.

If a project site is located outside of areas considered to be subject to elevated risk of containing NOA, it may be considered to have a relatively lower probability of containing NOA and, in this report, will be considered to have a less-than-significant impact.

If a project site is located within an area considered to be subject to elevated risk of containing NOA, it may be considered to have an elevated probability of containing NOA and, in this report, will be considered to have a significant impact.

Implementation of mitigation measures to reduce asbestos emissions during construction activities will be considered to reduce the impact to a less-than-significant level.

2.3.2 Analysis

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant

The Calaveras County APCD does not have an adopted air quality plan. Therefore, the project will not conflict with an adopted plan and no impact is anticipated.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?

Less than Significant

Criteria pollutants

The general level of air emissions created by certain classes of projects may be predicted based on the size and nature of the proposed project. Pursuant to General Plan 2020, implementation program 9.A.q, the City will establish thresholds for when air quality assessments shall be prepared for various classes of projects (i.e., when the nature and size of the project are expected to result in a potentially significant adverse impact on air quality or contribute substantially to an air quality violation). The *Angels Air Quality Study* recommends such standards as incorporated into General Plan 2020, Appendix 9A.

Pursuant to these standards¹ the following threshold does not trigger the need to quantify emissions as they are determined not to exceed General Plan 2020 thresholds:

- Industrial uses with 1,506 or fewer trips/day

Pursuant to the traffic impact assessment (KdAnderson, 2020) prepared for the project and previously incorporated by reference, the average daily traffic generation for the site is 71 trips/day. Because this is substantially below the threshold, an air quality emission study is not required for the project and it is concluded that the Project will not exceed criteria pollutants—a less than significant impact. Therefore, no mitigation measures are required.

Naturally Occurring Asbestos (NOA)

The map, *A General Location Guide for Ultramafic Rocks in California – Areas More Likely to Contain Naturally Occurring Asbestos (Open File Report 2000-19)* shows areas more likely to contain NOA. Soil-disturbing construction activity in these areas would result in an elevated risk of entraining NOA. The asbestos map shows the project site is located outside an area designated as likely to contain NOA – the nearest such occurrence is south and east of the Project site south and east of Melones Reservoir.

Because of the distance between the project site and the nearest area considered more likely to contain NOA, this impact is considered less than significant. No mitigation measures are required.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant with Mitigation Incorporated.

One of the most important reasons for air quality standards is the protection of those members of the population who are most sensitive to the adverse health effects of air pollution, termed

¹ These threshold standards from the *Angels Air Quality Analysis* as incorporated into General Plan 2020 are based on: *San Joaquin Valley Air Pollution Control District Guide for Assessing and Mitigating Air Quality*, January 10, 2002 revision.

"sensitive receptors." The term refers to specific population groups, as well as the land uses where individuals would reside for long periods. Commonly identified sensitive population groups are children, the elderly, the acutely ill, and the chronically ill. Commonly identified sensitive land uses include facilities that house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Residential dwellings, schools, parks, playgrounds, childcare centers, convalescent homes, and hospitals are examples of sensitive land uses.

A childcare facility (church), school (Bret Harte High School) and two residences occur in proximity to the Project site. During construction, residences could be exposed to air emissions including dust and equipment emissions during construction activities, or smoke associated with site preparation--a potentially significant impact. The following mitigation measures are included to minimize the potential for exposing these sensitive receptors to construction dust and smoke particles associated with site preparation.

Mitigation Measure AQ-1: Dust Control

Throughout project construction, including demolition, site clearing, grading and associated activities, the Project Proponent and Construction Contractor shall be responsible for dust abatement including:

- A. A water truck shall be present on the construction site throughout construction activities and shall be available for use on all working days when natural precipitation does not provide adequate moisture for complete dust control. Said watering device shall be used to spray water on the site at the end of each day and at all other intervals, as need dictates, to control dust. All fugitive dust emissions caused by land clearing, grubbing, scraping, excavation, land leveling, grading, cut & fill, and demolition activities shall be effectively controlled using application of water.
- B. All material excavated and stockpiled onsite and/or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard.
- C. All land clearing, grading, earth moving, or excavation activities shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
- D. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance and/or visible dust plumes.
- E. Vehicular traffic speeds on unpaved surfaces shall not exceed 10 miles per hour.

Mitigation Monitoring AQ-1: The required mitigation measure will be implemented throughout Project construction. The measure, which is the responsibility of the Project Proponent, shall be included on the construction plans.

Mitigation Measure AQ-2: Open Burning

Alternatives to open burning of vegetative material will be used during vegetation clearing and grubbing activities, unless otherwise deemed infeasible by the CCAPCD. Suitable alternatives include chipping, mulching, or conversion to biomass fuel.

Mitigation Monitoring AQ-2: The required mitigation measure will be implemented during clearing and grubbing. The measure is the responsibility of the Project Proponent.

Mitigation Measure AQ-3 Authority to Construct/Operate Permit

Prior to issuance of a grading permit, the applicant shall obtain an authority to Construct Permit or confirmation that one is not required from the Calaveras County Air Pollution Control District. Prior to issuance of a final occupancy permit, the applicant shall obtain a Permit to Operate or confirmation that one is not required from the Calaveras County Air Pollution Control District.

Mitigation Monitoring AQ-3: The required mitigation measure will be implemented prior to issuance of a grading permit (for construction) and prior to issuance of a final occupancy permit (for operations). The measure is the responsibility of the Project Proponent.

Proper implementation of the preceding measures will reduce the potential impact to a level of less-than-significant.

Operational Emissions

Operational emissions are primarily related to vehicle emissions from employees, delivery trucks, heating and cooling, and use of construction equipment. The Project does not include powder-coating as originally proposed, therefore, emissions associated with that activity will not occur. These operational emissions may contribute incrementally to cumulative impacts on regional air emissions-a potentially significant adverse impact. The following mitigation measure is proposed:

Mitigation Measure AQ-3 Authority to Construct/Operate Permit

Mitigation Measure AQ-4: Equipment Emissions

Throughout Project construction and throughout the life of the project, the Project Proponent shall be responsible for equipment emissions including:

- A. Ensuring that all construction equipment and vehicles are properly tuned and maintained and that low-sulfur fuel is used in all construction equipment as provided in California Code of Regulations (CCR) Title 17, Section 93114 (Compliance with Caltrans' Standard Specifications, Section 14-9).
- B. Heavy-duty diesel-powered construction equipment is prohibited from idling for more than five minutes during periods when the equipment is not in use.
- C. Grid (electrical) power shall be used (as opposed to diesel generators) for job site power needs where feasible during construction.

Mitigation Monitoring AQ-4: The required mitigation measure will be implemented throughout Project construction and throughout the life of the project. The measure is the responsibility of the Project Proponent.

Site access is via a driveway off Murphys Grade Road. The driveway to and past the site entrance currently is paved. In conjunction with project construction, the encroachment off Murphys Grade Road and into the Project site will be altered. As necessary to reduce dust emissions associated with traffic to and from the site, the following is required:

Condition of Project Approval

Paved Access. The project proponent is responsible for paving and maintaining the access driveway from the site's Murphys Grade Road encroachment to a distance of 20 feet past the southern edge of the entry drive into the site unless a longer distance is required by the City Engineer or Fire Department to maintain adequate access in accordance with City Standards.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant with Mitigation Incorporated.

Construction-related

The predominant source of power for construction equipment is diesel engines. Exhaust odors from diesel engines may be considered offensive to some individuals. Odors would be temporary (construction-related only) and would disperse with distance from the source. However, given the presence of isolated residences, construction-generated odors could result in a temporary significant impact. Therefore, the following mitigation measure is proposed for construction-related odors.

Mitigation Measure AQ-4: Equipment Emissions

Operational

Operational activities may generate odors primarily in association with welding, but also associated lubricants and chemicals used in metal fabrication. Most product manufacturing activities will be conducted indoors assisting in containment of fumes and odors. However, some emissions and odors may escape the building. In addition, fumes/odors may be associated with forklifts, and delivery trucks operating outside. These fumes and odors are a potentially significant adverse impact given the adjacent childcare center, school, and residences. The following mitigation measures are required:

Mitigation Measure AQ-4: Equipment Emissions

Mitigation Measure AQ-5: OSHA Compliant fume extractor

Project design shall incorporate an OSHA compliant fume extractor. The fume extractor shall be present throughout the life of the project so long as fumes are produced by the manufacturing process.

Mitigation Monitoring AQ-4: The required mitigation measure shall be installed prior to issuance of a certification of occupancy and will be implemented throughout the life of the project so long as fumes are generated. The measure is the responsibility of the Project Proponent.

Proper implementation of these measures is expected to reduce temporary impacts on sensitive receptors to a level of less-than-significant.

2.4 BIOLOGICAL RESOURCES

IV. BIOLOGICAL RESOURCES: Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 U.S. Fish and Wildlife Service ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan , Natural Community Conservation Plan , or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2.1.2 Background and Setting

Regulatory Background

For the purposes of biological resources and this project, a species is considered "Special Status" if it meets one or more of the following:

- Listed pursuant to the California Endangered Species Act (CESA)
- A candidate for listing pursuant to CESA
- A species petitioned for listing pursuant to CESA
- Listed pursuant to the Federal Endangered Species Act (FESA)
- A candidate for listing pursuant to FESA
- A species petitioned for listing pursuant to FESA
- Designated by the CDFW as a Species of Special Concern (SSC)
- Designated by the CDFW as a Special Animal (SA)
- Designated by the CDFW as a Fully Protected Species (FPS)

- Designated by CNPS as List 1A (Presumed extinct in California), List 1B (Rare, threatened, or endangered in California and elsewhere), or List 2 Plant (Plants rare, threatened, or endangered in California but more common elsewhere)
- Identified by the US Forest Service as Sensitive (USFS-S)
- Identified by the US Bureau of Land Management as Sensitive (BLM-S)
- Identified by the International Union for Conservation of Nature (IUCN) as vulnerable
- Identified by the Western Bat Working Group (WBWG) as High Priority
- Identified by the WBWG as Moderate Priority

Protections for bird species include:

- Birds identified by the US Fish and Wildlife Service as Birds of Conservation Concern (USFWS BCC)
- Bird protected pursuant to CA Fish and Game Code 3503: It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.
- Birds protected pursuant to CA Fish and Game Code 3503.5: It is unlawful to take, possess, or destroy any birds in the orders 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.
- Birds protected pursuant to CA Fish and Game Code 3511(a)(1): Except as provided in this section, Section 2081.7, or Section 2835, a fully protected bird may not be taken or possessed at any time. No provision of this code or any other law shall be construed to authorize the issuance of a permit or license to take a fully protected bird, and no permit or license previously issued shall have any force or effect for that purpose. However, the department may authorize the taking of a fully protected bird for necessary scientific research, including efforts to recover fully protected, threatened, or endangered species, and may authorize the live capture and relocation of a fully protected bird pursuant to a permit for the protection of livestock. Before authorizing the take of a fully protected bird, the department shall make an effort to notify all affected and interested parties to solicit information and comments on the proposed authorization. The notification shall be published in the California Regulatory Notice Register and be made available to each person who has notified the department, in writing, of his or her interest in fully protected species and who has provided an e-mail address, if available, or postal address to the department.
- Birds protected pursuant to CA Fish and Game Code 3513 (a): It is unlawful to take or possess any migratory nongame bird as designated in the federal Migratory Bird Treaty Act (16 U.S.C. Sec. 703 et seq.) before January 1, 2017, any additional migratory nongame bird that may be designated in that federal act after that date, or any part of a migratory nongame bird described in this section, except as provided by rules and regulations adopted by the United States Secretary of the Interior under that federal act before January 1, 2017, or subsequent rules or regulations adopted pursuant to that federal act, unless those rules or regulations are inconsistent with this code. (b) This section shall become inoperative on January 20, 2025, and, as of January 1, 2026, is repealed.

- The Migratory Bird Treaty Act (MBTA) (16 US Code 703 *et seq.*) governs the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests. Moreover, the MBTA prohibits the take, possession, import, exports, transport, selling, purchase, barter—or offering for sale, purchase, or barter—any migratory bird, their eggs, parts, or nests, except as authorized under a valid permit.² On February 3rd, 2020, the USFWS published a proposal to adopt a regulation that redefines the scope of the MBTA towards actions resulting in the injury or death of protected migratory birds.³ The MBTA's prohibitions on take now apply only to affirmative actions that have as their purpose the taking or killing of migratory birds, their nests, or their eggs, and do not apply to take that is incidental to, and not the purpose of, a lawful activity.⁴

Methodology

Natural resources were identified through a review of databases and species lists from the United States Fish and Wildlife Service (USFWS), California Natural Diversity Database (CNDDDB), and California Native Plant Society (CNPS) (March and June 2020). **Table 2** lists the potential for all species identified in these databases and lists to occur on site. All state and/or federally listed species identified are addressed and those with potential to occur within the biological study area (BSA) are analyzed in the following.

Site surveys were conducted by foot on the following dates: March 18, 2019; February 27, 2020, and June 12, 2020 by Amy Augustine, Augustine Planning Associates, Inc. biologist. **Attachment C** identifies the species encountered during field surveys.

The Project site, access areas and staging areas were surveyed for nests, whitewash, and droppings. All accessible tree cavities and burrows were investigated for signs of use. Trees were surveyed for nests (whether currently active or with potential to become active). Surveys were conducted using Canon Image Stabilizer 10 X 30 binoculars, Nikon D3300 digital camera (18-55mm and 70-300mm lens), and standard field and collection supplies.

² Code of Federal Regulations Title 50 Section 21.11.

