

Habitat for Humanity Angels Camp

Draft Initial Study Mitigated Negative Declaration

December 9, 2020

DRAFT
INITIAL STUDY
MITIGATED NEGATIVE DECLARATION

for

**Habitat for Humanity
Copello Drive
City of Angels
Calaveras County, CA**

December 9, 2020

By:

City of Angels Camp

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Attachments (Separate Volume):

- A. Species Lists
- B. Air Quality and Greenhouse Gas Study
- C. Geotechnical Engineering Study
- D. Traffic Study
- E. 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	Habitat for Humanity
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: December 9, 2020

**OWNER/
APPLICANT:** Habitat for Humanity Calaveras by Scott Behiel

LOCATION: Copello Drive south and west of the Copello Square Apartments

**ASSESSOR'S
PARCEL
NO:** 058-011-026 (16.92± acres)

**GENERAL
PLAN:** High Density Residential (HDR) - 8± acres
Business Attraction and Expansion (BAE) - 8.9± acres

ZONING: Multi-Family Residential (R-3) – 8± acres
Business Attraction and Expansion (BAE) - 8.9± acres

ACCESS: Primary access will be from Copello Drive. Later project phases may use a future Foundry Lane connection.

1.0 PROJECT AND SETTING

1.1 PROJECT LOCATION AND SETTING

The proposed project is located in the incorporated City of Angels (Angels Camp) at an elevation ranging between 1,500± and 1,580± feet above mean sea level (amsl) in the central Sierra Nevada foothills in a portion of Section 29, T3N, R13E, MDB&M, Calaveras County, CA. Angels Camp USGS 7.5' Quadrangle.

The site consists of blue oak grasslands with a northwest/southeast trending hilltop/rise through the “central” portion of the site. The Project site and surrounding land uses are illustrated in **Figure 1** and **Figure 2** and summarized as follows:

Table 1: Surrounding Land Uses

Direction	Use	Detail
North	AMA Copello Park, Copello Drive	N/A
East/Northeast	Copello Square Apartments, Church of Christ	N/A
South	Correa residence	1000 Copello Drive APN: 058-007-012
West	Sage residence Copello Drive	766 Copello Drive APN 058-007-007

As summarized in the Project's Geotechnical Engineering Study:

"...the ground surface generally slopes from the northwest to the southeast. The highest ground is at the northwest and the lowest is at the southeast. The elevation difference across the site is approximately 70 feet. Resistant bedrock outcrops exist in the northwest portion of the site and along the topologic high area in the central western portion of the site.

A series of graded pads with cuts and fills of approximately 4 feet exists in the northwest portion of the site, adjacent to church property. An approximately 5-foot-tall earthen berm exists in the southwest portion of the site. The berm was likely created to retain water for use as a stock pond. The upstream side of the berm is filled with sediment."

Surface drainage flows southeast to Cherokee Creek located 340± feet southeast of the nearest edge of the Project site (**Figure 1**).

1.2 PROJECT DESCRIPTION

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

107-unit affordable housing project on 16.9± acres including: a) 37 detached homes b) 28 attached homes c) 42 condominium units (in seven, 6-plexes)

1. Tentative Subdivision Map creating 66 lots: 65 single-family lots plus one condominium lot
2. Conditional Use Permit for multi-family housing in the Business Attraction and Expansion (BAE) zoning district
3. Site Plan Review
4. Development Agreement for affordable housing and project phasing

Grading is estimated at 90,000± cubic yards. Generally, grading will lower the central hillside (up to 20± feet) and fill the areas surrounding the hill (up to 20± feet). Blasting in the northwestern portion of the site in conjunction with excavations is anticipated.

Replacement of the existing water main within Copello Drive with a 10" pipeline to improve water delivery and fire flow from the main (SR 49) to the Project site is an identified City Project scheduled to occur with or without the proposed project. However, the environmental review for this project is included here to ensure that the environmental analysis is completed in a timely manner.

The project tentative subdivision map, site plan, exterior elevations, and preliminary grading plans are included in **Figures 3** through **10**.

Figure 1: Project (Approximate Boundaries)



Figure 2: Surrounding Uses and Landowners, Future Foundry Lane, City Limits, Waterline Replacement Route (General), Project



Figure 3: Project Proposed Site Plan

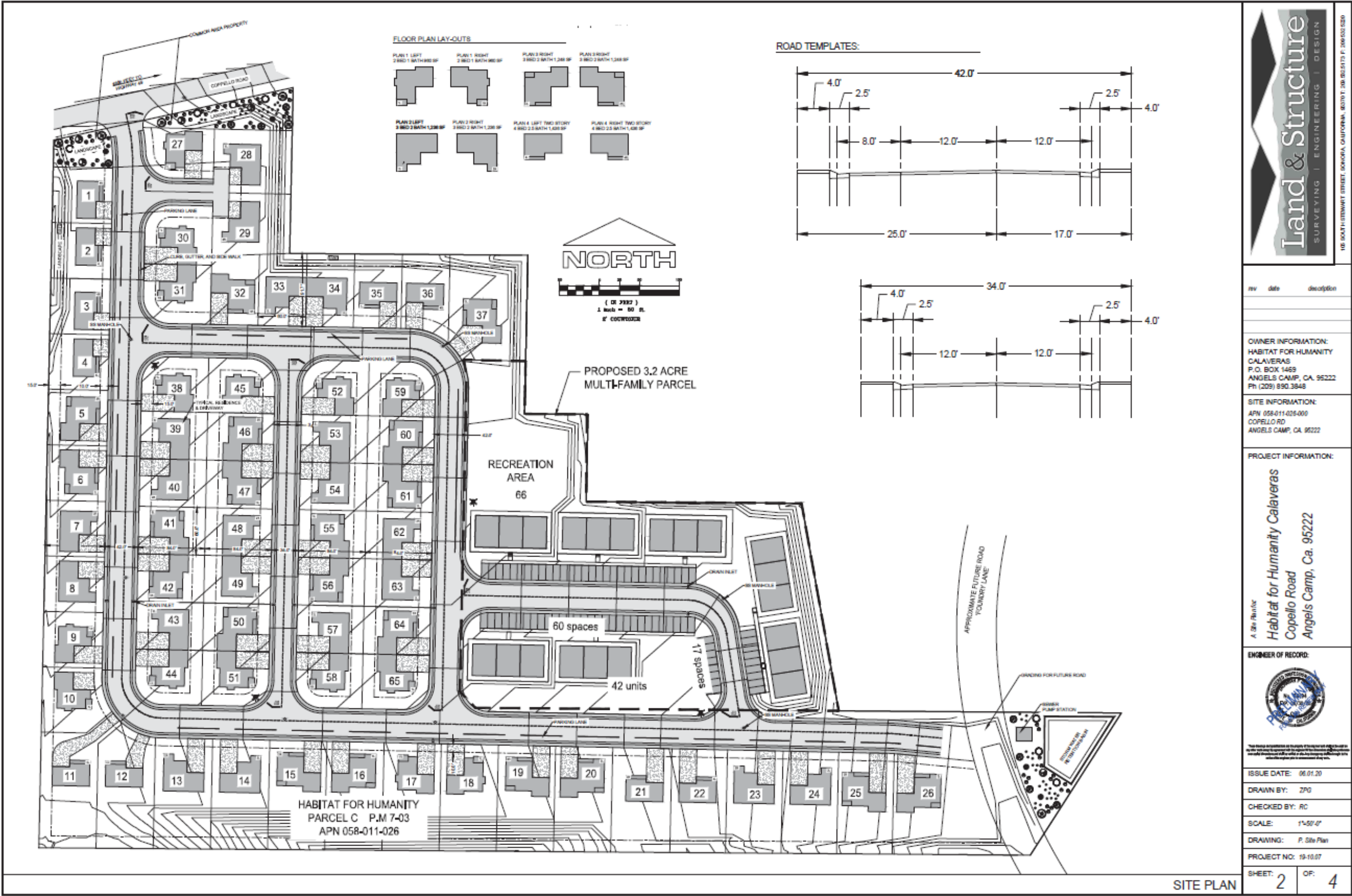


Figure 4: Preliminary Grading Plan

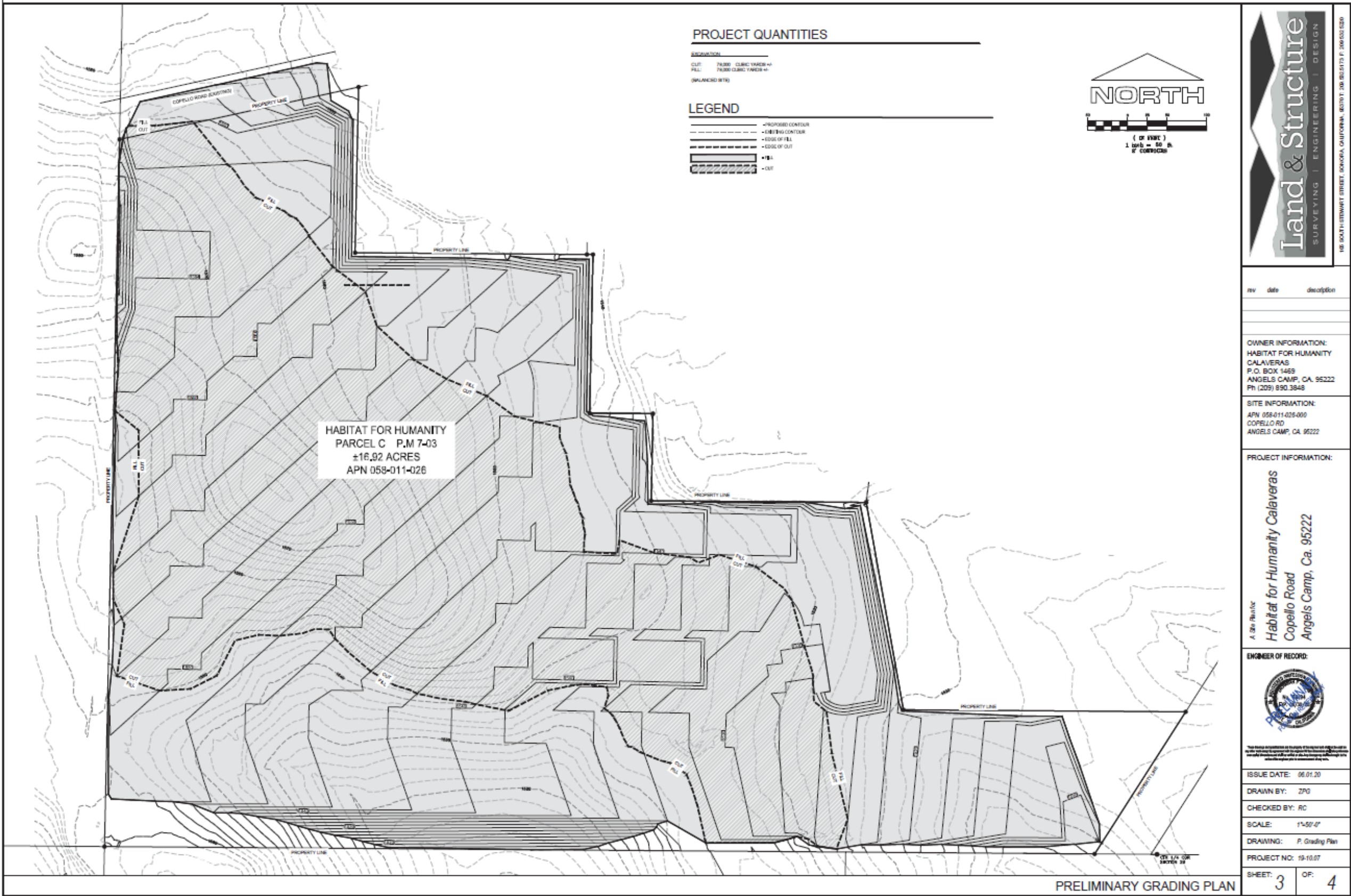
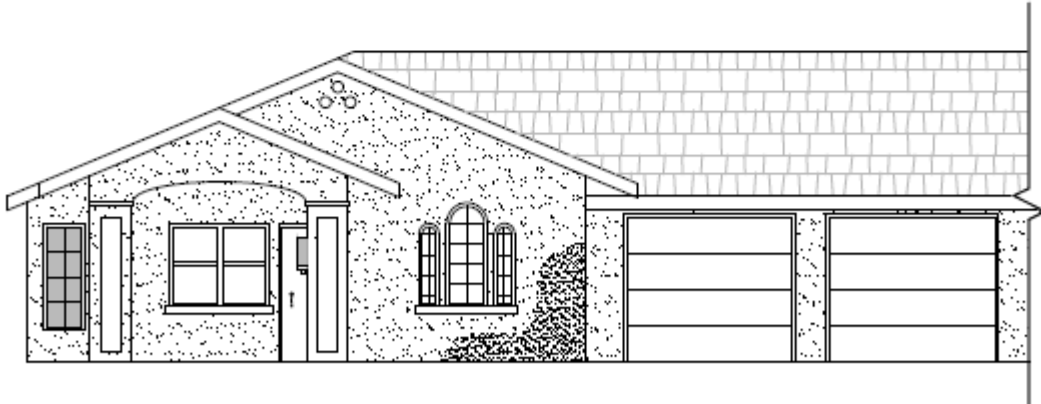


Figure 5: Conceptual Exterior Elevation - Plan 1 – Alternatives A and B



ELEVATION - A



ELEVATION - B

Figure 6: Conceptual Elevations - Plan 2 Alternatives A and B



ELEVATION - A



ELEVATION - B

Figure 7: Conceptual Plan 3 - Alternatives A and B



ELEVATION - A



ELEVATION - B

Figure 8: Exterior Elevation Plan 4 - Alternatives A and B (Two-Story)



ELEVATION - A



ELEVATION - B



Figure 9: Conceptual Elevations - Connected Garage (Plan 1 and Plan 4)



Figure 10: Conceptual Elevation - Connected Garage (Plan 2 and Plan 3)



1.3 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 2.18**.

1.4 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.

1.5 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 City Hall / Community Development offices located at 200-B Monte Verda Avenue, Angels Camp, CA 95222 during regular business hours.

Condor Earth. March 13, 2020. *Geotechnical Engineering Study Copello Drive Subdivision Assessor Parcel Number 058-011-026 Angels Camp, CA.*

KD Anderson & Associates, Inc. August 28, 2020. *Traffic Operational Assessment for Habitat for Humanity Project in Angels Camp, California.*

Ibid. October 20, 2020. *Revised Traffic Operational Assessment for Habitat for Humanity Project in Angels Camp, California.*

Ibid. October 21, 2020. *Habitat for Humanity Calaveras-Angels Camp Project Air Quality Analysis.*

Land & Structure Survey Engineering Design. September 19, 2020. *Drainage Study Habitat for Humanity Copello Drive Angels Camp CA.*

Windmill, Ric. August 2020. *Habitat for Humanity-Calaveras Cultural Resources Assessment Angels Camp, Calaveras County, California.* Windmill Consulting, Inc.

1.6 OTHER PUBLIC AGENCY APPROVALS

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

Table 2: Other Public Agency Approvals or Reviews that May be Required

Permitting Agency	Permit
City of Angels	Grading Permit, Building Permit, Encroachment Permit
Caltrans	Encroachment 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 type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Hazards and Hazardous Materials	<input checked="" type="checkbox"/> Hydrology / Water Quality
<input checked="" 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 checked="" 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

As illustrated in **Figure 1** and **Figure 2**, the project site is primarily visible to the Copello Square Apartments (to the north/northeast), the Church of Christ Church (to the northeast), AMA Copello Park to the north and from two single-family residences (to the northwest and west). The Project site is 680± feet northeast of SR 49.

The project will convert an oak woodland and annual grassland to a single and multi-family residential development. **Figures 5 through 10** provides exterior elevations of the proposed single-family residential structures (attached, detached, one and two-story) and the proposed site layout (**Figure 3**). Exterior elevations for the proposed six-plex townhouses have not yet been submitted. A landscaping plan has not yet been submitted for the proposed project.

2.1.2 Analysis

a. *Have a substantial adverse effect on a scenic vista?*

Less Than Significant.

The Project site does not constitute a scenic vista as that term is generally understood (e.g., a special view as seen from a mountain top or roadside "vista point"). Therefore, the project will not have a substantial adverse effect on a scenic vista.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

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 49 in the project vicinity is eligible for listing as a state scenic highway but is not a listed state scenic highway. Therefore, the Project will not substantially damage scenic resources within a state scenic highway.

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.

The Project site primarily is visible to two residences immediately adjacent to the site, a church, a park, and an apartment complex (See **Figure 2**).

The site is visible from the public road section of Copello Drive (in the City Limits) and the private section of Copello Drive used by residences located west of the Project site (within the County). The Project site is largely blocked from view from SR 49 by the existing apartment complex and by 680± feet. Given the speed of motorists traveling along SR 49 and the limited visibility, views of the site are expected to be minimal from SR 49.

Proposed grading is expected to be significant and remove most or all on-site vegetation while lowering the hilltop approximately 20 feet with fills of up to 20 feet. This will substantially alter the site appearance converting it from a blue oak grassland to that of a residential subdivision.

Contextually, the site is located at the western edge of the City Limits, adjacent to an existing apartment complex, propane gas distributor, church, contractor's yard, bread distributor, park, and the nearby SR 49 commercial corridor. The City Limits provides a clear separation between the "urban" character of the City and the "rural" setting of the County where single-family residences are located on large parcels (5± to 20± acres).