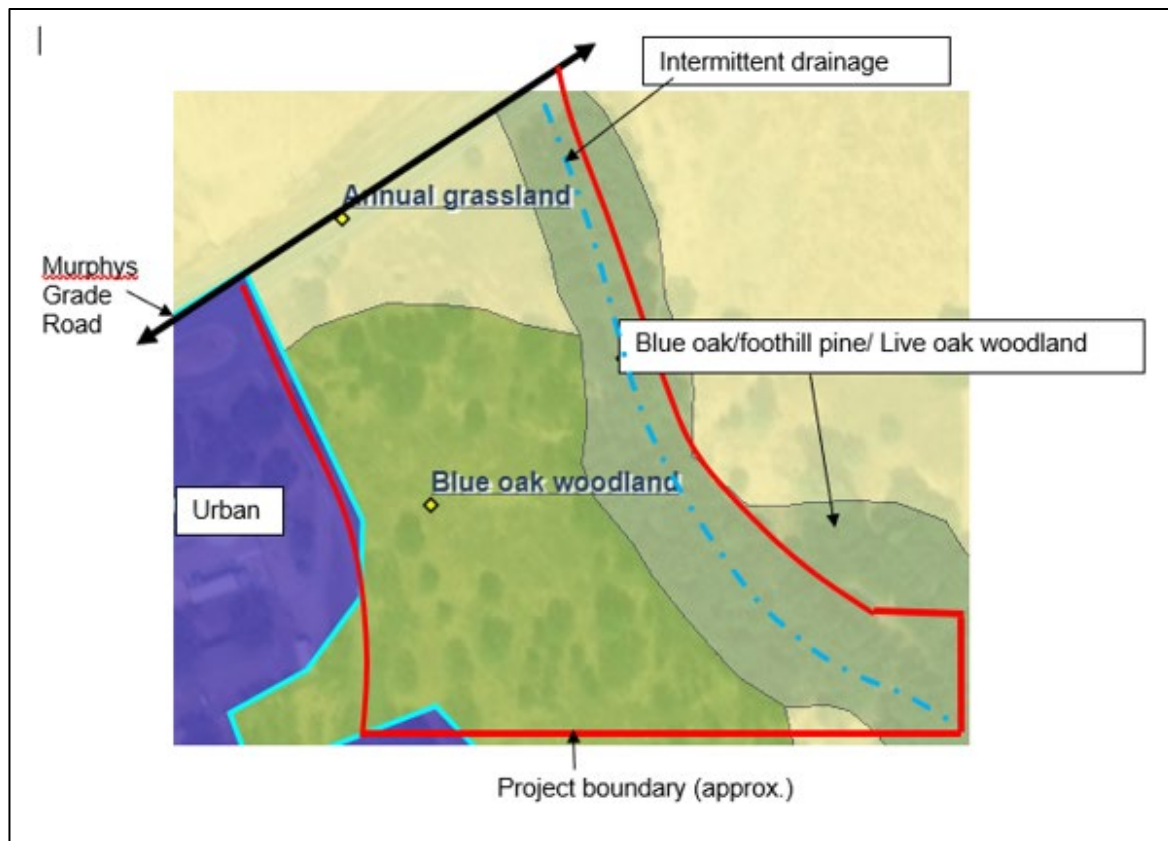
³ Federal Register, 2020, Regulations Governing Take of Migratory Birds, available online at <https://www.federalregister.gov/documents/2020/02/03/2020-01771/regulations-governing-take-of-migratory-birds>, accessed March 24, 2020.

⁴ United States Department of the Interior, 2017, Memorandum, Subject: The Migratory Bird Treaty Act Does Not Prohibit Incidental Take, dated December 22, 2017, <https://www.doi.gov/sites/doi.gov/files/uploads/m-37050.pdf>, accessed March 24, 2020.

Setting

On-site vegetation includes a blue oak woodland and annual grassland with a north/southeast trending intermittent stream in the eastern portion of the parcel. The creek runs through a stand of live oaks with patches of Himalayan blackberries and associated riparian vegetation. The creek is fed by a mine shaft/adit in the northernmost portion of the project site. Rhyolite cliffs in the cut at the “headwaters” of the creek include signs of animal occupation (small burrows, whitewash) and surround a large pond of water surrounded by steep sides.

Figure 18: On-Site Vegetation



Analysis

- a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- 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?*

Less than Significant with Mitigation Incorporated.

The potential for special status species identified in CDFW, USFWS, CNDDDB and CNPS databases to occur on site is evaluated in **Table 2**.

Table 2: Evaluation of Species with Potential to Occur at RoofScreen Project site

Species	Status	Preferred habitat/a/	Likelihood to Occur on Site/b/ O= Present on Site (Occupied) U = Unlikely to Occur P = Potential to Occur
Plants			
Red Hills cryptantha <i>Cryptantha spithamaea</i>	CNPS 1B.3 BLM-S	Chaparral, cismontane woodland. Serpentine, sometimes streambeds, sometimes openings. Chaparral, Cismontane woodland, Ultramafic.	U – The nearest CNDDDB record is more than 2 miles from the project site. The project site lacks the preferred serpentine soils and rocky streambed. The species was not present during surveys and is unlikely to occur on site.
Yellow-lip pansy monkeyflower <i>Diplacus pulchellus</i>	CNPS 1B.2 BLM-S USFW-S	Lower montane coniferous forest, meadows and seeps. Vernal wet sites. Soils can be clay, volcanic, or granitic. Lower montane coniferous forest Meadow & seep.	U – The nearest CNDDDB record is within approximately 2 miles of the project site. The project site lacks the vernal pool type habitat preferred by the species. The on-site drainages were surveyed for the species which was not present. The species is not expected to occur.
Tuolumne button celery <i>Eryngium pinnatisectum</i>	CNPS 1B.2	Cismontane woodland, lower montane coniferous forest, vernal pools/mesic.	U – The nearest CNDDDB record is more than 2 miles from the project site. The project site lacks the vernal pool type habitat preferred by the species. The on-site drainages were surveyed for the species which was not present. The species is not expected to occur.
Patterson's navarretia <i>Navarretia paradoxiclara</i>	CNPS 1B.3 BLM-S	Meadows and seeps. Serpentine, openings, vernal mesic, often drainages. Meadow & seep. Ultramafic.	U - The nearest CNDDDB record is more than 2 miles from the project area. The site lacks the species' preferred serpentine soils and vernal pools. The on-site drainages were surveyed for the species which was not present. The species is not expected to occur.
Animals			
Mollusks			
Button's Sierra sideband <i>Monadenia mormonum buttoni</i>	None	Known from the central Sierra Nevada counties. Chaparral Cismontane woodland	U - The nearest CNDDDB record is more than 2 miles from the project area. No snail species were identified during project surveys. The species is not expected to occur.

Species	Status	Preferred habitat/a/	Likelihood to Occur on Site/b/ O= Present on Site (Occupied) U = Unlikely to Occur P = Potential to Occur
		Valley & foothill grassland.	
Fish			
Delta smelt <i>Hypomesus transpacificus</i>	FT SE	Sacramento-San Joaquin Delta. Seasonally in Suisun Bay, Carquinez Strait & San Pablo Bay. Aquatic, Estuary; Seldom found at salinities > 10 ppt. Most often at salinities < 2ppt.	U – The nearest CNDDDB record is more than 2 miles from the project area. The site lacks the river habitat necessary to support the species. The on-site drainages are not connected to the Sacramento-San Joaquin Delta in a manner that would allow the species to migrate to the site. The species is not expected to occur.
Amphibians			
California Tiger Salamander <i>Abystoma californiense</i>	FT ST CDFW-WL	Cismontane woodland, Meadow & seep, Riparian woodland, Valley & foothill grassland, Vernal pool Wetland; Need underground refuges, especially ground squirrel burrows, & vernal pools or other seasonal water sources for breeding.	U - The nearest CNDDDB record is more than 2 miles from the project area. The site itself lacks significant numbers of rodent burrows on the ground that the species relies on for refuge. None were present during site inspections. The species is considered unlikely to occur.
California red-legged frog <i>Rana draytonii</i>	FT CDFW-SSC	The species prefers quiet pools of streams, marshes, and occasionally ponds. Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergency riparian vegetation. 11-20 weeks of permanent water and access to estivation habitat necessary.	U – The nearest CNDDDB records for the species is more than 2 miles from the Project site. The majority of the on-site drainage does not hold water in pools that are deep-enough or of a long-enough duration to support the species. However, the pond covering what appears to be a deep mine shaft at the northern-most portion of the drainage could provide sufficient water to support the species. However, given the extreme steepness of the terrain, surrounding the mine “pond” it is unlikely the species could move upland easily from the site. The remainder of the creek does not support running water far into the spring and would provide minimal ability to support frog movements. No

Species	Status	Preferred habitat/a/	Likelihood to Occur on Site/b/ O= Present on Site (Occupied) U = Unlikely to Occur P = Potential to Occur
			frogs were identified during surveys. The species is unlikely to occur on the project site.
Birds			
Clark's grebe <i>Aechmophorus clarkii</i>	USFWS- BCC	Uncommon to fairly common on large lakes near coast and inland at low elevations, and rare in Great Basin.	U – No CNDDDB records for this species occur within 2 miles. The site lacks the species' preferred habitat (large lakes) and is not expected to occur on site.
Tricolored blackbird <i>Agelaius tricolor</i>	BLM-S CDFW- SSC FPE/c/ USFWS- BCC	Colonial species which requires open water, protected nesting substrate and foraging area with insect prey within a few kilometers of the colony.	U - CNDDDB records for the species occur within 2 miles of the project site. The site lacks necessary nesting substrate in combination with foraging habitat. The species was not located during surveys and is not expected to occur on site (although potential for the species occurs off-site to the southeast in association with a large pond – however, the species, if present off-site would be unlikely to forage on the project site).
Oak titmouse <i>Baeolophus inornatus</i>	USFWS- BCC	Oak woodlands. Cavity nester.	O – There are no CNDDDB records within 2 miles of the project area. The site provides suitable habitat (oak woodland). The species was identified on the Project site during surveys, although nesting behavior was not detected. Preconstruction surveys will ensure that the species is not nesting on the Project site prior to commencing construction.
Lawrence's goldfinch <i>Carduelis lawrencei</i>	USFWS- BCC	Uncommon in foothills surrounding Central Valley April through September. Breeds in open oak or other arid woodland and chaparral, near water. Typical habitats include valley	P – There are no CNDDDB occurrences recorded within 2 miles of the project site. The species was not identified during surveys; however, suitable habitat (oak woodland near water) exists on site to support the species. Preconstruction surveys will ensure that the species (nesting) continues to be absent from the Project site prior to commencing construction.

Species	Status	Preferred habitat/a/	Likelihood to Occur on Site/b/ O= Present on Site (Occupied) U = Unlikely to Occur P = Potential to Occur
		foothill hardwood, valley foothill hardwood-conifer.	
Wrentit <i>Chamaea fasciata</i>	USFWS- BCC	A common, characteristic resident of California chaparral habitat. Also frequents shrub understory of coniferous habitats from the coast to lower regions of mountains throughout cismontane California. Cover: Chaparral, coastal scrub, and other dense stands of shrubs provide cover.	U - There are no CNDDDB occurrences recorded within 2 miles of the project site. The site lacks chaparral habitat preferred by the species. It was absent during surveys and is not expected to occur on site.
Common yellow throat <i>Geothlypis trichas sinuosa</i>	USFWS- BCC CDFW- SSC	Resident of the San Francisco Bay region in fresh and saltwater marshes. Requires thick, continuous cover down to water surface for foraging; tall grasses, tule patches, willows for nesting.	U - There are no CNDDDB occurrences recorded within 2 miles of the project site. The site lacks the thick cover required for nesting. The species was not present during surveys and is not expected to occur on site. It is not expected to occur on site.
Bald eagle <i>Haliaeetus leucocephalus</i>	BGEPA SE BLM-S CDF-S FPS USFS-S USFWS- CC	Lake margins, and rivers for both nesting and wintering. Most nests within 1 mile of water. Nests in large, old-growth, or dominant live tree with open branches, especially ponderosa pine. Roosts communally in winter.	U - There are no CNDDDB occurrences recorded within 2 miles of the project site. The site lacks the large old-growth trees adjacent to large bodies of water preferred by the species. The species could pass through the area and occasionally roost near the off-site pond, but is not expected to breed, permanently roost or feed on site.
Lewis's woodpecker <i>Melanerpes lewis</i>	USFWS- BCC	Breeds in open forest and woodland with an open canopy and brushy understory. Requires dead trees for nest cavities.	P - There are no CNDDDB occurrences recorded within 2 miles of the project site. The species is known in the foothills especially from blue oak woodlands within annual grasslands which are present on site. The species was not identified during surveys, but given the suitable habitat,

Species	Status	Preferred habitat/a/	Likelihood to Occur on Site/b/ O= Present on Site (Occupied) U = Unlikely to Occur P = Potential to Occur
			could occur on site. Preconstruction surveys will ensure that the species (nesting) continues to be absent from the Project site prior to commencing construction.
Song sparrow <i>Melospiza melodia</i>	CDFW-SSC USFWS-BCC	Common resident of most of California. Prefers riparian, fresh or saline emergent wetland, and wet meadow habitats. Breeds in riparian thickets of willows, other shrubs, vines, tall herbs, and in fresh or saline emergent vegetation. In winter in much of northern California, also may be found far from water, in open habitats with thickets of shrubs or tall herbs. Usually avoids densely wooded habitats, except along forest edges.	U - There are no CNDDDB occurrences recorded within 2 miles of the project site. The site lacks the thick riparian thickets preferred by the species. While the species might find suitable habitat at the large pond well off-site, it is unlikely to occur on site. The species was not present during surveys.
Yellow-billed magpie <i>Pica nuttalli</i>	USFWS-BCC	Common, yearlong resident of the Central Valley. Inhabits valley foothill hardwood, valley foothill hardwood-conifer, valley foothill riparian, orchard vineyard, cropland, pasture, and urban habitats.	P - There are no CNDDDB occurrences recorded within 2 miles of the project site. The site has marginal oak woodland habitat adjacent to urban development that the species is known to occupy. While the site elevation is somewhat above the normal species range, it could occur on site. Preconstruction surveys will ensure that the species (nesting) continues to be absent from the Project site prior to commencing construction.
Nuttall's woodpecker <i>Picoides nuttallii</i>	USFWS-BCC	Common, permanent resident of low-elevation riparian deciduous and oak habitats. Occurs in the lower portions of the Sierra Nevada.	P - There are no CNDDDB occurrences recorded within 2 miles of the project site. The species was not identified during surveys. However, suitable habitat exists within the live oaks adjacent to the intermittent stream. Preconstruction surveys will ensure that the species (nesting) is not present prior to commencing construction.