In short, the Project site, within existing City Limits, adjacent to urban residential and nearby commercial development will be converted from open grazing land to a residential use. Such a change within an "urbanized" setting is consistent with the urban character of the City. Therefore, the significant change in the site's appearance in conjunction with residential development does not in and of itself substantially degrade the quality of public views (i.e., changes rather than degrades public views).

Some aspects of the proposed residential development visible from public rights-of-way and the parcel's surroundings could affect the quality of public views.

Building design, landscaping, unmaintained common areas, outdoor storage, unscreened utilities, and similar physical changes related to the project design have the potential to significantly degrade the quality of public views and the surroundings.

Building Design

The proposed building designs are illustrated in **Figures 5** through **10** reflect a Craftsman "cottage" or bungalow design. That design is similar to many of the older homes in the City. Given the consistency of single-family residence design with existing City character, residences are not anticipated to substantially degrade views.

No design has been submitted for the proposed six-plex townhouses/condominiums which are anticipated for construction more than five years in the future. The townhouses/condominiums will be the most visible portion of the project site viewable from SR 49 unless additional development occurs first on the intervening 9.1± acre vacant parcel (**Figure 2**). Due to the potential visibility of the buildings, the following measure is required to ensure consistency with

project and City character and to ensure that the resulting structures will not substantially degrade views from public rights-of-way:

Mitigation Measure AES-1: Planning Commission Townhouse/Condominium Design Review.

Prior to constructing the proposed townhouses/condominiums, the Project Proponent shall submit exterior elevations to the Planning Commission for review and approval. The design shall be consistent with and reflect the Craftsman style of architecture used in the original project design for single-family residences (attached and detached). Height shall not exceed two stories unless an addendum (or equivalent) to this environmental evaluation is completed.

Mitigation Monitoring AES-1: It is the responsibility of the Project Proponent and the City Building and Planning Division to enforce this condition. A Notice of Action shall be recorded for this project including all approved mitigation measures and project conditions. Planning Staff shall attach the adopted project mitigation measures and conditions to the Project's address and assessor's parcel in the City's building permit program (or equivalent).

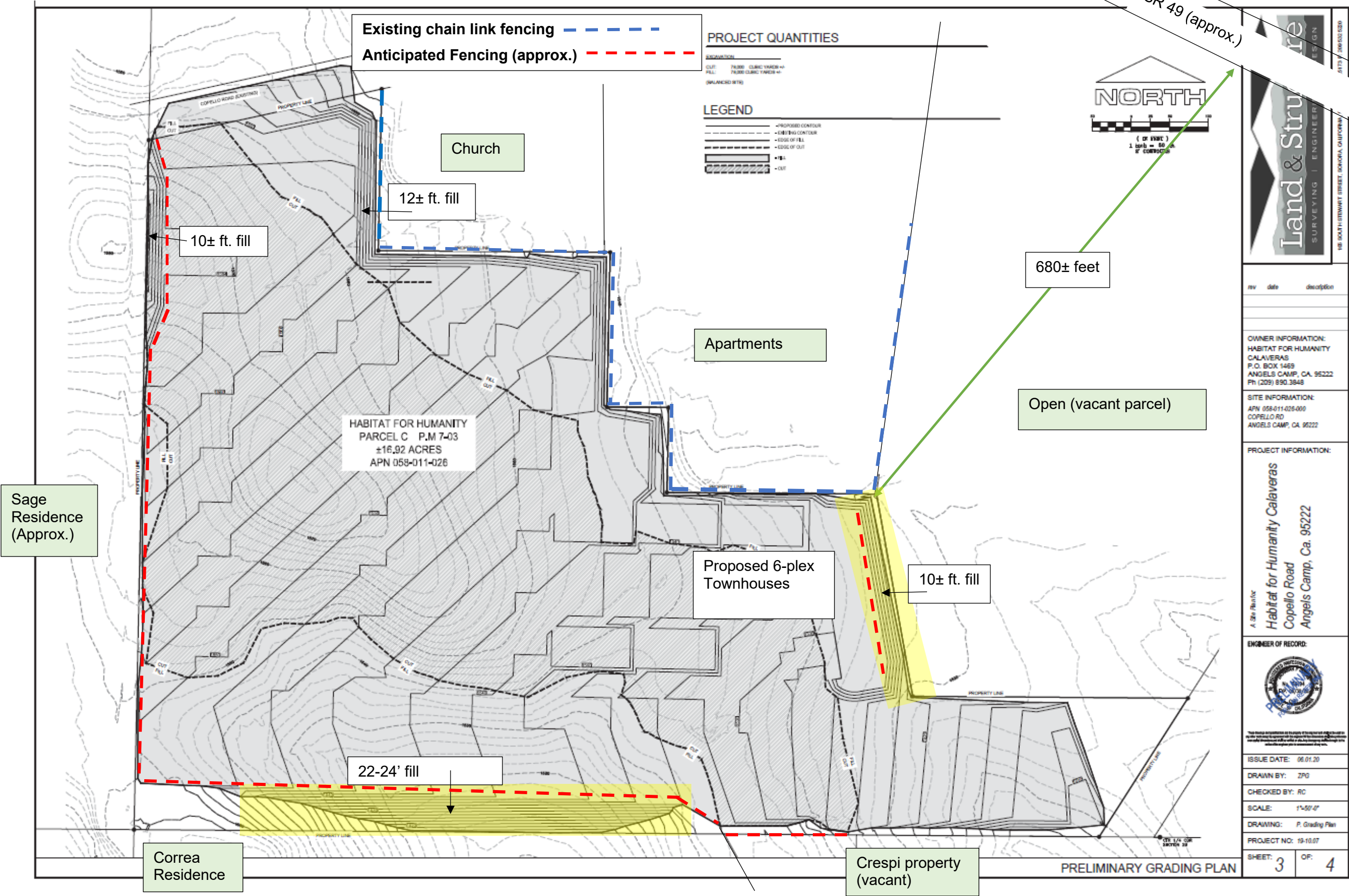
Landscaping, Screening and Fencing

A landscaping plan has not been submitted for the proposed project; however, landscaping is proposed at the Project's entry at Copello Drive and surrounding the site's runoff detention basin at the easternmost tip of the project (**Figure 3**).

The City of Angels General Plan requires 20% landscaping for the Project. Guidelines for the type of landscaping required is included in Angels Municipal Code (AMC) Chapter 17.63. Proposed landscaping areas, if not properly maintained or if inappropriate plantings are used may result in degraded views from Copello Drive and SR 49. This may adversely affect the quality of public views of the site and its surroundings

As noted, most or all on-site trees and vegetation will be removed in conjunction with the proposed project. Exposed cuts and fills resulting from site grading will result from the proposed project. Residential construction will occur on most of the exposed cuts (i.e., visibility of the cuts is temporary); however, exposed and unvegetated fills will remain visible as shown in **Figure 11**. Of these, a 10± foot fill will be slightly visible from SR 49. The steepest and largest fill will be 22-24± feet high and visible to the residence in the southwest corner of the Project site. In addition (as addressed in **Sections 2.7** and **2.10**), the exposed fills are susceptible to erosion throughout the life of the project unless properly maintained. These exposed fills may adversely affect the quality of public views of the site and its surroundings.

Figure 11: Visibility of Fills; Existing and Anticipated Fencing



The following mitigation measures are proposed to ensure that landscaping plans maintain views from public rights-of-way and surroundings, address exposed fills, and meet AMC standards:

Mitigation Measure AES-2 Landscaping Plan

Prior to site disturbance including vegetation removal or grading, the Project Proponent shall submit a landscaping plan to the City Planning Commission for review and approval. The Plan shall, at a minimum:

- Provide landscaping for a minimum of 3.38± acres of the site (20%)
- Identify the size, location, and type of proposed vegetation. Vegetation shall meet the standards established in AMC 17.68.030.
- Provide landscaping on all fills 4 feet or greater in height. Landscaping for fills may be limited to native grasses and wildflower mixes installed in conjunction with erosion control unless otherwise specified herein.
- Provide landscaping for proposed common areas and the recreational area
- Ensure that landscaping at the site entrance does not block visibility or interfere with sight distance
- Landscaping shall meet the standards established in the state's Model Water Efficient Landscape Ordinance (MWELO).

Mitigation Monitoring AES-2

The required mitigation measure will be implemented prior to site disturbance. The measure is the responsibility of the Project Proponent and subject to Planning Commission review.

Mitigation Measure AES-3 Landscaping Maintenance Plan

Prior to site disturbance and in conjunction with submitting the Landscaping Plan to the Planning Commission for review, the Project Proponent shall submit a landscaping maintenance plan for all common areas and the recreation area that minimally addresses:

- a) The standards included in AMC Section 17.63.070 and extending throughout the life of the project
- b) Establishes a responsible party or entity to maintain landscaping in all common areas and the recreation area
- c) Establishes a responsible party or entity to maintain all erosion control, including grasses and/or wildflowers on fills necessary for erosion control
- d) Landscaping shall be maintained in a safe and healthy manner.
- e) 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 Homeowner's Association or other named responsible entity to support re-planting when re-planting must be deferred.
- f) Adequate site distance for pedestrians and vehicles on and off-site shall be established and maintained at the project's driveway intersection with Copello Drive.

The maintenance plan shall address maintaining landscaping to preserve site distance at the intersection.

- g) Maintaining vegetation in compliance with the City's fire-safe vegetation management requirements. (See **Mitigation Measure HAZ-03**)

Failure to maintain landscaping in accordance with this measure is subject to the City's code enforcement provisions.

Mitigation Monitoring Measure AES-3: The required mitigation measure will be implemented prior to site disturbance. The measure is the responsibility of the Project Proponent and subject to Planning Commission review. Ongoing maintenance is addressed in **Mitigation Measure AES-7**.

Fencing

Per AMC 17.68.080(D) fencing, hedges and other landscaping is required as a buffer between land uses. In addition, the AMC calls for fencing, hedges, or other landscaping to be compatible with the materials and design of other structures.

It is anticipated that individual residences and the proposed townhouse complex will include fencing at the back of each lot resulting in perimeter fences surrounding most of the proposed subdivision and visible from Copello Drive, SR 49, the Copello Apartments, and neighboring landowners (**Figure 4**). Differing fencing heights, materials, and maintenance standards for each lot in the subdivision could result in a chaotic appearance, deteriorating fencing, and conflicts between neighboring land uses—a potentially significant adverse impact. To address this potential impact, the following measure is proposed:

Mitigation Measure AES-4: Fencing Plan

Prior to site disturbance including vegetation removal or grading, the Project Proponent shall submit a Fencing Plan to the City Planning Commission for review and approval. The Plan shall, at a minimum:

- A. Establish a consistent fencing design to be used along each side (north, south, east, west) of the subdivision. Fencing surrounding the entire subdivision need not be identical; however, fencing design along each side of the subdivision should be consistent with fencing immediately adjacent.
- B. Address the location of fencing relative to cuts and fills (i.e., fencing may be placed at the top of fills rather than following the property line in some cases).
- C. Identify the parties responsible for constructing the fencing and the timing of fence construction. It is recommended that the Project Proponent construct perimeter fencing along each side of the subdivision in conjunction with securing buildings permits for each Project phase (i.e., build the common perimeter fence along the western boundary in conjunction with building homes along the western portion of the subdivision).

- D. Fencing along the northern, southern, and western parcel boundaries shall consist of fire resistant or non-combustible materials¹. Perimeter fencing for the subdivision shall not result in separate, parallel, fences between properties where flammable materials may gather.
- E. Establishes a responsible party or entity and funding mechanism for maintaining perimeter fencing throughout the life of the project.

Mitigation Monitoring Measure AES-3: The required mitigation measure will be implemented prior to site disturbance. The measure is the responsibility of the Project Proponent and subject to Planning Commission review. Ongoing maintenance is addressed in **Mitigation Measure AES-7**.

Outdoor Storage

Outdoor storage on individual lots and/or on-street parking of non-operable vehicles, recreational vehicles, boats, and outdoor storage of other household materials may be visible from public rights-of-way and from interior roadways. This accumulation may degrade the appearance of the subdivision as viewed from neighboring properties—a potentially significant adverse impact. The following mitigation measure is proposed:

Mitigation Measure AES-5: Outdoor Storage

Prior to occupancy, all landowners and/or occupants (renters) shall be provided with subdivision Covenants, Conditions and Restrictions (or equivalent) that prohibit outdoor or on-street storage of non-operable vehicles, recreational vehicles, boats, or other household materials on or visible from public rights-of-way and interior roadways. All such materials shall be kept entirely within a closed garage.

Mitigation Monitoring Measure AES-5: Outdoor Storage

A Notice of Action will be recorded for this project to notify future landowners of this requirement. Ongoing enforcement is addressed in **Mitigation Measure AES-7**.

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 residential character of the site and its surroundings—a potentially significant adverse impact. The following mitigation measure is proposed to reduce this potential impact:

Mitigation Measure AES-6: Utility Screening

Throughout the life of the project, all electrical infrastructure, communications equipment, generators, mechanical devices, trash and recycling areas, propane tanks, HVAC equipment and other support facilities visible from any public right-of-way shall be screened from view of the public rights-of-way using landscaping, lattice, architectural features or

¹ <https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Preparing-homes-for-wildfire>; <https://www.nfpa.org/News-and-Research/Publications-and-media/Blogs-Landing-Page/Fire-Break/Blog-Posts/2017/10/24/noncombustible-fencing-products-reduce-potential-home-ignitions>; https://disastersafety.org/wp-content/uploads/2019/03/Wildfire-Retrofit-Guide-California_IBHS.pdf

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-6: Utility Screening

A Notice of Action will be recorded for this project to notify future landowners of this requirement. Ongoing enforcement is addressed in **Mitigation Measure AES-7**.

Ongoing monitoring

As noted in the preceding, multiple mitigation measures required ongoing monitoring and management throughout the life of the project. To ensure mitigation measures are properly implemented and maintained, the following is required:

Mitigation Measure AES-7: Covenants, Conditions, and Restrictions; Homeowner's Association, and Planning Commission Review and Approval

Prior to issuance of a building permit for the first structure, the Project Proponent shall submit written Covenants, Conditions and Restrictions (CC&Rs) to the City Planning Commission and guidelines for the Project's Homeowner's Association (or equivalent) for review and approval. CC&Rs shall, at a minimum address:

- Landscaping maintenance in accordance with **Mitigation Measure AES-3**, including maintenance of vegetation for fire safety on fill slopes and in recreation and common areas in accordance with **Mitigation Measure HAZ-03**.
- Maintaining Project fencing (**Mitigation Measure AES-4**)
- Design standards for residences (**Project Description**)
- Prohibitions on outdoor storage (**Mitigation Measure AES-5**)
- Screening rooftop or otherwise visible utilities (**Mitigation Measure AES-6**)
- Maintaining utility screening and screening around propane tank(s) and trash enclosures (**Mitigation Measure AES-6**)

Mitigation Monitoring AES-7: CC&Rs, HOA

Prior to issuance of a building permit, the Project Proponent shall form a Homeowner's Association (HOA) to enforce and maintain the CC&Rs including procedures for funding and staffing the HOA, membership and operational procedures, and otherwise maintaining the Project's CC&Rs throughout the life of the Project. In the event HOA lapses, all mitigation measures shall be treated as conditions of project approval enforceable by the City through issuance of citations or as otherwise prescribed in the Angels Municipal Code.

Proper implementation of all the preceding measures is expected to reduce the potential aesthetic impacts of the proposed residential subdivision to a level of less-than-significant.

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.

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

Mitigation Measure: AES-8 Lighting Plan / Site Lighting

Prior to site disturbance, the Project Proponent shall submit a lighting plan to the City Planning Department for review and approval. Throughout the life of the project: all exterior lighting will be shielded, aimed downward.

Mitigation Monitoring AES-8: 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 surrounding land uses are illustrated in **Figure 4**. The site itself has been leased from time to time for grazing cattle.

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.

The USDA NRCS Web Soil Survey classifies 95% of on-site soils are of the Loafercreek-Bonanza Complex (See Section 2.7 Geology and Soils) with the remainder being urbanized. These soils are classified as non-prime agricultural land, are unrated as forest resources and have a poor (Class 4) Storie index (method for evaluating soil productivity).

No parcels in the City of Angels are zoned for timberland uses or preserves. The site has occasionally been leased for dryland cattle grazing.

The site is in the City limits and carries a general plan land use designation and zoning targeting business attraction and expansion and multi-family housing. None of the project or adjacent parcels within or bounding the City Limits is under an agricultural preserve or Williamson Act Land Conservation contract.

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

An air quality analysis, previously incorporated by reference, was prepared for the Project (**Attachment A**). The findings are summarized herein.

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

The Calaveras County Air Pollution Control District (APCD) does not have adopted or recommend significance thresholds for criteria pollutants. However, criteria pollutant emission significance thresholds are presented in the *Angels Camp 2020 General Plan* (City of Angels Camp 2009). In the project Air Quality Study, therefore, thresholds used to determine the

significance of impacts associated with ozone precursors, PM₁₀, and CO emissions are from the *Angels Camp 2020 General Plan*.

The *Angels Camp 2020 General Plan* policy 9.A.q is to “establish a list of project thresholds with the potential to generate a significant adverse impact pursuant to CEQA.” The policy refers to sample thresholds presented in Appendix 9A of the General Plan. **Table 3** shows the threshold amounts for ROG, NO_x, PM₁₀, and CO emissions per the General Plan. Project-related emissions exceeding the values shown in **Table 3** will be considered a significant impact; values equal to or less than those shown in **Table 3** will be considered a less-than-significant impact.