Species	Status	Preferred habitat/a/	Likelihood to Occur on Site/b/ O= Present on Site (Occupied) U = Unlikely to Occur P = Potential to Occur
Spotted towhee (San Clemente) <i>Pipilo maculatus clementae</i>	USFWS- BCC CDFW- SSC	The species range is currently identified by CDFW as Santa Catalina and Santa Rosa islands (and extirpated from San Clemente island) in the Channel Islands.	U - There are no CNDDDB occurrences recorded within 2 miles of the project site. The common spotted towhee (<i>Pipilo maculatus</i>) is expected to occur within the project boundaries. However, the Project site is well outside the known species range for <i>Pipilo maculatus clementae</i> . The species was not identified during surveys and is not expected to occur.
Rufous hummingbird <i>Selasphorus rufus</i>	USFWS- BCC	Breeds in Transition life zone of northwest coastal area from Oregon border to southern Sonoma County. Nests in berry tangles, shrubs, and conifers. Favors habitats rich in nectar-producing flowers.	U - There are no CNDDDB occurrences recorded within 2 miles of the project site. The site lacks the species preferred shrubs and conifer habitat. While nearby residences could provide ornamental flowering plants that might attract the species, it would not be expected to breed or nest.
Mammals			
Pallid bat <i>Antrozous pallidus</i>	BLM-S CDFW-SSC USFS-S WBWG-H	Wide variety of habitats occupied, including grasslands, shrublands, woodlands, and forests --most common in open, dry habitats with rocky areas for roosting. Day roosts are in caves, crevices, mines, and occasionally in hollow trees and buildings. Roost must protect bats from high temperatures. Bats move deeper into cover if temperatures rise. Night roosts may be in more open sites, such as porches and open buildings. Few hibernation sites are known, but probably uses rock crevices.	P – A record for the species occurs within 2 miles of the project site. The record dates to 1895 record for “angels camp” and the actual location of the species is uncertain but could be in the vicinity of the project site. Due to the presence of adits in combination with grasslands and oak woodland, the species could occupy the site. Similarly, the rhyolite mine excavation in the northern portion of the drainage provides soft cliffs with small burrows and tunnels that could provide habitat for the species. Evidence of bat occupation was not detected on site during surveys (e.g., insect parts, urine stains). If present, the species would likely occupy the rhyolite cut banks in the northern portion of the project. A preconstruction survey prior to site disturbance is required to re-confirm that the species has not occupied the site since surveys were conducted for this study.

/a/ All information from CDFW, CNDDDB Rarefind 5 and CDFW Wildlife habitat relationship system unless otherwise specified. All plant habitat descriptions from CNDDDB Rarefind 5 unless otherwise specified.

/b/ Likelihood of Species Occurrence Key:

Occupied (O) – The species is present on the site.

Unlikely to occur (U) – The species is unlikely to occur on site.

Potential to occur (P) – The species has the potential to occur on site.

/c/ Under review (last petition – 2015)

Status key:

State of California

CT: California endangered species act listed threatened

CE: California endangered species act listed endangered

CR: California endangered species act listed rare

SCT: California endangered species act Candidate for listing as threatened

SCE: California endangered species act Candidate for listing as endangered

FPS: Fully protected species – California Fish and Game Code

CDFW-WL: CA Dpt. of Fish and Wildlife Watch List

CDFW-SSC: CA Dpt. Fish and Wildlife Species of Special Concern

S1: Critically Imperiled. Critically imperiled in the state because of extreme rarity (often 5 or fewer populations) or because of factor(s) such as very steep declines making it especially vulnerable to extirpation from the state.

S2: Imperiled. Imperiled in the state because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the state.

CDF-S: California Dpt. of Forestry - Sensitive

United States

CH: Critical Habitat [CH] - project footprint is located within (or near) a designated critical habitat unit - does not necessarily mean that appropriate habitat is present.

FE: Federal endangered species act listed endangered

FT: Federal endangered species act listed threatened

FPE: Federal endangered species act petitioned for listing endangered

FPT: Federal endangered species act candidate for listing threatened

BLM-S: U.S. Bureau of Land Management Sensitive Species

USFWS BCC: United States Fish and Wildlife Service Bird of Conservation Concern

USFS-S: United States Forest Service Sensitive Species

BGEPA: Bald and Golden Eagle Protection Act

NMFS-SSC: National Marine Fisheries Service Species of Special Concern

Other Organizations

Western Bat Working Group High Priority (WBWG-H)

Western Bat Working Group Medium Priority (WBWG-M)

Western Bat Working Group Low-Medium Priority (WBWG-LM)

International Union for Conservation of Nature-(IUCN)

Vulnerable (IUCN-V)

Near Threatened (IUCN-NT)

Endangered (IUCN-E)

California Native Plant Society (CNPS) - California Rare Plant Ranking System

List 1B: Rare, threatened, or endangered in California and elsewhere

1B.1 Seriously endangered in California

1B.2 Fairly endangered in California

1B.3 Not very endangered in California

4.2 Of limited distribution or infrequent throughout a broader area in California, status should be monitored, a watch list

Listed/Candidate Species Unlikely to be Present

The following State and/or Federally Listed Species were determined *Unlikely to be Present*:

California tiger salamander (*Abystoma californiense*) - CTS

CTS is state and federally listed as threatened and is on the California Department of Fish and Wildlife (CDFW) watch list. The CTS is commonly found in Cismontane woodland in association with meadows and seeps, riparian woodlands, Valley and foothill grasslands, and vernal pool wetlands. The species requires underground refuges, especially ground squirrel burrows in association with vernal pools or other seasonal water sources for breeding. The nearest CNDDDB record is more than 2 miles from the project area. The site itself lacks significant numbers of rodent burrows that the species relies on for refuge. None were present during site inspections. The species is considered unlikely to occur.

California red-legged frog (*Rana draytonii*)

The species is federally listed as threatened and is a California Department of Fish and Wildlife Species of Special Concern. The species prefers quiet pools of streams, marshes, and occasionally ponds; lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emerging riparian vegetation. 11-20 weeks of permanent water and access to estivation habitat are necessary. The nearest CNDDDB record for the species is more than 2 miles from the Project site. The nearest CNDDDB records for the species is more than 2 miles from the Project site. The majority of the on-site drainage does not hold water in pools that are deep-enough or of a long-enough duration to support the species. However, the pond covering what appears to be a deep mine shaft at the northern-most portion of the drainage could provide sufficient water to support the species. However, given the extreme steepness of the terrain, surrounding the mine “pond” it is unlikely the species could move upland easily from the site. The remainder of the creek does not support running water far into the spring and would provide minimal ability to support frog movements. No frogs were identified during surveys.

A review of the *History and Status of the California Red-Legged Frog (*Rana draytonii*) in the Sierra Nevada California, USA* (Barry and Fellers 2013) confirms that the project site and surrounding area is not historically or currently known to support CRLF. The study does, however, reference Angels Camp and CRLF indirectly, as follows:

*Finally, popular accounts and Internet sources commonly cite the humorist Mark Twain’s 1865 allegorical tale of “The Celebrated Jumping Frog of Calaveras County” as evidence that *R. draytonii* was formerly a well-known Sierra Nevada species, even though the tale offers no clue regarding the title character’s identity. Further, *R. boylei*, an impressive leaper, inhabits several Calaveras County creeks and would seem as likely a candidate for Twain’s anuran character if indeed the species’ identity was relevant to the story (which it clearly is not). In our opinion, Mark Twain’s jumping frog is best left in the world of humor and allegory as Twain clearly intended, and we discourage the citation of the tale as evidence of anything but Mark Twain’s profound understanding of human nature.*

The species is unlikely to occur on the project site.

Tricolored blackbird (*Agelaius tricolor*)

The tricolored blackbird is a proposed California endangered species and petitioned federal endangered species. It is a CDFW Species of Special Concern, U.S. Bureau of Land Management Sensitive Species and USFWS Bird Species of Conservation Concern. The

species is a colonial, requires open water, protected nesting substrate and foraging area with insect prey within a few kilometers of the colony. CNDDDB records for the species occur within 2 miles of the project site. The site lacks necessary nesting substrate in combination with foraging habitat. The species was not located during surveys and is not expected to occur on site. although potential for the species occurs off-site to the southeast in association with a large pond. If present off-site, the species would be unlikely to forage on the project site and impacts to the species are not anticipated.

Delta smelt (*Hypomesus transpacificus*)

Delta smelt are federally listed as threatened and state-listed endangered. They are found in the Sacramento-San Joaquin Delta. Seasonally in Suisun Bay, Carquinez Strait & San Pablo Bay. They are seldom found at salinities > 10 ppt. and are most often found at salinities < 2ppt. The nearest CNDDDB record is more than 2 miles from the project area. The site lacks the river habitat necessary to support the species. The on-site drainages are not connected to the Sacramento-San Joaquin Delta in a manner that would allow the species to migrate to the site. The species is not expected to occur.

Bald eagle (*Haliaeetus leucocephalus*)

The species is a state-listed endangered species and is protected pursuant to the federal Bald and Golden Eagle Protection Act. It is also a US Bureau of Land Management sensitive species, a California Department of Forestry sensitive species, a CDFW fully protected species, a USFS sensitive species and a USFWS bird species of conservation concern. The species inhabits lake margin, and rivers for both nesting and wintering. Most nests are within 1 mile of water. The raptor nests in large, old-growth, or dominant live tree with open branches, especially ponderosa pine. Bald eagles roost communally in winter. There are no CNDDDB occurrences recorded within 2 miles of the project site. The site lacks the large old-growth trees adjacent to large bodies of water preferred by the species. The species could pass through the area and occasionally roost near the off-site pond, but is not expected to breed, permanently roost or feed on site.

Special Status Species with the Potential to Occur on Site

The following Special Status Species were determined to be present or have potential to occur on site:

Oak titmouse (*Baeolophus inornatus*)

The species is a USFWS bird species of conservation concern. It inhabits oak woodlands and is a cavity nester. There are no CNDDDB records within 2 miles of the project area. The site provides suitable habitat (oak woodlands). The species was identified on the Project site during surveys, but evidence of nesting was not detected. Occupied nest disturbance for this species is a potentially significant adverse impact. The following mitigation measure is proposed:

Avoidance and Minimization Measure BIO-1: Preconstruction Surveys Birds

Prior to construction occurring between February 1st and August 30th (e.g., staging, excavation, ground disturbance, or vegetation removal) a preconstruction survey for nesting birds will be conducted by a qualified biologist in accordance with the CDFW guidelines and a no-disturbance buffer will be established, if necessary.

If equipment staging, site preparation, vegetation removal, grading, excavation or other project-related construction activities are scheduled during the avian nesting season (generally February 1 through August 30), a focused survey for active nests would be

conducted by a qualified biologist within 15 days prior to the beginning of project-related activities. Surveys shall be conducted in all suitable habitat in the BSA.

If an active nest is found, the bird shall be identified to species and the approximate distance from the closest work site to the nest estimated. No additional measures need be implemented if active nests are more than the following distances from the nearest work site: (a) 300± feet for raptors; or (b) 75± feet for other non-special-status bird species. Disturbance of active nests shall be avoided to the extent possible until it is determined that nesting is complete, and the young have fledged. For species protected under the California Fish and Game Code (CFGF), if active nests are closer than those distances to the nearest work site and there is the potential for bird disturbance, CDFW will be contacted for approval to work within 300± feet of raptors, or 75± feet of other non-special-status bird species.

Mitigation Monitoring BIO-1: The required mitigation measure will be incorporated into the project bid package and contract. Surveys will occur within 15 days of commencing construction that occurs between February 1st and August 30th. The measure is the responsibility of the construction contractor and project biologist.

Proper implementation of the preceding is expected to minimize or avoid impacts to the species to a level of less than significant.

Lawrence Goldfinch (*Carduelis lawrencei*)

The species is a USFWS bird species of conservation concern. It is uncommon in foothills surrounding Central Valley April through September. Breeds in open oak or other arid woodland and chaparral, near water and typical habitats include valley foothill hardwood, valley foothill hardwood-conifer. There are no CNDDDB occurrences recorded within 2 miles of the project site. The species was not identified during surveys; however, suitable habitat (oak woodland near water) exists on site to support the species. Occupied nest disturbance for this species is a potentially significant adverse impact. The following mitigation measure is proposed:

Avoidance and Minimization Measure BIO-1: Preconstruction Surveys Birds

Proper implementation of the preceding is expected to minimize or avoid impacts to the species to a level of less than significant.

Yellow-billed magpie (*Pica nuttallii*)

The species is a USFWS bird species of conservation concern. It is a common, yearlong resident of the Central Valley, and inhabits valley foothill hardwood, valley foothill hardwood-conifer, valley foothill riparian, orchard vineyard, cropland, pasture, and urban habitats. There are no CNDDDB occurrences recorded within 2 miles of the project site. The site has marginal oak woodland habitat adjacent to urban development that the species is known to occupy. While the site elevation is somewhat above the normal species range, it could occur on site. Occupied nest disturbance for this species is a potentially significant adverse impact. The following mitigation measure is proposed:

Avoidance and Minimization Measure BIO-1: Preconstruction Surveys Birds

Proper implementation of the preceding is expected to minimize or avoid impacts to the species to a level of less than significant

Nuttall's woodpecker (*Picoides nuttallii*)

The species is a USFWS bird species of conservation concern. It is a common, permanent resident of low-elevation riparian deciduous and oak habitats and in the lower portions of the Sierra Nevada. There are no CNDDDB occurrences recorded within 2 miles of the project site. The species was not identified during surveys. However, suitable habitat exists within the live oaks adjacent to the intermittent stream. Occupied nest disturbance for this species is a potentially significant adverse impact. The following mitigation measure is proposed:

Avoidance and Minimization Measure BIO-1: Preconstruction Surveys Birds

Proper implementation of the preceding is expected to minimize or avoid impacts to the species to a level of less than significant

Other bird species

In addition to the special status bird species noted above, other bird species protected pursuant to state law could or do occur on site (See **Attachment C** for species identified on site during surveys). Occupied nest disturbance for these species is a potentially significant adverse impact. To minimize or avoid potential disturbances to nesting and/or breeding bird species subject to these regulations, the following is proposed:

Avoidance and Minimization Measure BIO-1: Preconstruction Surveys Birds

Proper implementation of the preceding is expected to minimize or avoid impacts to the species to a level of less than significant.

Pallid bat (*Antrozous pallidus*)

The pallid bat is a BLM sensitive species, CDFW species of special concern, USFWS sensitive species and a high priority (threatened) bat listed by the Western Bat Working Group. The species occupies a wide variety of habitats including grasslands, shrublands, woodlands, and forests--most common in open, dry habitats with rocky areas for roosting. Day roosts are in caves, crevices, mines, and occasionally in hollow trees and buildings. Roost must protect bats from high temperatures. Bats move deeper into cover if temperatures rise. Night roosts may be in more open sites, such as porches and open buildings. Few hibernation sites are known, but probably uses rock crevices.

A record for the species occurs within 2 miles of the project site. The record dates to 1895 record for "angels camp" and the actual location of the species is uncertain but could be in the vicinity of the project site. Due to the presence of mine adits in combination with grasslands and oak woodland, the species could occupy the site. The rhyolite mine excavation in the northern portion of the drainage provides soft cliffs with small burrows and tunnels that could provide habitat for the species. Evidence of bat occupation was not detected on site during surveys (e.g., insect parts, urine stains). However, the species could occupy the site prior to commencing construction.

It is noted that the most likely location of bats on the site are the rhyolite cliffs at the northern end of the stream. These cliffs are close to Murphys Grade Road and receive vibrations and noise from vehicles on the roadway. Therefore, should any special status bats be found to occupy this location, they would be considered tolerant of some noise and vibration as might occur during construction.

A preconstruction survey prior to site disturbance is required to re-confirm that the species has not occupied the site since surveys were conducted for this study. Disturbing this species during foraging or roosting is a potentially significant adverse impact. The following mitigation measures are proposed to minimize impacts:

Avoidance and Minimization Measure BIO-2: Preconstruction Surveys Suitable Special Status Bat Roosting (or Nursery) Areas & Provisions for Protection, if Identified

- 15 days or less before commencing ground-disturbing activities between April and September of the construction year, a qualified biologist will survey snags, trees, rock crevices and other suitable cavities (i.e., the rhyolite cliffs in the cut bank along the northern end of the creek) and structures in the area for special status roosting bat colonies or bat nurseries. An evening survey shall be conducted.
- If special status bats are not found and there is no evidence of special status bat use, construction may proceed.

If special status bats are found or evidence of use by special status bats is present, CDFW shall be consulted for guidance on measures to avoid or minimize disturbance to the colony or nursery. Consideration will be given to existing conditions surrounding the occupation site (e.g., existing noise and vibrations). Subject to CDFW approval, measures may include, but are not limited to, establishing construction buffers from bat occupation sites and excluding bats from roosts before construction begins. If nurseries for special status bats are discovered, no work will occur within buffer areas until all young are self-sufficient and have left the nursery.

Mitigation Monitoring BIO-2:

The required mitigation measure will be incorporated into the project bid package and contract. Surveys will occur within 15 days of commencing construction that occurs between April and September. The measure is the responsibility of the construction contractor and Project biologist.

Avoidance and Minimization Measure BIO-3: Hours of Construction.

Project construction shall be limited to 7:00 a.m. to 7:00 p.m. unless an emergency situation exists.

Mitigation Monitoring BIO-3: The required mitigation measure will be implemented throughout Project construction. The measure is the responsibility of the construction contractor.

Proper implementation of the preceding is expected to minimize or avoid impacts to the species to a level of less than significant.

Common Species/Wildlife Corridors

The project site is inhabited with common species that move through the site. Stream corridors such as the intermittent drainage on site are typical wildlife corridors. Activities associated with construction activities (e.g., trash) can entice common and special status species on site. Project materials may provide temporary shelter for animals (e.g., pipes). Open trenches may trap animals during the construction process. To minimize impacts to common and special status species associated with construction activities, the following mitigation measures are proposed:

Avoidance and Minimization Measure BIO-4: Avoid Inadvertent Animal Trapping During Construction

To avoid inadvertently trapping special status or common animal species during construction, all excavated steep-walled holes or trenches more than two feet deep shall be covered at the end of each working day with plywood or similar material, or provided with one or more escape ramps constructed of earth fill or wooden planks, or equivalent, at each end of the trench. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals. If at any time a trapped animal is discovered, the contractor shall place an escape ramp or other appropriate structure to allow the animal to escape. Alternatively, the contractor shall contact the project biologist or California Department of Fish and Wildlife for assistance. Similarly, stored pipes or other materials providing potential cover for animals will be inspected prior to installation or use to ensure that they are unoccupied.

Mitigation Monitoring BIO-4: The required mitigation measure will be implemented throughout project construction. The measure is the responsibility of the construction

Avoidance and Minimization Measure BIO-5: Food and Trash Disposal During Construction

All food and food-related trash will be enclosed in sealed trash containers at the end of each workday and removed completely from the construction site every day to avoid attracting wildlife.

Mitigation Monitoring BIO-5:

The required mitigation measure will be implemented throughout project construction. The measure is the responsibility of the construction contractor.

Avoidance and Minimization Measure BIO-6: Environmental Awareness Training

Construction bid packages and contractual requirements shall include a requirement for tail-gate training by the project's designated qualified biologist and cultural resource professionals. All contractors involved in site development and environmental specialists will attend a mandatory Environmental Awareness Training prior to any site disturbances. The program will address proper implementation of minimization and avoidance measures contained herein including, but not limited to:

- Nesting birds
- Avoiding inadvertent animal trapping
- Site maintenance
- Controlling invasive species
- Handling leaks and spills
- Fencing environmentally sensitive areas
- Native Oak Tree Protection measures (avoiding driplines, no equipment or materials storage in driplines, avoid cutting oak roots, avoid equipment damage to limbs, trunks, and roots of oaks trees; do not attach signs, ropes, cables or other items to trees)
- Cultural resources training to inform construction personnel of the types of cultural resources they may encounter, the laws protecting those resources, and the standard protocols to be implemented.
- Hazardous materials response

Mitigation Monitoring BIO-6: The required mitigation measure will be implemented throughout project construction. The Project Biologist (or Project Archaeologist) shall have the authority to stop work or remove any construction worker on site that has not completed training. The measure is the responsibility of the construction contractor.

- 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 US Fish and Wildlife Service?*
- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Less Than Significant with Mitigation Incorporated

Natural communities on site are identified in **Figure 18**.

Oak Woodlands

Pursuant to Public Resources Code Section 21083.4, the conversion of oak woodlands is considered a significant adverse impact pursuant to CEQA. However, cities are exempt from these requirements (in large part because urban fragmentation has reduced the biological resource value of isolated oak woodlands). Therefore, impacts to oak woodlands are less than significant.

However, pursuant to Chapter 17.64 of the Angels Municipal Code (AMC), the City's Oak Tree and Heritage Tree Preservation Ordinance recognizes the importance of native oaks and certain other heritage trees as having both biological and aesthetic values. The removal of oaks on site is a potentially significant adverse impact addressed below in paragraph e.

Wetlands and Other Waters

Based on a review of the USFWS Wetlands Inventory (**Attachment B**) and confirmed by site surveys, the unnamed tributary flowing from north to southeast is an intermittent creek. The creek will be entirely avoided by the proposed project. All riparian vegetation will be retained in association with the creek. Therefore, direct impacts to the creek are not anticipated and a Section 404 permit and 1600 Streambed Alteration Agreement are not required unless the

project description changes. However, construction activities could result in erosion and sedimentation of the drainage degrading water quality and species habitat – a potentially significant adverse impact. The following measures are proposed:

Minimization Measure BIO-6: Environmental Awareness Training

Avoidance and Minimization Measure BIO-7: Erosion Control Plan/Best Management Practices (BMPs) to Protect Water Quality (Including NOI/NPDES/SWPPP)

- The Contractor shall prepare an Erosion Control Plan for implementation for any construction to take place between October 15 and May 15 of any year. In the absence of such an approved plan, all construction shall cease on or before October 15, except that necessary to implement erosion control measures.
- Submit to the State Water Resources Control Board Storm Water Permitting Unit, a Notice of Intent (NOI) to obtain coverage under the General Construction Activity Storm Water Permit - California's National Pollution Discharge Elimination System (NPDES) general permit for construction related storm water discharges for the disturbance of one acre or more. Disturbances of less than one acre may also require an NOI for coverage under the NPDES General Permit for construction-related storm water discharge and the State Water Resources Control Board Permitting Unit shall be contacted for determination of permit requirements. Commercial and Industrial developments may require an NOI even if less than one acre is to be disturbed. Obtain coverage or an exemption from these requirements. [Federal Water Pollution Control Act, Section 401, California Clean Water Act]. The permit may include preparation of a Stormwater Pollution Prevention Plan (SWPPP).

Mitigation Monitoring BIO-7: The required mitigation measure will be incorporated into the project bid package and contract. Erosion control plan to be completed prior to October 15th. NOI/NPDES to be secured prior to ground disturbance. Implemented and maintained throughout project construction. The measure is the responsibility of the construction contractor.

Avoidance and Minimization Measure BIO-8: Install Barrier /Silt Fencing to Protect Water Quality

Prior to implementing staging, construction, or ground disturbing activities:

Install temporary silt fencing, fiber rolls, or equivalent erosion and sediment control devices as necessary to protect water quality. Silt fencing or other materials, as required, will be installed consistent with the applicable water quality requirements specified in the Project's Storm Water Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP). Fencing or other erosion control materials or devices shall be shown on the final construction documents. These areas will be monitored by the project manager throughout construction.

Mitigation Monitoring BIO-8: The required mitigation measure will be implemented prior to ground disturbance and maintained throughout project construction. The measure is the responsibility of the construction contractor.

Proper implementation of the preceding is expected to minimize or avoid impacts to water quality to a level of less than significant.

d) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Angels Municipal Code (AMC) Chapter 17.64 is the City's Oak Tree and Heritage Tree Preservation Ordinance (Tree Ordinance). It recognizes the importance of native oaks and certain other heritage trees as having both biological and aesthetic values. Extensive oak tree removal would reduce habitat for birds and small mammals, eliminate shade and foraging areas for deer and other common species. Elimination of this habitat contributes, incrementally, to the overall impact of oak woodland removal, a potentially significant adverse cumulative impact.

In accordance with the City's Oak Tree and Heritage Tree Preservation Ordinance, all native oak trees on site were measured in inches at 4 feet above the ground (breast height). Results of the tree inventory are found in **Attachment C**.

A total of 113± native oaks are on site with a diameter at breast height 9" or greater. They include live oak (*Quercus wislizenii*), Valley oak (*Quercus lobata*), and blue oak (*Quercus douglasiana*).

52 native oaks 9" dbh or greater will be removed with a total diameter at breast height (TDBH) of 737.2± inches⁵.

61 native oaks 9" dbh or greater will be retained on site with a TDBH of 949± inches. These are primarily associated with the intermittent drainage to be avoided by the project⁶.

Using the formula in the Tree Ordinance, the total number of inches of replacement trees required is 400 inches calculated as follows

TDBH all surveyed trees 9" or greater dbh on site	1686.2" X 20%	337.2 Discount Diameter
TDBH of all surveyed trees 9" or greater dbh on site to be removed	737.2" – 337.2	400 TDBH of replacement trees required

The ordinance allows for acquisition of an off-site easement, replanting native oaks on or off site, or payment into the City's Oak Tree Preservation Fund.

Implementation of the City's Oak Tree and Heritage Tree Preservation Ordinance for the project is as follows:

Mitigation Measure BIO-9: Oak Tree and Heritage Tree Preservation Ordinance

Prior to issuance of an occupancy permit, the Project Proponent shall provide one or a combination of the following to mitigate for the removal of 52 native oak trees of 9" Diameter

⁵ Plus 4 native oaks of less than 9" dbh to be removed

⁶ Plus 54 native oaks of less than 9" dbh to be retained

at Breast Height or greater in size (400 inches TDBH) in accordance with Angels Municipal Code Chapter 17.64:

- a) Re-plant on-site native oak trees of the same or similar genus as those removed at a ratio of two trees for every one native oak 9" TDBH or greater in size removed. Replacement plantings shall be a minimum 15-gallon size. Subject to approval by the City Planner, up to 20% of the oak trees replanted may be non-native or ornamental oaks as approved by the Planning Commission [e.g., *Quercus Shumardii* or similar]; and/or
- b) Pay a fee to the City in an amount established pursuant to Chapter 17.64 Guidelines based on 400 TDBH (inches) of native oak trees removed. The total fee shall be 400 X the retail cost of a 15-gallon native oak tree. For the purposes of this calculation, the fee shall be based on the retail cost of a 15-gallon interior live oak.
- c) If a combination of replanting and fee payments are used, fees shall be estimated based on the percentage of trees planted on site versus the percentage of trees remaining to be planted. For example, if 10 native oak trees are planted on site (9.6% of the 104 trees required to be planted on site), then the total oak tree mitigation fee calculated under paragraph be will be reduced by 9.6% of the required 400 TDBH (400 - 38.4 = 361.6 TDBH).

Mitigation Monitoring BIO-9. The required mitigation measure will be implemented prior to issuance of an occupancy permit (or Prior to Site Disturbance at the option of the Project Proponent per **Mitigation Measure BIO-10**). The measure is the responsibility of the Project Proponent.

To ensure protection of the 61 native oaks 9" dbh or greater to be retained on site, the following is required:

Mitigation Measure AES-2 (BIO-10): Oak Tree Protection Area

Mitigation Measure BIO-11 Encroachment within Dripline of Oaks

Encroachment within the dripline of the oaks within the oak tree protection area (Figure 1) may be approved by the City Planner where such encroachment is determined unlikely to threaten the long-term survival of the oak. Said determinations will be guided by the publication: *Protecting Trees During and After Construction* (UC Cooperative Extension) included in **Attachment C**. Encroachment more than one-half the distance of the dripline of the tree may require consultation with a qualified arborist, as approved by the City, and at the expense of the project proponent.

Mitigation Monitoring BIO-11. The required mitigation measure will be included in the bid packet/contractor agreement and implemented throughout Project construction and the life of the Project. The measure is the responsibility of the Project Contractor.

Preserving Native Habitats

The project is located on the edge of the City's urban boundaries. The introduction of noxious weeds to the site could spread onto neighboring property and decrease the habitat values of adjoining property – a potentially significant adverse impact. The following mitigation measure is proposed:

Avoidance and Minimization Measure BIO-12: Minimize the Spread of Invasive Plant Species

Throughout project construction:

- All hay, straw, hay bales, straw bales, seed, mulch or other material used for erosion control on the project site shall be free of noxious weed⁷ seeds and propagules (Food and Agriculture Code Sections 6305, 6341 and 6461).
- All equipment brought to the project site shall be thoroughly cleaned of all dirt and vegetation prior to entering the site to prevent importing noxious weeds and shall be cleaned of all dirt and vegetation prior to exiting the site to prevent exporting noxious weeds. (Food and Agriculture Code Section 5401).

All material brought to the site, including rock, gravel, road base, sand, and topsoil, shall be free of noxious weeds⁸ and propagules. (Food and Agriculture Code Sections 6305, 6341 and 6461).

Mitigation Monitoring BIO-12: The required mitigation measure will be incorporated into the project bid package and contract and implemented throughout project construction. The measure is the responsibility of the construction contractor.

Proper implementation of the preceding is expected to minimize the potential impacts to sensitive natural communities to a level of less than significant.

e) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. Neither a Habitat Conservation Plan (HCP) nor a Natural Community Conservation Plan (NCCP) exists for the area within the Project boundaries or the vicinity. Therefore, no impacts associated with such will occur.

Mitigation Measure: None required.

Mitigation Monitoring: Not required

⁷ Noxious weeds are as defined in Title 3, Division 4, Chapter 6, Section 4500 of the California Code of Regulations and the California Quarantine Policy – Weeds (Food and Agriculture Code, Sections 6305, 6341, and 6461).

⁸ Ibid.

2.5 CULTURAL RESOURCES

V. Cultural Resources Would the project?	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.5.1 Background and Setting

An archaeological study was conducted by Patrick GIS Group, Inc. and previously incorporated by reference. The study is available upon request to qualified individuals; however, it is not available to the public for reasons of confidentiality.