Table 3: General Plan 2020 Thresholds

Type of Pollutant Emissions	Amount of Pollutant Emissions in Pounds per Day
Ozone precursors (sum of Reactive Organic Gases [ROG] and Nitrogen Oxides [NO _x])	274
Inhalable particulate matter (PM ₁₀)	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	

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

Short-term construction-related and long-term operational emissions associated with the Habitat for Humanity Calaveras - Angels Camp Project were estimated using the CalEEMod emissions modeling program (California Air Pollution Control Officers Association 2016). CalEEMod is a land use emissions computer model designed to provide a platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and Greenhouse Gas (GHG) emissions associated with both construction and operation of a variety of land use projects. The model quantifies direct emissions from construction and operation (including vehicle use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use.

Both construction and operation of the Proposed Project would result in the generation of criteria pollutant emissions. **Table 4** shows daily project-related criteria pollutant emissions. As construction of the project is initiated, emissions would be limited to construction-related pollutants. In the long-term, after construction of the project is completed, emissions would be limited to operational pollutants. As shown in **Table 4**, because construction of the Proposed Project would occur in phases, both construction-related and operational pollutants would be generated during the years 2023 through 2027.

None of the values shown in **Table 4** would exceed the significance thresholds presented in **Table 3**. Therefore, this impact is considered less than significant, and no mitigation measures are required.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

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.

Table 4: Air Quality Emissions - Habitat for Humanity (1 of 2)

Year	Source and Criteria	Reactive Organic Gases (ROG)	Nitrogen Oxides (NO _x)	Sum of ROG and NO _x	Carbon Monoxide (CO)	Inhalable Particulate Matter (PM ₁₀)
Significance Threshold		Sum of ROG and NO _x =		274	550	383
2021	Construction	4.3916	46.5283	50.9199	32.1560	20.2600
	Operational	0.0000	0.0000	0.0000	0.0000	0.0000
	Total	4.3916	46.5283	50.9199	32.1560	20.2600
	Significant Impact?			No	No	No
2022	Construction	95.9499	14.8692	110.8191	14.7578	0.7661
	Operational	0.0000	0.0000	0.0000	0.0000	0.0000
	Total	95.9499	14.8692	110.8191	14.7578	0.7661
	Significant Impact?			No	No	No
2023	Construction	90.3049	13.8450	104.1499	14.5751	0.6773
	Operational	1.4831	0.6054	2.0885	5.7850	0.9709
	Total	91.7880	14.4504	106.2384	20.3601	1.6482
	Significant Impact?			No	No	No
2024	Construction	90.2934	13.0369	103.3303	14.4254	0.6016
	Operational	2.7351	1.0852	3.8203	10.5218	1.8840
	Total	93.0285	14.1221	107.1506	24.9472	2.4856
	Significant Impact?			No	No	No

Table 4: Air Quality Emissions - Habitat for Humanity (2 of 2)

Year	Source and Criteria	Reactive Organic Gases (ROG)	Nitrogen Oxides (NO _x)	Sum of ROG and NO _x	Carbon Monoxide (CO)	Inhalable Particulate Matter (PM ₁₀)
2025	Construction	90.2830	12.2299	102.5129	14.3061	0.5335
	Operational	3.9533	1.5025	5.4558	14.8253	2.7969
	Total	94.2363	13.7324	107.9687	29.1314	3.3304
	Significant Impact?			No	No	No
2026	Construction	65.8938	10.6472	76.5410	13.0606	0.5304
	Operational	5.1363	1.8660	7.0023	18.7508	3.7092
	Total	71.0301	12.5132	83.5433	31.8114	4.2396
	Significant Impact?			No	No	No
2027	Construction	65.8924	10.6384	76.5308	13.0108	0.5304
	Operational	6.1021	2.2377	8.3398	23.1019	4.7316
	Total	71.9945	12.8761	84.8706	36.1127	5.2620
	Significant Impact?			No	No	No
2028	Construction	0.0000	0.0000	0.0000	0.0000	0.0000
	Operational	7.0331	2.5619	9.5950	27.1171	5.7529
	Total	7.0331	2.5619	9.5950	27.1171	5.7529
	Significant Impact?			No	No	No
<hr/> Notes: All values are in pounds per day. Values shown are the highest of summer and winter periods. Source: CalEEMod emissions model.						

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 "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.

Residential dwellings and a park occur in proximity to the Project site. During construction, residences and recreationists 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.

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

Less Than Significant with Mitigation Incorporated.

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 residences and a park, 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

Throughout Project construction, 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. The measure is the responsibility of the Project Proponent.

Proper implementation of the preceding is expected to reduce temporary impacts 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"/>

2.1.1 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) (November 2020, **Attachment B**). **Table 5** 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: April 2, 2019 and May 28, 2020 by Amy Augustine, Augustine Planning Associates, Inc. biologist. **Attachment B** 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.

Setting

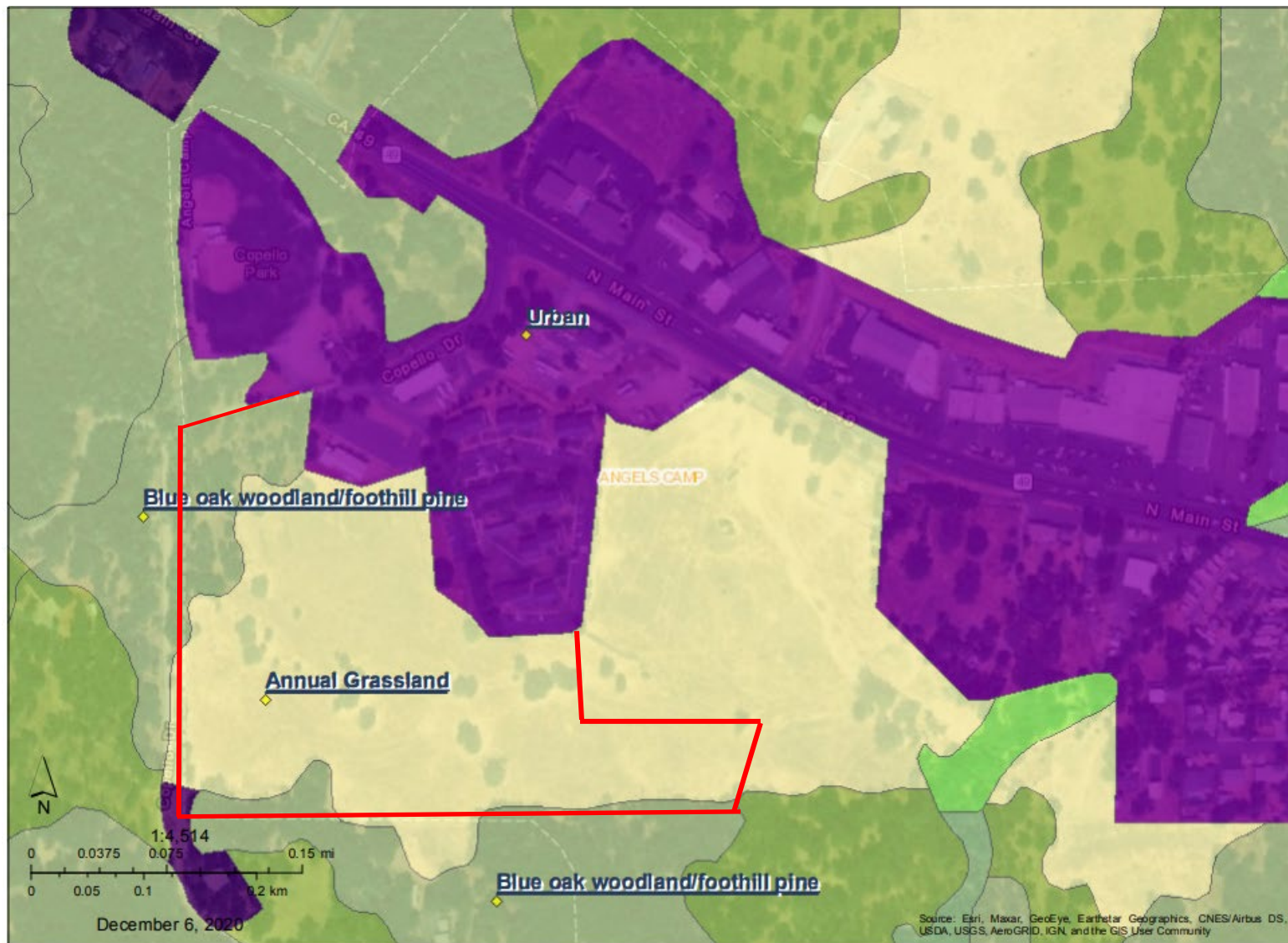
On-site vegetation includes a blue oak woodland and annual grassland (**Figure 12**).

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.

Figure 12: On-Site Vegetation



2.4.1 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 5**.