The study included pre-field archival research at the Central California Information Center (Information Center) of the California Historical Resource Information System (CHRIS) located at California State University Stanislaus, Native American coordination, a pedestrian survey and preparation of a cultural resources report.

Resources were evaluated in accordance with the California Environmental Quality Act, (CEQA) Sections 21083.2 and 20184.1 as contained in Public Resources Code Sections 2100 et seq. and the Guidelines for implementing CEQA, the California Register of Historical Resources (CRHR), the National Historic Preservation Act (16 USC 470) and 36 Code of Federal Regulations (CFR) 800.4 (a) (d) (1). A search of the California Native American Heritage Commission Sacred Lands File search was submitted and returned negative results for sacred sites in the project vicinity. Native American tribes were notified of the proposed project. Patrick GIS and City staff visited the site with Lawrence Wilson and Petee Ramirez, Interested Parties and members of the Native American community.

In accordance with AB52, City staff conducted a site visit with Debra Grimes, Calaveras Band of MiWuk Indians, on June 12, 2020.

The general area was previously studied in conjunction with cultural resource surveys conducted for the Columbia Community College District on adjacent land and for the SR 4 Bypass. The subject study identified two previously identified (and previously recorded) historic-era archaeological sites which were revisited and remapped to match their correct location and numerous additional tailings pilings (recorded and mapped). Previously identified sites within the project boundaries include a mining cut, adit and associated placer tailings likely associated with the Beda Blood Mine. The adit is believed to be connected to the Bald Mountain mines north of the site (in proximity to the school's agricultural complex). It is reported that this is the source of water for the on-site drainage along the eastern project boundary. Additional placer tailings piles were identified. Field efforts failed to identify additional significant historic or prehistoric resources.

2.5.2 Analysis

- a) *Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the state CEQA Guidelines?*
- b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?*
- c) *Disturb any human remains, including those interred outside of formal cemeteries?*

Less Than Significant with Mitigation Incorporated.

As noted, the project site includes a cut into rhyolite with an associated adit likely connected to Bald Mountain to the north. Project design avoids the adit but could encroach into tailings west of the adit. This feature previously was evaluated and determined to be ineligible for listing on the National Register of Historic Places and ineligible for listing on the California Register. The site was re-evaluated in conjunction with this study and re-affirmed to be ineligible for listing on the state and national registers. The City does not have a local register. Additional tailings piles identified and recorded in conjunction with this project also were determined ineligible for both the state and federal registers. Therefore, although the adit will be avoided by project design and only associated tailings will be partially altered in conjunction with the project, alteration of the site is not anticipated to result in significant adverse impacts under CEQA.

The potential remains that subsurface resources could be discovered during grading activities associated with project construction – a potentially significant adverse impact. To minimize this potential impact, the following mitigation measures are proposed:

Avoidance and Minimization Measure CULT-1 (BIO-6): Environmental Awareness Training

Mitigation Measure CULT-2: Unanticipated Cultural Resource Discoveries

If a cultural resource is discovered during construction activities, the construction contractor shall comply with the following provisions:

- A. The person discovering the cultural resource shall notify the project's designated qualified cultural resource professional by telephone within 4 hours of the discovery or the next working day if the department is closed.
- B. When the cultural resource is located outside the area of disturbance, the project's designated qualified cultural resource professional shall be allowed to photodocument and record the resource and construction activities may continue during this process. The area of disturbance is defined to include grading and vegetation removal areas and/or access roads or processing areas plus 100 feet.
- C. When the cultural resource is located within the area of disturbance, all activities that may impact the resource shall cease immediately upon discovery of the resource. All activity that does not affect the cultural resource as determined by site's designated qualified cultural resource professional may continue. The project's designated qualified cultural resource professional shall be allowed to conduct an evaluative survey to evaluate the significance of the cultural resource.
- D. When the cultural resource is determined to be not significant, the project's designated qualified cultural resource professional shall be allowed to photodocument and record

the resource. Construction activities may resume after authorization from the project's designated qualified professional.

- E. When a resource is determined to be significant, the resource shall be avoided with said resource having boundaries established around its perimeter by the project's designated qualified cultural resource professional or a cultural resource management plan shall be prepared by the project's designated qualified professional to establish measures formulated and implemented in accordance with Sections 21083.2 and 21084.1 of the California Environmental Quality Act (CEQA) to address the effects of construction on the resource. The project's designated qualified cultural resource professional shall be allowed to photodocument and record the resource. Construction activities may resume after authorization from the project's designated qualified cultural resource professional. All further activity authorized by this permit shall comply with the cultural resources management plan.

For the purposes of implementing this measure, a "qualified cultural resource professional" is an individual (e.g., historian or archaeologist) meeting the Secretary of the Interior's Qualification Standards.

A "cultural resource" is any building, structure, object, site, district, or other item of cultural, social, religious, economic, political, scientific, agricultural, educational, military, engineering or architectural significance to the citizens of Stanislaus County, the State of California, or the nation which is 50 years of age or older or has been listed on or is eligible for listing on the National Register of Historic Places, the California Register of Cultural Resources, or any local register. Examples of prehistoric resources may include: stone tools and manufacturing debris; milling equipment such as bedrock mortars, portable mortars, and pestles; darkened or stained soils (midden) that may contain dietary remains such as shell and bone; as well as human remains. Historic resources may include: burial plots; structural foundations; mining spoils piles and prospecting pits; cabin pads; and trash scatters consisting of cans with soldered seams or tops, bottles, cut (square) nails, and ceramics.

Mitigation Monitoring CULT-2: The required mitigation measure will be implemented throughout project construction. The measure is the responsibility of the Project proponent/Contractor with input from the project's designated qualified cultural resource professional, if necessary.

No impact is expected to human remains from the project as proposed, based on project studies and consultations. Based on these findings, no adverse impacts are anticipated to any human remains; however, the following is included to address discovery of unanticipated resources:

Mitigation Measure CULT-3: Human Remains

If human remains, burial, cremation or other mortuary feature are uncovered during construction activities; upon discovery, secure the location, do not touch or remove remains and associated artifacts; do not remove associated spoils or go through them; document the location and keep notes of activity and correspondence. All work within 100 feet of the discovery shall stop until the County Coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission to obtain the Most Likely Descendent (MLD) and follow state law (PRC 5097.9 et seq. and Health and Safety Code 7050.5(c)-7054.1 and 8100 et seq.). No further work or disturbance shall occur within 100

feet until all of the preceding actions, as applicable to the discovery, are implemented and completed. Preserve associated spoils without further disturbance, do not touch or remove remains or associated artifacts, document the location and maintain notes of activity and correspondence. Preservation *in situ* is the preferred treatment of human remains and associated burial artifacts. [Public Resources Code Sections 5097.94, 5097.98 and Health and Safety Code Section 7050.5(c) and Section 15064.5 of the California Code of Regulations implementing the California Public Resources Code, Sections 21000-21177]

Mitigation Monitoring CULT-3: The required mitigation measure will be implemented throughout project construction. The measure is the responsibility of the Project Proponent/contractor.

Mitigation Measure CULT-4: Project Scope Changes

If the project develops beyond the scope and project description as described herein, further archaeological study and an addendum to this study may be required.

Mitigation Monitoring CULT-4: The required mitigation will be assessed pre-construction during plan reviews and throughout project construction by site visits conducted by cultural resource monitoring. The measure is the responsibility of the Project Proponent/Contractor.

Proper implementation of these mitigation measures will reduce the potential impact to a level of less-than-significant.

2.6 ENERGY

VI. ENERGY. Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potential significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or alteration.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiencies.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2.6.1 Background and Setting

The project includes construction and long-term operations of structures totaling approximately 18,520 square feet.

2.6.2 Analysis

a) Result in potential significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or alteration.

Less Than Significant with Mitigation Incorporated.

Construction is expected to consume fossil fuels. Inefficient use of fossil fuels may incrementally contribute to cumulatively significant adverse impacts to energy availability. Implementation of the following mitigation measures incorporating Best Performance Standards, would ensure that equipment uses energy efficiently.

Mitigation Measure ENERGY-1: Construction Equipment. To the extent feasible, the following measures shall be incorporated into Project design and construction:

- Properly tune and maintain construction equipment and vehicles.
- On-site idling of construction equipment shall be minimized (no more than five minutes maximum).
- Biodiesel shall be used as an alternative fuel diesel for at least 15 percent of the construction vehicles/equipment used if there is a biodiesel station within five miles of the Project site.

Mitigation Monitoring ENERGY-1: The required mitigation measure will be implemented throughout Project construction. The measure is the responsibility of the Project proponent/construction contractor.

Proper implementation of the preceding is expected to reduce energy consumption during construction. Impacts would be less than significant with mitigation incorporated.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiencies.

Less than Significant.

Project operations will consume energy. The 2019 California Energy Code (Building Energy Efficiency Standards) became effective on January 1, 2020. The project is required to and will comply with all state mandated energy efficiency standards. The City of Angels does not have

alternative energy efficiency standards. Therefore, the project is not anticipated to conflict with state or local plans for energy efficiency.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

2.7 GEOLOGY AND SOILS

VII. GEOLOGY AND SOILS. Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42 .	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil , as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>f) Directly or indirectly destroy a unique paleontological feature?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2.7.1 Background and Setting

Soil types and characteristics within the project area are identified in the following figure and table.

Figure 19: Project Soils Map (USDA NRCS Soil Survey, online 2020)



Table 3: On-Site Soil Characteristics

Soil Name %, Location	Characteristics Ratings
7074 Loafercreek- Bonanza Complex Approx 3.8 acres of site except for the northeast quarter	Parent material: colluvium over residuum derived from metavolcanics Surface texture: Gravelly loam 3-15% slopes Depth to any soil restrictive layer: 60 cm. Non-Prime Agricultural Land CA Revised Storie index: Grade 4 (poor) Forest: Unrated Erosion (K-Factor whole soil)/a/ – 0.15 (low) Group C. Soils having a slow infiltration rate when thoroughly wet. Well-drained
1091 Ultic Haploxeralfs- Aquic Dystroxerepts complex	Parent material: Mixed alluvium Surface texture: Gravelly sandy loam 2-8% slopes Depth to any soil restrictive layer: > 200 cm Non-Prime Agricultural Land

Soil Name %, Location	Characteristics Ratings
Approx. 1 acre of the site in the northeast quarter – generally in association with the eastern drainage	CA Revised Storie index: Grade 2 (Good) Forest: Unrated Erosion (K-Factor whole soil)/a/ – 0.15 (low) Group B. Soils having a moderate infiltration rate when thoroughly wet. Well-drained

/a/ Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

2.7.2 Analysis

g) *Directly or indirectly cause 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?*

No Impact.

The project site is not located within a rupture zone of a known earthquake fault per the most recent Alquist Priolo Earthquake Fault Zoning Map/Division of Mines and Geology Special Publication 42⁹. The area has not been evaluated for liquefaction or landslides by the state¹⁰. However, based on the site slopes and soil types present on the site, landslides and liquefaction are not anticipated. Therefore, potential impacts resulting from the preceding are not anticipated.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

h) *Result in substantial soil erosion or the loss of topsoil?*

Less than Significant with Mitigation.

As identified in **Table 3**, on-site soils have a low erosion potential. However, construction activities will disturb on-site soils creating a potential for eroded soils to be transported into the on-site drainage and off-site – a potentially significant adverse impact. The following mitigation measures are proposed:

⁹ <https://maps.conservation.ca.gov/cgs/EQZApp/app/> Accessed June 15, 2020.

¹⁰ <https://maps.conservation.ca.gov/cgs/EQZApp/app/> Accessed June 15, 2020.

Avoidance and Minimization Measure GEO-1 (BIO-7): Erosion Control Plan/Best Management Practices (BMPs) to Protect Water Quality (Including NOI/NPDES/SWPPP)

Avoidance and Minimization Measure GEO-2 (BIO-8): Install Barrier /Silt Fencing to Protect Water Quality

Proper implementation of the preceding measures is expected to minimize the impact to a level of less-than significant.

- i) Would the Project 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?*
- j) Would the Project 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?*

Less Than Significant Impact with Mitigation

Soil maps do not identify unstable or expansive soils. Extensive grading and excavations are proposed. Steep cliffs associated with the mine workings at the northern end of the intermittent drainage may be subject to erosion and collapse – a potentially significant adverse impact. To minimize this potential impact, the following measure is proposed.

Avoidance and Minimization Measure GEO-3 Geotechnical Study

Prior to issuance of a grading permit, the applicant shall prepare and submit a geotechnical investigation per the 2019 CBC, Section 1803 prepared by a licensed civil engineer registered in California. The study will address the potential effects of existing mining structures on the proposed stability of on-site soils. The plan shall be reviewed and approved by the City Engineer and, as applicable, the City's Chief Building Official.

Mitigation Monitoring GEO-3:

The required mitigation measure will be implemented prior to issuance of a grading permit. The measure is the responsibility of the Project proponent/construction contractor and subject to review and approval by the City Engineer and Chief Building Official.

Proper implementation of the preceding measures is expected to minimize the impact to a level of less-than significant.

- k) Would the Project 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?*

No Impact. The proposed project will use the City's public sewer system, therefore no impacts associated with the use of private on-site septic tanks will occur.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

- l) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Less than Significant with Mitigation Incorporated. The site does not include unique geologic features. No surface evidence of paleontological resources was observed. However, because subsurface excavations could occur, the potential to discover subsurface paleontological resources could occur. Therefore, the following mitigation measure is included to ensure evaluation and appropriate handling, study, and curation of unanticipated subsurface paleontological discoveries.

Mitigation Measure:

Mitigation Measure GEO-4: Paleontological Resources

If paleontological resources are encountered during Project construction and no paleontological monitor is present, all ground disturbing activities within 50 feet of the find shall be redirected to other areas until a qualified paleontologist (as determined by the Project's qualified cultural resource professional) can be contacted to evaluate the find and make recommendations. If determined significant pursuant to CEQA and Project activities cannot avoid the paleontological resources, a paleontological evaluation and monitoring plan shall be implemented.

Adverse impacts to significant paleontological resources shall be mitigated, which may include monitoring, data recovery and analysis, a final report, and the curation of all fossil material to a paleontological repository, museum, or academic institution, as appropriate. Upon completion of Project ground-disturbing activities, a report documenting methods, findings, and recommendations shall be prepared and submitted to the paleontological repository.

Mitigation Monitoring GEO-4: The required mitigation measure will be implemented throughout Project construction. The measure is the responsibility of the construction contractor and qualified paleontologist.

Proper implementation of this measure will result in a less-than-significant impact to paleontological resources.

2.8 GREENHOUSE GAS (GHG) EMISSIONS

VIII. GREENHOUSE GAS EMISSIONS Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2.8.1 Background and Setting

The project may contribute to climate change impacts through the release of greenhouse gas (GHG) emissions. The project would generate a variety of GHGs during construction and operation, including several defined by Assembly Bill 32 (AB32), such as carbon dioxide (CO₂), methane (CH₄) and nitrous dioxide (N₂O) from the exhaust of equipment and the exhaust of vehicles for employees, visitors and construction vehicles. The project also may emit GHGs not defined in AB32, including aerosols from diesel particulate matter exhaust, which are short-lived GHGs, oxides of nitrogen (NO_x) and volatile organic compounds (VOC), which are ozone precursors. Ozone is a GHG. However, unlike other GHGs, ozone in the troposphere is relatively short-lived and is being reduced daily. The project is not expected to emit perfluorocarbons (PFCs) and sulfur hexafluoride (SF₆), which are sometimes released from industrial uses. The GHGs that are expected to be emitted from the project are converted to a common factor known as metric tons per year (MT/yr) of carbon dioxide equivalent (CO₂e) for the measurement of GHG emissions.

Significance Thresholds

Short-term construction and long-term operation of the project would generate emissions associated with global climate change including CO₂, CH₄ and N₂O.

Neither the Calaveras County APCD, nor the City of Angels Camp have adopted significance thresholds for GHG emissions. As a result, the City has chosen to rely on the screening criteria included in the *Tuolumne County Regional Blueprint Greenhouse Gas Study (GHG Study)*, a copy of which may be found online at:

https://docs.wixstatic.com/ugd/fe950e_6fa366b85161406ab2acee5174c8b318.pdf

or, a copy may be reviewed at the City of Angels Camp Planning Department offices located at 200 B Monte Verda Street, Suite B, Angels Camp, CA 95222, during regular business hours. Because of the City's proximity to Tuolumne County, it is appropriate for the City to adopt the regional standards included in the GHG Study to analyze what has long been recognized to be a cumulative impact.¹¹

The GHG Study presents two sets of screening criteria. If a proposed project either is equal to or less than the project size screening criteria in **Table 4**, below, or the project incorporates all of the measures identified in **Table 5**, below, then the City does not need to perform a detailed GHG emissions assessment.

¹¹ See, CEQA and Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act (CAPCOA 2008), which is incorporated herein by reference.

Table 4: 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

The Project is greater than the project size screening criteria for an industrial project in Table 4—therefore, a potentially significant impact may occur.

Pursuant to the screening criteria and guidelines, the Project Proponent must incorporate all of the measures identified in **Table 5** below or perform a detailed GHG emissions assessment if the Project. The City will require the project proponent to incorporate all of the measures identified in **Table 5**:

Table 5: 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, 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 provides designated parking for any combination of low-emitting, fuel efficient and carpool/vanpool 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).

To satisfy the GHG Study screening criteria, the following mitigation measures are required:

Mitigation Measure GHG-1:

The Project shall:

- A. Exceed the California Energy Code requirements by 15 percent based on the 2008 Energy Efficiency Standards requirements or as may be amended, through the installation of energy efficient design, lighting, appliances, or solar photovoltaic panels that provide 15 percent or more of the project's energy needs
- B. Prohibit fuel oil as a heating source;
- C. Provide 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; and
- D. Provide designated parking for any combination of low-emitting, fuel efficient and carpool/vanpool 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) – or as may be amended. Based on the submitted site design, it is anticipated that up to 4 parking spaces will be designated in accordance with this requirement.

Mitigation Monitoring GHG-1:

The required mitigation will be assessed during plan reviews submitted to the Planning and Building Department. The measure is the responsibility of the Project Proponent as reviewed by the City building and planning inspectors.

Proper implementation of the preceding, incorporating all mitigation measures identified in Table 5, will reduce the potential impact to a level of less than significant.

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

No Impact.

As noted above, neither the Calaveras County APCD, nor the City of Angels Camp have adopted significance thresholds for GHG emissions.

In light of the fact that the project satisfies the project features screening criteria adopted by the City from the GHG Study, the project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs, nor will it impede any efforts to reduce GHG emissions at the federal, state or local level. Therefore, no impact is anticipated.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

2.9 HAZARDS AND HAZARDOUS MATERIALS

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

2.9.1 Background and Setting

Hazardous materials include flammable, reactive, corrosive, or toxic substances that, because of these properties, pose potential harm to the public or environment.

Materials associated with the operation of the proposed project are 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, Calaveras County Environmental Health, and the California Division of Occupational Safety and Health.

2.9.2 Analysis

- 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?*

Less than Significant with Mitigation.

The project involves only the short-term use of construction equipment which could result in unanticipated oil or related fluid leaks--a potentially significant adverse impact on water quality. Therefore, the following mitigation measures are proposed as previously described in the Biological Resources section of this study:

MM HAZ-01 (MM BIO-6): Environmental Awareness Training

MM HAZ-02: Spill Prevention Plan

Prior to site disturbance, prepare a spill response plan to address the appropriate methods for containing accidental spills of toxic materials (e.g., engine oils).

Mitigation Monitoring HAZ-02:

The required mitigation measure will be implemented throughout Project construction. The measure is the responsibility of the construction contractor.

Construction related materials may include hazardous or semi-hazardous materials. The Fire Marshall has reviewed the proposed materials list and processing procedures and finds that the materials and processing present only a minor risk and no potentially significant adverse impact is anticipated. Consistent with state law, the following is required:

Condition of Project Approval

Hazardous Materials Storage Plan Prior to issuance of a final occupancy permit, a hazardous materials storage plan shall be submitted for review and approval to the City Fire Department and will be implemented and updated throughout the life of the project.

- 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?*

No Impact. A review of the California Department of Toxic Substances Control (DTSC) database, EnviroStor, which lists hazardous materials sites compiled pursuant to California Government Code Section 65962.5; GeoTracker, which provides information on Leaking Underground Storage Tanks (LUST) and other cleanup sites; and EPA's Toxic Release Inventory (EPCRA TRI) databases identified no hazardous materials sites within 10,000 feet of the Project area (**Attachment D**). Based on the preceding, no impacts associated with known hazardous material sites are anticipated.

This mitigation measure is expected to avoid the introduction of mercury into the river resulting in less than significant impact with respect to hazardous materials.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

- e) *For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?*

No Impact. The Calaveras County airport is located 6.9± aerial miles of the site. No aviation safety hazards are expected from the project because the site is outside the designated clear zone for departures and approaches to the nearest airports. The Project is not located within the boundaries of an Airport Land Use Plan or private airstrip. Therefore, no impacts are anticipated.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

- f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

No Impact.

The City of Angels has an adopted emergency response plan. Development on this site will have no impact on any emergency response plan and will not interfere with the County's ability to respond to any emergency requiring evacuation of residents in this area because it is not identified as an evacuation route or staging area during emergencies.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

- g) *Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?*

Less Than Significant with Mitigation.

The project site is in a Local Responsibility Area and outside a very high fire hazard severity zone¹².

The City Fire Marshall has reviewed the proposed project. The primary fire risk is associated with tall grasses, most of which will be removed in conjunction with the project and maintaining ladder fuel separation. Because the proposed project structures will be separated from remaining natural vegetation along the eastern drainage by a large expanse of paved parking area, risk from wildland fire is low so long as fuel separation is maintained throughout the life of the project. Failure to maintain grasses and trim trees, especially in areas retaining natural vegetation, could result in a significant adverse impact associated with wildland fire. To

¹² <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>

mitigate this potential impact, the following is required:

Mitigation Measure HAZ-03 (AES-3): Vegetation Management for Wildland Fire Protection

Proper implementation of the preceding will reduce the potential impact to a level of less-than-significant.

2.10 HYDROLOGY AND WATER QUALITY

X. HYDROLOGY AND WATER QUALITY. Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on or off-site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Impeder or redirect flood flows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2.10.1 Background and Setting

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel# 06099C00558E (effective date December 17, 2010), identifies the Project boundaries of a Flood Zone X. Zone X is an area of minimal flood hazard (**Attachment E**).

2.10.2 Analysis

- a) [Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?](#)

Less Than Significant with Mitigation Incorporated.

Activities associated with Project construction may temporarily disturb soils and result in loss of topsoil and soil erosion. Runoff could carry eroded soils into the on-site drainage and off-site thereby degrading water quality, a potentially significant adverse impact. The National Pollution Discharge Elimination System (NPDES) stormwater program is administered by the California Regional Water Quality Control Board and regulates such discharges to reduce non-point source pollutants associated with runoff relative to construction activities. The Project will comply with these regulations to reduce potential impacts to a level of less than significant as described previously in:

HYDRO-1 (MM BIO-7): Erosion Control & Best Management Practices (BMPs) to Protect Water Quality (Including NOI/NPDES/SWPPP)

HYDRO-2 (MM BIO-8): Silt/Barrier fencing

Also, as previously described, equipment spills and leaks could occur during construction and enter the drainage --a potentially significant adverse impact on water quality. The following mitigation measures are required.

HYDRO-3 (MM BIO-6): Environmental Awareness Training

HYDRO-4 (MM HAZ-02): Spill Prevention Plan

Proper implementation of these measures is expected to minimize the potential impacts of the project on water quality to a level of less-than-significant.

- c) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impeded sustainable groundwater management of the basin?*

No Impact. No groundwater will be used for the proposed project. Therefore, based on the nature of the proposed Project, no impact will occur.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

- 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 through the addition of impervious surfaces in a manner that would:*
- i. *result in substantial erosion or siltation on- or off-site?*
 - ii. *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site.*
 - iii. *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, or*
 - iv. *Impede or redirect flood flows?*

Less than Significant with Mitigation Incorporated.

The project will pipe an existing ditch that carries roadside drainage north of Murphys Grade Road to the south side of Murphys Grade Road and empties into the on-site drainage near the eastern project boundary. As noted, project construction will disturb soils that may be erode off-site or into the project drainage – a potentially significant adverse impact. To address this impact, the following is proposed.

HYDRO-1 (MM BIO-7): Erosion Control & Best Management Practices (BMPs) to Protect Water Quality (Including NOI/NPDES/SWPPP)

HYDRO-2 (MM BIO-8): Silt/Barrier fencing

HYDRO-3 (MM BIO-6): Environmental Awareness Training

Proper implementation of the preceding is expected to reduce the potential impacts to water quality to a level of less than significant.

The project will increase the rate and amount of surface water that will be generated on site through the creation of impervious surfaces (buildings, paved parking areas) that will both speed water runoff from the site and decrease the area that may absorb runoff. An on-site detention basin is included to capture run-off on site to allow eroded soils to settle and remain on site, while slowing the rate of runoff. To ensure that the capacity of the detention basin is sufficient, and that runoff does not adversely impact the City's wastewater system, the following is required:

Mitigation Measure: HYDRO-5 Drainage Study

Prior to site disturbance, the project proponent will submit, for City Staff approval, a detailed drainage study with drainage plans including drainage calculations for peak flows to determine potential runoff and ensure that drainage detention basins are adequately sized to collect stormwater runoff as necessary to achieve no net increase in stormwater runoff onto adjacent properties.

Mitigation Monitoring HYDRO-5: The required mitigation measure will be implemented prior to initiating site disturbance. The measure is the responsibility of the Project Proponent

Proper implementation of the preceding is expected to reduce the potential impacts associated with run-off and water quality to a level of less than significant.

e) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation

No Impact.

The project site is located outside a flood hazard zone and is not subject to risks associated with tsunami or seiche zones. Therefore, the risk of release of pollutants due to project inundation is not significant.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

f) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan

No Impact:

The project does not propose drilling any groundwater wells. Therefore, the project does not conflict with such a plan.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable

2.11 LAND USE AND PLANNING

XI. LAND USE AND PLANNING. Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2.11.1 Background and Setting

The Project site is vacant land, with a General Plan land use designation of Business Attraction and Expansion and zoned Business Attraction and Expansion under the City of Angels Municipal Code.

2.11.2 Analysis

a) Physically divide an established community?

No Impact. The Project is located on vacant land near the northeastern corner of the City limits in an area transitioning between urban development and open grasslands. Because the project is located within the City Limits, on land designated for the proposed use, it will not physically divide the City of Angels (Angels Camp) and no impact is anticipated.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

b) Create a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant

2020 General Plan goals and policies applicable to the proposed project and established for the purpose of avoiding or mitigating environmental effects, include the following:

Implementation Program 2Bf : Monitor the City's water treatment plant capacity to ensure sufficient capacity for new development and to meet the city's affordable housing objectives. If the city's growth rate continues to exceed 2%, the city will undertake one or more of the following programs...

As stated in **Program 2.B.f**, population growth in excess of 2% is the trigger for this mitigation measure. Pursuant to the United States Census Bureau, American Factfinder, the 2010 population of the City of Angels totaled 3,836. As of 2017, the population has declined to 3,807. Therefore, population growth in the City of Angels remains below 2% and the proposed project is consistent with this general plan policy adopted for the purpose of avoiding or mitigating environmental effects related to water availability.

Implementation Program 7Bm: At-Capacity Wastewater system

The city shall implement a process requiring no net increase in wastewater connections in conjunction with adoption of the 2020 General Plan in the areas connecting to the system identified as "at capacity" in 2020 General Plan Appendix 7J) The program will remain effect until ...

Based on the City's 2013 wastewater treatment master plan (completed after General Plan 2020 adoption) earlier projections of the system being "at capacity" were in error and the plant is capable of handling additional connections. However, due to continuing issues with the City's wastewater delivery system, new development can be approved only where no net increase in sewer connections can be achieved.

Planned demolitions of multiple structures in the City (APN 058-017-012 and 015) will provide for a net decrease in sewer hookups for one large commercial structure and two residences (3 hookups). The proposed project will require one new sewer connection. Therefore, operation of the proposed project will result in no net increase in wastewater connections consistent with this general plan program adopted for the purpose of avoiding environmental effects.

Based on the preceding, the Project is consistent with land use policies adopted for the purpose of avoiding and mitigating environmental effects.

2.12 MINERAL RESOURCES

XII. MINERAL RESOURCES. Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2.12.1 Background and Setting

Since the identification of mineral resources in Calaveras County in 1962, the State of California has undertaken more intensive classification efforts in some counties. State classification of mineral resources is intended to assist counties in managing important mineral resources within their jurisdiction. To date, only the San Andreas Quadrangle has been evaluated in detail in Calaveras County. The California Geological Survey (CGS) anticipates that additional evaluations and classifications of mineral resource values within the county, including the Angels Camp Sphere of Influence, will occur in the coming years; however, a review of the CGS list of available surveys shows no new mineral classification maps have been released for Calaveras County since adoption of the Angels Camp 2020 General Plan in 2009. In the interim, Angels Camp applies the Calaveras County mineral resource classifications surrounding the city's sphere of influence to evaluate potential impacts on mineral resources.