Table 5: Evaluation of Species with Potential to Occur at Habitat for Humanity Angels 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			
Chinese camp brodiaea <i>Brodiaea pallida</i>	FT SE CNPS 1.B.1	Vernal streambeds, often serpentinite, Cismontane woodlands, Valley and foothill grasslands. Blooms May - June	U – The nearest CNDDDB record is more than 10± miles from the project site. The site lacks the species' preferred serpentine soils. Off-site vernal swales provide suitable habitat, but the species was not present during surveys conducted during the blooming period. The species is, therefore, not expected to occur.
Red Hills cryptantha <i>Cryptantha spithamea</i>	CNPS 1B.3 BLM-S	Chaparral, cismontane woodland. Serpentinite, sometimes streambeds, sometimes openings. Chaparral, Cismontane woodland, Ultramafic. Blooms April – May.	U – The nearest CNDDDB record is 4.7± miles from the project site. The project site lacks the preferred serpentine soils and rocky streambed. The species was not present during surveys conducted during the blooming period for the species 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. Blooms April – July.	U – The nearest CNDDDB record is within approximately 3 miles of the project site. The project site is bordered by a drainage with potential habitat. The on-site drainages were surveyed for the species during the species' bloom period and it 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. Blooms May – August.	U – The nearest CNDDDB record is 2.6± miles from the project site. The project site includes a drainage with potential habitat. The on-site drainages were surveyed for the species during its blooming period and it was not present. The species is not expected to occur.
Patterson's navarretia <i>Navarretia paradoxicala</i>	CNPS 1B.3 BLM-S	Meadows and seeps. Serpentinite, openings, vernal mesic, often drainages. Meadow & seep. Ultramafic. Blooms - May	P/U - The nearest CNDDDB record is 3.7± miles from the project area. Calflora includes a record within the Angels Quadrangle. The species was identified in an off-site drainage swale east of the project boundaries. Avoidance

Species	Status	Preferred habitat/a/	Likelihood to Occur on Site/b/ O= Present on Site (Occupied) U = Unlikely to Occur P = Potential to Occur
			measures are included herein for work in the vicinity of the off-site population.
Animals			
Mollusks			
Button's Sierra sideband <i>Monadenia mormonum buttoni</i>	None	Known from the central Sierra Nevada counties. Chaparral Cismontane woodland Valley & foothill grassland.	U - The nearest CNDDDB record is 3.4± miles from the project area. No snail species were identified during project surveys. The species is not expected to occur.
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 40 miles from the project area. The site lacks the river habitat necessary to support the species. 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 16± miles from the project area. The site lacks the vernal pool /wetlands in combination with rodent burrows typical of the species' habitat. 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 emergent	U – The nearest CNDDDB records for the species is 8.6± miles from the Project site. The small off-site drainage swale east of the site does not hold water in pools that are deep-enough or of a long-enough duration to support the species. No frogs were identified during

Species	Status	Preferred habitat/a/	Likelihood to Occur on Site/b/ O= Present on Site (Occupied) U = Unlikely to Occur P = Potential to Occur
		riparian vegetation. 11-20 weeks of permanent water and access to estivation habitat necessary.	surveys within the project boundaries. 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 3/4 mile 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.
Oak titmouse <i>Baeolophus inornatus</i>	USFWS- BCC	Oak woodlands. Cavity nester.	P – There are no CNDDDB records within 2 miles of the project area. The site provides suitable habitat (oak woodland), although the species surprisingly was not identified on site. 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 foothill hardwood, valley foothill hardwood-conifer.	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 woodlands) exist 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
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 records for this species in the database. The site lacks the dense 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.
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 a large body of water (lake or pond). The species was not present during surveys and is not expected to occur.
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 marginally suitable habitat, 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	Common resident of most of California. Prefers riparian, fresh	U - There are no CNDDDB occurrences recorded within 2 miles of the project site. The site lacks the thick riparian

Species	Status	Preferred habitat/a/	Likelihood to Occur on Site/b/ O= Present on Site (Occupied) U = Unlikely to Occur P = Potential to Occur
	USFWS-BCC	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.	thickets preferred by the species. The species was not present during surveys and is not expected to occur on site.
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 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 on-site oaks. Preconstruction surveys will ensure that the species (nesting) is not present prior to commencing construction.
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>) occurs within the project boundaries. However, the Project site is well outside the known subspecies range for <i>Pipilo maculatus clementae</i> . The

Species	Status	Preferred habitat/a/	Likelihood to Occur on Site/b/ O= Present on Site (Occupied) U = Unlikely to Occur P = Potential to Occur
			subspecies 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. It was not present during surveys and is not expected to occur on site.
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 1 mile of the project site. The record dates to 1895 record for “angels camp” and the actual location of the species is uncertain. Due to the presence of grasslands and oak woodlands, the species could occupy the site. Evidence of bat occupation was not detected on site during surveys (e.g., insect parts, urine stains). A preconstruction survey prior to site disturbance focused on trees prior to removal 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*:

Chinese camp brodiaea (*Brodiaea pallida*)

This plant species is federally listed threatened, state listed endangered species and a California Native Plant Society List 1B (seriously endangered in California) plant. The nearest CNDDDB record is more than 10 miles from the project site. The species occurs in vernal streambeds, often with serpentinite soils, in cismontane woodlands, and Valley and foothill grasslands. It blooms May – June. The site lacks the species' preferred serpentine soils in combination with vernal swales. Off-site (north and east) vernal swales provide suitable habitat, but the species was not present during surveys conducted during the blooming period. The species is, therefore, not expected to occur.

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 16± miles from the project area. The site lacks the vernal pool /wetlands in combination with rodent burrows typical of the species' habitat. None were present during site inspections. The species is considered unlikely to occur on site.

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 records for the species is 8.6± miles from the Project site. The small off-site drainage swale east of the site does not hold water in pools that are deep-enough or of a long-enough duration to support the species. No frogs were identified during surveys within the project boundaries. 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 3/4 mile 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.

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 40 miles from the project area. The site lacks the river habitat necessary to support the species. 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 a large body of water (lake or pond). The species was not present during surveys and is not expected to occur.

Special Status Species with the Potential to Occur on Site

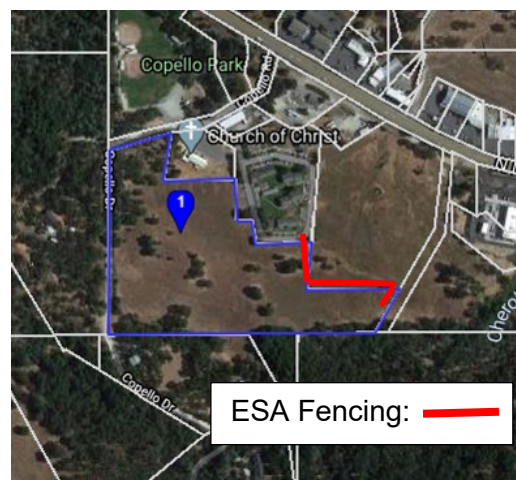
The following Special Status Species were determined to be present or have potential to occur on site:

Patterson's navarretia (*Navarretia paradoxiclara*)

This is a US Bureau of Land Management Sensitive species and a California Native Plant Society List 1B (seriously endangered in California) plant. The species occupies meadows and seeps, prefers serpentinite soils, openings, vernally mesic habitats--often in drainages and sometimes on ultramafic (volcanic) soils. It blooms in May. The plant was found in vernal swales located off site to the north and west of the Project site. It was not present on the project site based on site surveys conducted during the species' blooming period. However, due to project construction activities and the nearby presence of the species, off-site equipment staging or grading or fill escaping outside the project boundaries could impact the off-site species through inadvertent mechanical destruction or burying the species—a potentially significant adverse impact. To minimize this potential impact, the following mitigation measure is required:

Mitigation Measure BIO-1: ESA Fencing/Avoid Special Status Plant Populations & Wetlands

Prior to grading or otherwise initiating ground disturbances on site, install environmentally sensitive area (ESA) fencing along the eastern boundary of the project site extending from the edge of the Copello Apartments to the project's easternmost boundary.



Mitigation Monitoring BIO-1: The required mitigation measure will be incorporated into the project bid package and contract. The measure is the responsibility of the construction contractor.

Given the presence of the off-site/adjacent drainage swales, protecting water quality in the off-site drainage is also necessary to avoid significant adverse impacts to potential off-site plant populations. The following mitigation measure is required.

Mitigation Measure BIO-2: Silt Fencing/Erosion Control

Prior to site disturbance and in the same location as shown for MM BIO-1, 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-2: Silt Fencing/Erosion Control.

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 the species to a level of less than significant.

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 not identified on the Project site during surveys, but preferred habitat exists and it is expected to occur. Occupied nest disturbance for this species would be a potentially significant adverse impact. The following mitigation measure is proposed to minimize this impact:

Mitigation Measure BIO-3: 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 (CFGC), 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-3: 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) 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.

Mitigation Measure BIO-3: 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.

Lewis's woodpecker (*Melanerpes lewis*)

The species is a USFWS bird species of conservation concern. It breeds in open forest and woodland with an open canopy and brushy understory and requires dead trees for nest cavities. 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, similar to those present on site and adjacent off-site. The species was not identified during surveys, but given the marginally suitable habitat on site, could occur on site. Preconstruction surveys will ensure that the species (nesting) continues to be absent from the Project site prior to commencing construction.

Mitigation Measure BIO-3: 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 nuttalli*)

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 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.

Avoidance and Minimization Measure BIO-3: 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 nuttalli*)

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 on-site oaks. Preconstruction surveys will ensure that the species (nesting) is not present prior to commencing construction. The following mitigation measure is proposed:

Mitigation Measure BIO-3: 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 A** 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:

Mitigation Measure BIO-3: 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 1 mile of the project site. The record dates to 1895 record for "angels camp" and the actual location of the species is uncertain. Due to the presence of grasslands and oak woodlands, the species could occupy the site. Evidence of bat occupation was not detected on site during surveys (e.g., insect parts, urine stains). A preconstruction survey prior to site disturbance focused on trees prior to removal is required to re-confirm that the species has not occupied the site since surveys were conducted for this study.

The following mitigation measures are proposed to minimize impacts:

Mitigation Measure BIO-4: 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 for the species. If no evidence of special status bat use is found, construction may proceed.

If the species is found or evidence of use by the species 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 the species are discovered, no work will occur within buffer areas until all young are self-sufficient and have left the nursery.

Mitigation Monitoring BIO-4 Bats:

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.

Mitigation Measure BIO-5: Hours of Construction.

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

Mitigation Monitoring BIO-5 Hours of Construction: 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. Deer, raccoons, coyote, skunks and other common species are expected to move through the site. 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:

Mitigation Measure BIO-6: 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-6 Inadvertent Trapping:

The required mitigation measure will be incorporated into the project bid package and contract and will be implemented throughout project construction. The measure is the responsibility of the construction contractor.

Mitigation Measure BIO-7: 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-7 Food and Trash:

The required mitigation measure will be incorporated into the project bid package and contract and will be implemented throughout project construction. The measure is the responsibility of the construction contractor.

Mitigation Measure BIO-8: 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
- Controlling invasive species
- Fencing environmentally sensitive areas
- 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.

Mitigation Monitoring BIO-8 Awareness Training: The required mitigation measure will be incorporated into the project bid package and contract and will be implemented throughout project construction. The measure is the responsibility of the construction contractor. 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.

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

- 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 12**.

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.

Wetlands and Other Waters

Based on a review of the USFWS Wetlands Inventory (**Attachment B**) and confirmed by site surveys, there are no streams, creeks, or other wetlands on site. Vernal swales occur just outside the project boundary to the east and southeast. Due to project construction activities and the nearby presence of these off-site wetlands, off-site equipment staging or grading or fill escaping outside the project boundaries could impact the off-site wetlands through inadvertent mechanical destruction or fill—a potentially significant adverse impact. To minimize this potential impact, the following mitigation measure is required:

Mitigation Measure BIO-1: ESA Fencing/Avoid Special Status Plant Populations & Wetlands

Preserving Native Habitats

The project is located on the edge of the City's urban boundaries. The site already has numerous non-native and some invasive plant species (**Attachment B**). To avoid the spread of invasive species onto neighboring property and decrease the habitat values of adjoining property – a potentially significant adverse impact, the following mitigation measure is proposed:

Mitigation Measure BIO-9: 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 weed⁵ 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 weeds⁶ and propagules. (Food and Agriculture Code Sections 6305, 6341 and 6461).

⁵ 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).

⁶ Ibid.

Mitigation Monitoring BIO-9 Invasive Species: 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 or avoid impacts to the species 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?

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 City of Angels 2019-2027 General Plan Housing Element Implementation Program 2.A.b calls for the City to encourage the provision of smaller (e.g., duplex, triplex) multi-family infill projects in appropriately zoned districts through programs including, but not limited to:

- Reduce mitigation requirements for oak tree removal in AMC Chapter 17.64 for affordable housing

An ordinance revision is in progress to implement this program. To ensure compliance with the City's tree preservation program, the following mitigation measure is required:

Mitigation Measure BIO-10 Comply with Angels Municipal Code Chapter 17.64:
The Project will be required to comply with AMC Chapter 17.64 as it exists as of the date of issuance of a Grading Permit for the project.

Mitigation Monitoring BIO-10 Compliance with AMC 17.64:

The required mitigation measure shall be implemented prior to issuance of a Grading permit and is the responsibility of the Project proponent.

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

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 Windmiller Consulting 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.

Efforts to identify historical resources, historic properties, unique archaeological resources and Native American Tribal Cultural Resources included a records search by the Central California Information Center, California Historical Resources Information System; literature review of records provided by the information center and other archival sources, archaeological field survey conducted in the company of Ms. Debra Grimes, Calaveras Band of Mi-Wuk Indians and the developer; a sacred lands file search by the Native American Heritage Commission and contact with Native Americans listed by the commission.

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).

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 a result of the cultural resource study and survey efforts, four cultural resources were identified: a breached earthen dam; a large gouge adjacent to remnants of surface placer mining; a small, backfilled area of shattered rock and an area of large, earthen pads that appear readied for construction at some period in the past.

These resources were assessed for eligibility under the California Register of Historical Resources and National Register of Historic Places. The assessment of each resource as a unique archaeological resource was negative. No listed or eligible resources were identified on the subject property. Examination of the California Office of Historic Preservation (OHP),

Directory of Properties in the Historic Property Data File for Calaveras County and provided with the records search did not show any other listings on the Habitat for Humanity parcel.

The analysis concludes that no historical resources or historic properties listed on or eligible for the California Register, National Register or as unique archaeological resources will be impacted by the proposed development.

The potential remains that subsurface resources could be discovered during grading activities associated with project construction – a potentially significant adverse impact. Ms. Debra Grimes, Calaveras Band of Mi-Wuk Indians recommended monitoring any ground disturbing activities around a rise adjacent to a dry wash in the east portion of the project site. To minimize this potential impact, the following mitigation measures are proposed:

Mitigation Measure CULT-1 (BIO-8): 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; historic dumps (trash), mine workings 50 years old or older, dark gray or brown deposits with fire broken rock, stone tools, mining tools or other such features 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 features 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-range occupation of a residential subdivision with their associated energy uses.

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

A Geotechnical Engineering Study (GES) was prepared for the project and previously incorporated by reference (**Attachment C**). The GES included on-site excavations for test pits to evaluate on-site soils. In addition, soil types and characteristics within the Project area are identified in the following figure and table based on the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Soil Survey.

The following summarizes the findings of the GES and USDA NRCS Soil Survey data. As previously noted, final cuts and fills are expected to reach up to 23 feet. However, initial over-excavation recommended in the study is expected to temporarily result in deeper cuts and/or fills.

Figure 13: Project Soils Map (USDA NRCS Soil Survey, online 2020)