2.12.2 Analysis

- 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?*

No Impact. Pursuant to Angels Camp General Plan 2020, the project area is designated as "unclassified" with respect to mineral resources. However, as noted in the Cultural Resources section of this report, the Beda-Blood mine was worked on site and remnants are readily apparent throughout the site. The site is not adjacent to any designated mineral resource and is adjacent to urban development to the south and west. Given that the site already has been mined, is not designated by the state as mineral resources nor delineated as locally important in the general plan; there will be no loss of availability of a known mineral resource of value (locally, regionally, or by residents of the state) and no significant adverse impacts to mineral resources are anticipated.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

2.13 NOISE

XII. NOISE -- Would the Project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2.13.1 Background and Setting

The project site is relatively quiet, with occasional noise levels rising in conjunction with sporting events and agricultural activities at Bret Harte High School and with traffic on Murphys Grade Road.

2.13.2 Analysis

- a) *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- b) *Generation of excessive ground-borne vibration or ground-borne noise levels?*

Less Than Significant with Mitigation Incorporated.

During construction, noise levels are expected to increase temporarily. Temporary increases in noise levels during these activities could disturb adjacent neighbors—a potentially significant adverse impact. The following mitigation measure, limiting the hours of construction (except in emergency situations) is required:

Mitigation Measure NOISE-1 (MM BIO-3): Hours of Construction.

In addition, equipment noise will contribute to increasing noise levels during construction—a potentially significant temporary impact. The following measure will ensure that equipment used is certified for compliance with noise (as well as air quality) requirements.

Mitigation Measure Noise-2 (MM AQ-3): Authority to Construct/Permit to Operate

Mitigation Measure Noise-3 (MM AQ-4): Equipment Emissions

Proper implementation of the preceding measures is expected to minimize the temporary increase in noise levels associated with Project construction to a level of less-than-significant.

Upon completing construction, the project will generate noise above the current daytime levels. Noise levels could disturb existing adjacent land uses—a potentially significant adverse impact. To ensure that existing land uses will not be adversely impacted by noise generated by the project, the Project will be required to comply with the noise standards established by the City of Angels General Plan 2020, as may be amended:

Mitigation Measure Noise-4 Comply with General Plan Noise Standards

The project shall comply with the exterior noise exposure level standards in the category of “Conditionally Acceptable” and based on the allowable land uses within the zoning district of the receiving property as contained in the City of Angels General Plan 2020 Implementation Measure 5.A.a/Figure 5-1 for noise levels as measured at the receiving parcel boundary and as those standards may be amended through adoption of a City Noise Ordinance.

Figure 5-1 : Exterior Community Noise Exposure Levels- L_{dn} or CNEL, (in Decibels, dB)							
Decibels	55	60	65	70	75	80	
Land Use Category							
Residential low-density, single-family, duplex, mobile homes	Normally Acceptable						
		Conditionally Acceptable					
					Normally Unacceptable		
						Clearly Unacceptable	
Residential multi-family	Normally Acceptable						
			Conditionally Acceptable				
					Normally Unacceptable		
						Clearly Unacceptable	
Transient lodging, motels, hotels	Normally Acceptable						
			Conditionally Acceptable				
					Normally Unacceptable		
						Clearly Unacceptable	
Schools, libraries, churches, hospitals, nursing homes	Normally Acceptable						
			Conditionally Acceptable				
					Normally Unacceptable		
						Clearly Unacceptable	
Auditoriums, concert halls, amphitheaters (during use)							
	Conditionally Acceptable						
				Clearly Unacceptable			
Sports arena, outdoor spectator sports (during use)							
	Conditionally Acceptable						
					Clearly Unacceptable		
Playgrounds, neighborhood parks	Normally Acceptable						
					Normally Unacceptable		
						Clearly Unacceptable	
Golf courses, riding stables, water recreation, cemeteries	Normally Acceptable						
					Normally Unacceptable		
						Clearly Unacceptable	
Office buildings, business, commercial and professional	Normally Acceptable						
					Conditionally Acceptable		
						Normally Unacceptable	
Industrial, manufacturing, utilities, agriculture	Normally Acceptable						
					Conditionally Acceptable		
						Normally Unacceptable	

Figure 5-1 Key:

Normally Acceptable:

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable:

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional Construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Normally Unacceptable:

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable:

New construction or development should generally not be undertaken.

Mitigation Monitoring Noise-4:

A Notice of Action will be recorded for this project to notify future landowners of these requirements.

Proper implementation of the preceding measure is expected to minimize noise impacts to a level of less-than-significant.

c) For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?

No Impact. The project is not located within the vicinity of a private airstrip or airport land use plan. The nearest airport is 6.9± aerial miles from the site. Therefore, no impact is anticipated.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

2.14 POPULATION AND HOUSING

XIV. POPULATION AND HOUSING. Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2.14.1 Background and Setting

The project proposes no new housing. No significant extension of infrastructure to provide water or sewer service is required. Approximately 15 employees are anticipated at the site.

2.14.2 Analysis

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact.

The project involves construction of a light industrial facility consistent with the Business Attraction and Expansion land use designation. Approximately 15 employees will inhabit the site. No extension of roads or infrastructure are proposed. Therefore, no substantial unplanned growth is anticipated either directly or indirectly.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact.

No residences will be demolished and no people will be relocated in conjunction with the proposed Project. Therefore, no significant adverse impacts are anticipated.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

2.15 PUBLIC SERVICES

XV. PUBLIC SERVICES.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2.15.1 Background and Setting

The project will rely on police and fire protection provided by the City of Angels Police Department and City of Angels Fire Department. Schools include Mark Twain Elementary School and Bret Harte Union High School. The City has three parks serving the community: Gateway, Utica and Tryon. Other public facilities used include PG&E for electricity.

2.15.2 Analysis

- a) **Substantial adverse physical impact associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: fire protection, police protection, schools, parks?**

Less Than Significant with Mitigation.

The City's police and fire departments have reviewed the proposed project and do not anticipate a significant impact to their ability to provide services. The proposed industrial project is not expected to impact schools or parks because it is not expected to generate a significant number of new residents in the community. Electrical lines are present at the project site. Based on the preceding, direct impacts to services are not anticipated.

The project may, incrementally contribute to cumulative impacts on the City's services including police and fire. Industrial developments are exempt from paying impact fees for parks due to a lack of a nexus between industrial developments and park use.

The City adopted a City Services Impact Mitigation Fee (CSIMF) to offset these potential impacts to police and fire services. The Project will pay the applicable CSIMF to the City to offset these potential cumulative impacts.

Mitigation Measure PS-1: Community Services Impact Mitigation Fee

Prior to issuance of a Building Permit, the applicant shall pay the applicable City Services Impact Mitigation Fee unless the applicant enters into an agreement with the City to defer payments until issuance of a Certificate of Occupancy or as otherwise permitted by ordinance.

Mitigation Monitoring PS-1:

The measure shall be implemented prior to issuance of a building permit, except as otherwise provided. The measure is the responsibility of the applicant.

School fees are established by individual school districts and are collected at issuance of a Building Permit. If applicable, school fee collection will offset any potentially significant adverse cumulative impact.

2.16 RECREATION

XVI. RECREATION.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2.16.1 Background and Setting

As noted in the preceding section, the City has an adopted City Services Impact Mitigation Fee to offset impacts to City Parks. However, industrial developments are exempt from paying impact fees for parks due to a lack of a nexus between industrial developments and park use.

2.16.2 Analysis

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

No Impact

The proposed Project will not increase population significantly; therefore, it will not increase demand on the use of existing parks or require new facilities.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

2.17 TRANSPORTATION

XVI. TRANSPORTATION.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system including transit, roadways, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2.17.1 Background and Setting

Access to the site is provided from Murphys Grade Road via a driveway off Murphys Grade Road. The project was reviewed by the Calaveras County Department of Public Works, City Engineer – City of Angels, and Caltrans.

A traffic study was completed for the project and previously incorporated by reference (**Attachment F**). The study assumed 6-8 tractor trailers, and 2-3 flatbed trucks would visit the site weekly and 15 employees would visit the site daily. Project size was evaluated at 26,400 square feet of industrial buildings (and has since been reduced to less than 19,000 square feet).

A new 24-hour traffic count was conducted for the project while Bret Harte High School was in session. The study found 2,971 vehicles per day. Of that total, peak hours were between 7:30 and 8:30 a.m. and 3:00-4:00 p.m. corresponding with students arriving and departing from Bret Harte Union High School.

The traffic study forecasts the following trip generation:

Project Trip Generation Forecast						
Code	Description	Unit	Quantity	Daily	AM Peak	PM Peak
140	Manufacturing	1,000 s.f.	26.4	104	16	18
		Employee	15	37	6	5
		Average		71	11	12

2.17.2 Analysis

- a) *Conflict with a program, plan, ordinance, or policy addressing the circulation system including transit, roadways, bicycle and pedestrian facilities*

Less than Significant

Based on a review of City of Angels General Plan 2020 bicycle and pedestrian plans, Calaveras County Regional Transportation Plan, Calaveras County Bikeway and Pedestrian Plans, Calaveras County General Plan, Calaveras County General Plan Draft EIR, current sidewalk projects being undertaken in the City of Angels along Murphys Grade Road and SR 49, the Angels Camp Main Street Plan, and the Angels Creek Trail Plan, the proposed project does not

conflict with programs, plans, ordinances or policies related to transit, roadways, bicycle or pedestrian facilities.

The Calaveras County RTP and Calaveras County General Plan EIR assumes the roadway can carry up to 280 vehicles per hour (vph) per direction without exceed an acceptable Level of Service C (LOS C). The current westbound traffic volume at the site access is 191 vph in the a.m. peak hour, therefore, approximately 90 vph could be added and maintain LOS C. Even if all project peak hour traffic was added in that direction, LOS C would not be exceeded.

Similarly, the volume of traffic added by the project to intersections in Angels Camp west of the site would be too small to have an appreciable effect on traffic conditions in that area.

Based on these considerations, the project's impact relative to capacity is less than significant.

b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?

Less than Significant with Mitigation Incorporated

Pursuant to Section 15064.3, for land use projects, vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less-than-significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less-than-significant impact.

The proposed project, located in a primarily rural area, is not within one-half mile of an existing major transit stop or stop along an existing high-quality transit corridor. The project will, however, decrease vehicle miles traveled in the project area compared to existing conditions. Specifically, the project proponents have a residence in Calaveras County and currently commute to and from Santa Cruz. Establishing RoofScreen in Angels Camp will significantly reduce vehicle miles traveled for the project proponents and their employees that are expected to live locally. However, the potential exists to increase overall vehicle miles traveled in the vicinity given project pick-up and deliveries to destinations outside Calaveras County – a potentially significant adverse impact.

To address this potential impact, the City adopted a Traffic Impact Mitigation Fee in 2016 based on vehicle miles traveled. Payment of the City's TIMF is designed to offset potential impacts associated with increases in vehicle miles traveled. Therefore, the following mitigation measure is required.

Mitigation Measure TRAN-3: TIMF

Prior to issuance of a building permit, or, subject to a separate agreement, prior to issuance of an occupancy permit, the project proponents shall pay the applicable City of Angels Traffic Impact Mitigation Fee.

Mitigation Monitoring TRAN -3

Payment is required prior to issuance of a building permit, or (subject to an agreement approved by the City Council), prior to issuance of an occupancy permit. The mitigation is the responsibility of the applicant.

Proper implementation of the preceding is expected to reduce the potential impact to a level of less-than-significant

- c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

Less than Significant with Mitigation Incorporated

Site Distance

The traffic study evaluated site distance using standards and guidelines provided by the City of Angels, Calaveras County and Caltrans including:

- Minimum stopping sight distance for motorists turning from the site onto Murphys Grade Road
- Minimum sight distance for motorists turning left into the project from Murphys Grade Road
- Need for a separate left turn lane on Murphys Grade Road at the site access (i.e., left turning drivers need sufficient sight distance to decide when to turn left across the opposing lane)

Based on the Caltrans Highway Design Manual (HDM) using Minimum Safe Stopping Distance (MSSD) and the American Association of State Transportation and Highway Officials (AASHTO) publication A Policy on Geometric Design of Highways and Streets, 2018; the study concludes that site distance is adequate at the “prima facie limit of 55 is in effect beyond the high school” although the posted speed limit is 25 mph. The study recommends that brush along Murphys Grade Road be removed and maintained within the line of site. The following condition of project approval, included in the Aesthetics section of the study is, therefore, included here:

Condition of Project Approval: Landscaping Maintenance/Site Distance

The necessity for a left-turn lane was considered based on review of the precedent for turn lanes elsewhere on Murphys grade Road, sight distance, and traffic volumes. Based on precedent, left turn lanes have been reserved for only major intersections (e.g., access to the Bret Harte Parking Lot) along Murphys Grade Road. As shown in the preceding paragraph, sight distance criteria are satisfied and meet applicable standards without the necessity for a left-turn lane. Finally, based on the volume of background traffic and the number of left turns anticipated at the intersection and in accordance with volume guidelines for left turn lanes pursuant to AASHTO policy (AASHTO Policy’s 2004 and 2011 Editions), a left-turn lane is not necessary at this location. AASHTO’s 2018 Policy suggests that there may be benefits to left turn lanes even when the number of turning vehicles is very low—even as low as 5 vph. However, the new guidelines note:

The volume-based guidelines or warrants presented below indicate situations where a left-turn lane may be desirable, but not necessarily where a left-turn lane is definitely needed.

Based on the project location and low trip generation, it is unlikely the project could generate 5 inbound left turns per hour.

Based on the preceding, the traffic engineer and traffic study concludes that no left-turn lane is required. Calaveras County reviewed the traffic study and does not require a left-turn lane.

Truck Movements

During project review, Caltrans raised concerns that trucks may be unable to make turns at the intersection of Murphys Grade Road and SR 49 without “leaving the pavements or encroaching into opposite lanes”.

In response, the project's traffic engineer (KdAnderson) and the City Engineer (Dewberry/Drake Haglan) undertook a supplemental study to examine truck turn movements at the intersection of Murphys Grade Road and SR 49. The study concludes (with concurrence from both parties):

A full-size (Cal Legal) truck can turn left from southbound SR 49 and go out Murphys Grade Road to the site and that truck can also turn left from Murphys Grade Road onto SR 49 towards Sonora (i.e., left-in/left-out truck turns at Murphys Grade Road/SR 49 meet standards). However, the corresponding right turns are not possible (i.e., right-in/right-out turns at Murphys Grade Road does not meet standards). To address this impact, the following mitigation measure is required:

Mitigation Measure TRAN-1 Roofscreen Truck Route

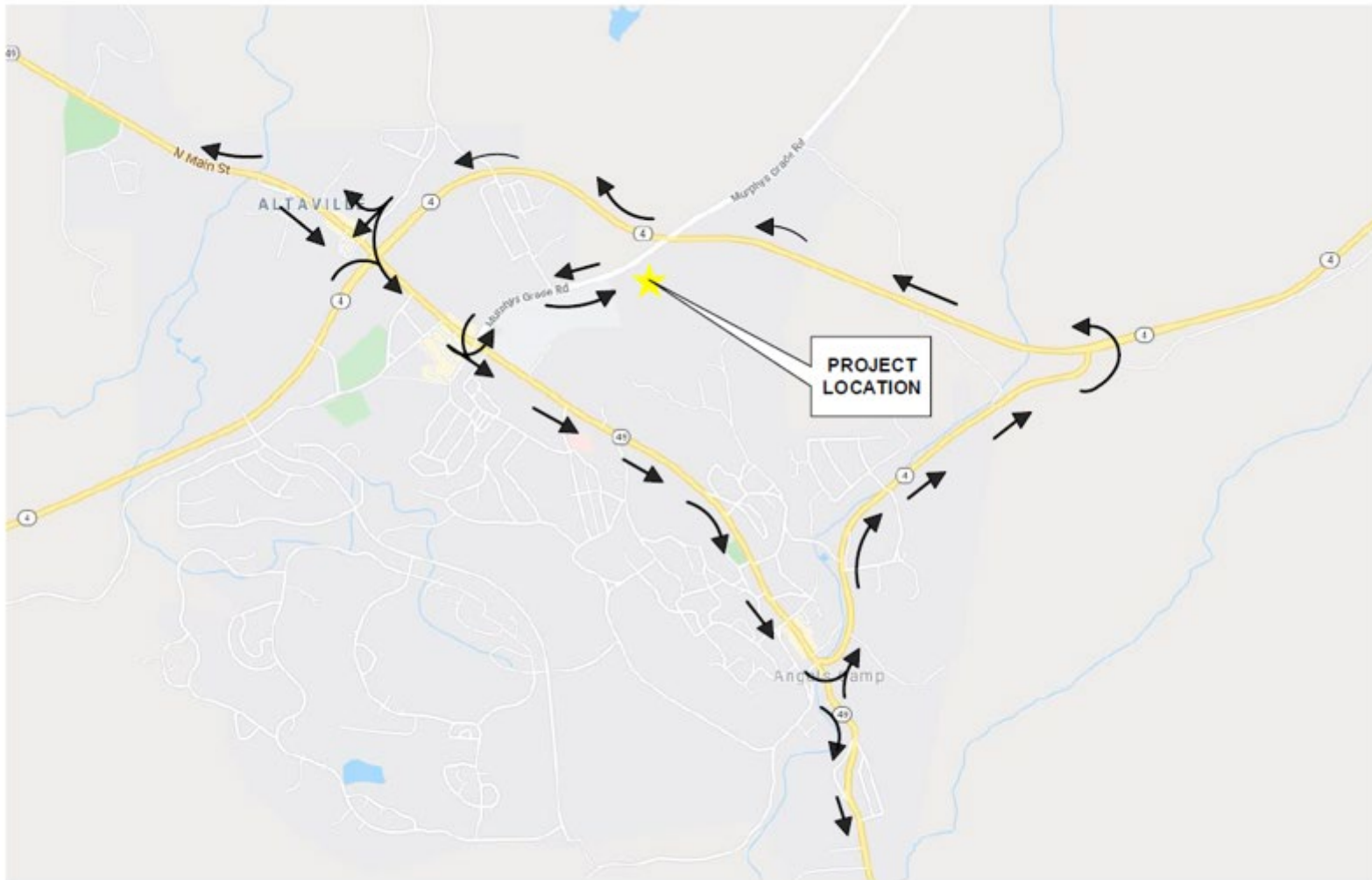
Cal Legal trucks traveling to and from RoofScreen shall follow the attached truck route. Specifically, truck turns at Murphys Grade Road and SR 49 shall use a left in/left out only route in accordance with the attached.

Mitigation Monitoring TRAN-1 Truck Route

Prior to occupancy:

- a) A sign will be posted in the truck delivery bay notifying delivery trucks of the adopted truck route.
- b) A sign will be posted at the project driveway intersection with Murphys Grade Road (MGR) reminding trucks traveling towards Lodi/Sacramento to turn left at the MGR/SR 49 intersection (aka Right Turns prohibited ahead at MGR/SR 49). Signage shall be reviewed and approved by the City Engineer prior to installation.
- c) Throughout the life of the project, the truck route shall be included with all material orders placed by RoofScreen to direct trucks traveling to RoofScreen.
- d) A Notice of Action will be recorded for this project to notify future landowners of these requirements.

Figure 20: RoofScreen Truck Route



Caltrans further reviewed the proposed mitigation and concluded that the trucks making a left-out turn from Murphys Grade Road onto SR 49 would encroach into the “dip” in front of Mountain Mike’s Pizza in making the left turn. Caltrans concluded that, if the shoulder area is not improved beyond current conditions to match the same roadway thickness, pavement deterioration at the “dip” will continue. To address this potential impact, the Traffic Engineer estimated that the project proponent can contribute to the cost of maintenance at the “dip.” Based on an overlay cost of 2,000-2,5000 square feet of shoulder and based on a unit cost of #4-\$4 per square foot, following mitigation measure is included:

Mitigation Measure TRAN-2: Pavement Management

Prior to issuance of a certificate of occupancy, the project proponent shall pay \$7,500 to the City to offset impacts to pavement resulting from added truck traffic at the Murphys grade Road/ SR 49 intersection. The monies shall be maintained in a separate account by the City (or placed on account with Caltrans if acceptable to Caltrans) for use by Caltrans for pavement maintenance at the Murphys Grade Road/SR 49 intersection when requested by Caltrans.

Mitigation Monitoring TRAN-2: Pavement Management

The mitigation payment shall be paid prior to issuance of a certificate of occupancy and maintained in a separate account. Payment is the responsibility of the project proponent. Oversight of the mitigation account is the responsibility of the City and, if acceptable to Caltrans, by Caltrans.

Proper implementation of the preceding is expected to reduce the potential impact to a level of less-than-significant

d) Result in inadequate emergency access?

No Impact.

The City of Angels has an adopted emergency response plan. Development on this site will have no impact on any emergency response plan and will not interfere with the County’s ability to respond to any emergency requiring evacuation of residents in this area because it is not identified as an evacuation route or staging area during emergencies.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

2.18 TRIBAL CULTURAL RESOURCES

XVIII. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.18.1 Background

As noted in the Cultural Resources section of this report, an archaeological study was conducted by Patrick GIS Group, Inc. and previously incorporated by reference. The study is available upon request to qualified individuals; however, it is not available to the public for reasons of confidentiality.

The study included pre-field archival research at the Central California Information Center (Information Center) of the California Historical Resource Information System (CHRIS) located at California State University Stanislaus, Native American coordination, a pedestrian survey and preparation of a cultural resources report.

Resources were evaluated in accordance with the California Environmental Quality Act, (CEQA) Sections 21083.2 and 20184.1 as contained in Public Resources Code Sections 2100 et seq. and the Guidelines for implementing CEQA, the California Register of Historical Resources (CRHR), the National Historic Preservation Act (16 USC 470) and 36 Code of Federal Regulations (CFR) 800.4 (a) (d) (1). A search of the California Native American Heritage Commission Sacred Lands File search was submitted and returned negative results for sacred sites in the project vicinity. Native American tribes were notified of the proposed project. Patrick GIS and City staff visited the site with Lawrence Wilson and Petee Ramirez, Interested Parties and members of the Native American community.

In accordance with AB52, City staff conducted a site visit with Debra Grimes, Calaveras Band of MiWuk Indians, on June 12, 2020.

2.18.2 Analysis

- a) *Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe*
 - i) *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*
 - ii) *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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe*

Less than Significant with Mitigation Incorporated

Based on consultations with the Calaveras Band of MiWuk, the site does not include a cultural significant landscape or sacred place or object with cultural value to the tribe.

However, based on a site walk with Ms. Grimes, unanticipated resources may be present and discovered during grading. Ms. Grimes requests that a MiWuk representative be present during initial site grading to verify that the site does not contain resources of significance to the Native American community that could be disturbed by subsurface excavations – a potentially significant adverse impact. To mitigate these impacts, the following mitigation measures are included:

Mitigation Measure TCR-1: SEE Mitigation Measure BIO-1: Environmental Awareness Training

Mitigation Measure TCR-2: SEE Mitigation Measure CULT-2: Unanticipated Cultural Resource Discoveries

Mitigation Measure TCR-3: SEE Mitigation Measure CULT-3: Human Remains

Mitigation Measure TCR-4:

Prior to issuance of a Grading Permit, the applicants shall contact the Calaveras Band of MiWuk and arrange to have a Native American monitor present during initial site grading.

Mitigation Monitoring TCR-4

The mitigation measure will occur prior to issuance of a Grading Permit. The project contractor is responsible for contacting the Calaveras Band of MiWuks to arrange for a monitor. Payments or contracting between the parties, if it occurs, is the responsibility of the contractor and Native American monitor.

Proper implementation of these mitigation measures will reduce the potential impact to a level of less-than-significant.

2.19 UTILITIES AND SERVICE SYSTEMS

XIX. UTILITIES AND SERVICE SYSTEMS. Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state , and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2.19.1 Background and Setting

The proposed Project will be served by public water and public sewer provided by the City of Angels. Solid waste disposal will be provided by CalWaste.

2.19.2 Analysis

- a) *Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?*
- b) *Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?*
- c) *Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?*

Less Than Significant Impact.

Water and sewer service are available at the project site. Electrical service is available at the project boundary.

The City Engineer and Public Works Department have reviewed the proposed project and indicate that the City has the capacity to provide water and sewer service providing all

improvements are installed in accordance with City Standards. No service extensions are anticipated; however the City anticipates that a repair in a faulty joint in an existing sewer line between the site and a driveway off Purdy Road (the "Eastman Spot Fix") will require a repair to adequately serve the site prior to Project occupancy. That project has been identified and environmentally evaluated pursuant to a Categorical Exemption by the City. The requirement will be included in the overall conditions of project approval and is considered a less-than-significant impact.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

- d) *Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
- e) *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

No Impact. Cal-Waste contracts with Angels Camp for solid waste pick-up. Cal-Waste provides curbside pickup of household garbage and recycling for residents of Angels Camp. Cal-Waste also provides recycling services for businesses, including pick-up of recyclables on site.

Approximately six transfer stations and one transfer station annex, and one landfill are located in Calaveras County which disposes of solid waste both inside and outside the County. In 2013, 43 tons (0.1% of total waste) were disposed of in locations outside of the County in Alameda, Kern, San Joaquin, Solano and Stanislaus Counties. The remainder, 31,983 tons, was disposed of at the County's Rock Creek landfill. The Rock Creek Solid Waste Facility includes a Class II landfill, a transfer station, several recycling programs and a household hazardous waste facility. It is located at 12021 Hunt Road, near Milton and has a capacity of 8,710,486 cubic yards. As of 2013, the landfill had a remaining capacity of 6,657,862 cubic yards or 76%. The Calaveras County Department of Public Works estimates 26.8 years of capacity remains. Therefore, sufficient solid waste disposal facilities are anticipated to meet the needs of the project.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable

2.20 WILDFIRE

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

2.20.1 Background

The project is in a state responsibility area and is not mapped as a severe wildland fire hazard severity zone.

2.20.2 Analysis

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact.

The City of Angels has an adopted emergency response plan. Development on this site will have no impact on any emergency response plan and will not interfere with the County's ability to respond to any emergency requiring evacuation of residents in this area because it is not identified as an evacuation route or staging area during emergencies.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?

c) Require installation or maintenance of associated infrastructure such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant with Mitigation.

The project site is in a Local Responsibility Area and outside a very high fire hazard severity zone¹³.

The City Fire Marshall has reviewed the proposed project. The primary fire risk is associated with tall grasses, most of which will be removed in conjunction with the project and maintaining ladder fuel separation. Because the proposed project structures will be separated from remaining natural vegetation along the eastern drainage by a large expanse of paved parking area, risk from wildland fire is low so long as fuel separation is maintained throughout the life of the project. Failure to maintain grasses and trim trees, especially in areas retaining natural vegetation, could result in a significant adverse impact associated with wildland fire. To mitigate this potential impact, the following is required:

Mitigation Measure Wildfire-01 (AES-3): Vegetation Management for Wildland Fire Protection

Proper implementation of the preceding will reduce the potential impact to a level of less-than-significant.

¹³ <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>

2.21 MANDATORY FINDINGS OF SIGNIFICANCE

XXI. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.21.1 Analysis

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

Less Than Significant with Mitigation Incorporated.

As detailed in this study, the proposed Project will not have a significant effect on the environment and will not result in any of the impacts requiring a mandatory finding of significance provided the mitigation measures identified herein are properly implemented and maintained as described in the Biological and Cultural Resources sections of this study (see also **Attachment G**). The mitigation monitoring and reporting plan and its identified mitigation measures as identified herein applicable to Biological and Cultural Resources, if properly implemented and maintained, will reduce the identified potential impacts to biological and cultural resources to a level of less-than-significant.

b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant with Mitigation Incorporated.

As described herein, the proposed project may contribute, incrementally, to cumulative impacts related to air quality, aesthetics, biological resources (oaks), energy, greenhouse gas emissions

and public services. The mitigation measures identified herein (see also **Attachment G**), if properly implemented and maintained, will reduce the identified potential impacts to a level of less-than-significant.

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

Less Than Significant with Mitigation Incorporated.

As described herein, the proposed Project will not result in any substantial adverse effects on human beings either directly or indirectly except for temporary noise increases during project construction.

Mitigation measures described in the Noise Section of this study (see also **Attachment G**) limiting the hours of construction and requiring ongoing operations to comply with City noise standards will reduce that potential impact associated with noise increases to a level of less-than-significant.

Mitigation Measures:

A list of Mitigation Measures applicable to the proposed Project is included in **Attachment G** of this report and will be employed to minimize any impacts which might result from future development of the project site.

Determination

Based on the information contained in the Initial Study, including incorporation of mitigation measures identified herein, there is no substantial evidence that the project will have a significant adverse effect on the environment. Therefore, approval of the proposed project will not result in significant adverse impacts on either the natural or cultural environment provided the mitigation measures discussed herein are properly implemented and maintained.

Amy Augustine, AICP
City Planner

Date

Prepared by:

Amy Augustine, AICP
City Planner

ATTACHMENTS