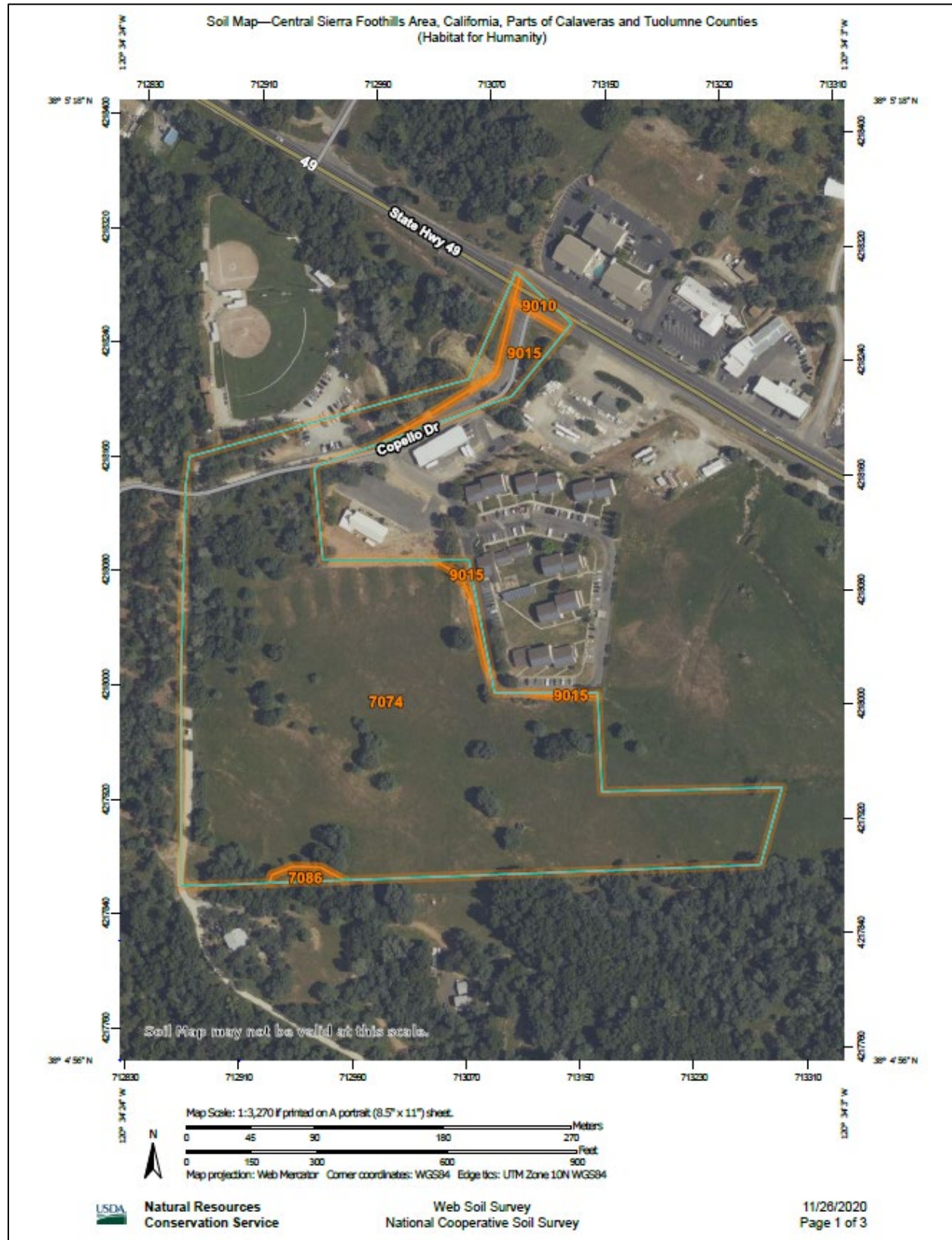


Table 6: On-Site Soil Characteristics

Soil Name	Characteristics Ratings	Acres on Project (% Total Acreage)
7074 Loafercreek-Bonanza Complex	<p><u>Parent material:</u> Colluvium over residuum derived from metavolcanics 3-15% slopes</p> <p>Not-Prime Agricultural Land CA Revised Storie index: Grade 4 (poor) Forest: Unrated</p> <p>Erosion Factor (Roads, Trails, off-road, off-trail) - Moderate Well-drained</p>	18.5 acres 95.0%
7086 Loafercreek-Gopheridge complex	<p><u>Parent material:</u> colluvium over residuum derived from metavolcanics 15-30% slopes</p> <p>Not-Prime Agricultural Land CA Revised Storie index: Grade 4 (poor) Forest: Unrated</p> <p>Erosion Factor (Roads, Trails, off-road, off trail) - Severe Well-drained</p>	0.1 acre 0.5%
9010 Urban Land	<p><u>Parent material:</u> urban (disturbed) 3-15% slopes</p> <p>Not-Prime Agricultural Land CA Revised Storie index: Not rated Forest: Unrated</p> <p>Erosion Factor - Not rated Drainage - Unclassified</p>	0.1 acre 0.7%
9015 Urban Land - Loafercreek-Dunstone complex	<p><u>Parent material:</u> urban (50%), Colluvium over residuum derived from metavolcanics 3-15% slopes</p> <p>Not-Prime Agricultural Land CA Revised Storie index: Not rated Forest: Unrated</p> <p>Erosion Factor - Not rated Drainage - Unclassified</p>	0.7 acre 3.8%

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 42⁷. The area has not been evaluated for liquefaction or landslides by the state⁸.

As stated in the GES:

“No active faults are known to cross the site, nor is the site located within an Earthquake Fault Hazard Zone, as established by the Alquist-Priolo Earthquake Fault Zoning Act (Bryant and Hart, 2007), therefore, ground rupture from faulting is not considered a significant hazard.”

The GES recommends using 2019 CBC standards for seismicity for construction (Class D). CBC standards are required for all construction in the City. Because these standards already apply to the project, no mitigation measures are necessary and impacts associated with fault rupture, seismic ground failure including liquefaction and landslides or ground shaking are not anticipated based on compliance with existing state regulations.

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 6**, on-site soils have a moderate erosion potential with a small portion rated as severe. Construction activities will disturb on-site soils creating a potential for eroded soils to be transported off-site and into drainages – a potentially significant adverse impact. The following mitigation measures are proposed:

⁷ <https://maps.conservation.ca.gov/cgs/EQZApp/app/> Accessed December 8, 2020.

⁸ <https://maps.conservation.ca.gov/cgs/EQZApp/app/> Accessed December 8, 2020.

Minimization Measure GEO-1 (BIO-8): Environmental Awareness Training

Mitigation Measure GEO-2: Erosion Control Plan/Best Management Practices (BMPs) to Protect Water Quality (Including NOI/NPDES/SWPPP)

- The Contractor shall prepare an Erosion Control Plan for review and approval by the City Engineer. All soils disturbed by grading shall be reseeded or hydromulched or otherwise stabilized 48 hours in advance of a rain event. Emergency erosion control measures shall be used as reasonably requested by the City. A likely rain/precipitation event is any weather pattern that is forecasted to have a 30% or greater chance of producing precipitation in the project area. The discharger shall obtain likely precipitation forecast information from the National Weather Service Forecast Office (e.g., by entering the zip code of the project's location at <http://www.srh.noaa.gov/forecast>). A qualifying rain event is one that produces 0.5 inch or more of precipitation within a 48 hour or greater period between rain events.
- All erosion control standards and measures identified in the Project's Geotechnical Engineering Survey shall be implemented in accordance with the recommendations of the GES in addition to the preceding, unless otherwise amended by the City Engineer.
- 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 GEO-2: Erosion Control BMPS, NOI/NPDES/SWPPP

The required mitigation measure will be incorporated into the project bid package and contract. Erosion control plan to be completed prior to a rain event. NOI/NPDES to be secured prior to ground disturbance. Implemented and maintained throughout project construction. The measure is the responsibility of the construction contractor.

Erosion control, drainage structures and site features are identified in the Project's Geotechnical Engineering Survey (GES) as requiring ongoing maintenance throughout the life of the project to ensure that drainage and erosion control features remain operable throughout the life of the project. Failure to maintain these structures could result in significant erosion off-site and undermine on-site structures – a potentially significant adverse impact. The following mitigation measure is proposed:

Mitigation Measure GEO-3: Infrastructure Maintenance Plan

Prior to issuance of a grading permit for the project (unless otherwise approved by the City Engineer), the Project Proponent shall submit an **Infrastructure Maintenance Plan** addressing the ongoing maintenance of drainage and erosion control structures [e.g.,

interceptor drains, subdrains, drainage retention pond(s), erosion control materials] and related facilities for review and approval by the City Engineer. The Plan shall address ongoing funding to maintain infrastructure and identify the entity responsible for ongoing maintenance.

Mitigation Monitoring GEO-3: The **Infrastructure Maintenance Plan** shall be included as an addendum to the Project's Development Agreement. Alternatively, a notice of Action will be filed for the entire property or ongoing infrastructure maintenance will be incorporated in the project CC&Rs and be the responsibility of the designated Homeowner's Association. Dependent upon the proposed form of ongoing funding, the City Engineer may approve an alternative to the preceding.

Proper implementation of the preceding is expected to minimize or avoid impacts 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

The purposes of the GES prepared for the project include:

Analysis of the findings from the field exploration to develop geotechnical recommendations for:

- General earthwork, including site stripping, subgrade preparation, temporary excavations, permanent slopes, trench backfill, import fill, compaction criteria, and site surface drainage;
- Foundation design and construction, including foundation type, allowable bearing capacities, lateral resistance, settlement, and foundation depth;
- 2019 CBC seismic design criteria;
- Potential geologic and seismic hazards and recommendations for mitigation;
- Lateral earth pressures and retaining wall design criteria;
- Concrete slabs and exterior flatwork; and
- Asphalt and concrete pavements.

Extensive grading and excavation (900,000± cubic yards) is proposed for the project. Cuts and fill slopes of up to 24± feet will result. The movement of that amount of soil carries with it the potential to create unstable soils—a potentially significant adverse impact.

To minimize this potential impact, the following measure is proposed.

Mitigation Measure GEO-4: Geotechnical Engineering Study

Prior to issuance of a grading permit, the applicant shall prepare and submit a Grading Plan prepared by a licensed civil engineer registered in California for review and approval by the Project Geologist of Record, City Engineer and, as applicable, the City's Chief Building Official. The Plan shall conform with the recommendations contained in the Project's Geotechnical study (unless modified with the approval of the City Engineer) including, but not limited to:

- Presence (on-site) of an engineering geologist during various stages of grading as identified in the Geotechnical Engineering Survey. The presence of an on-site geotechnical engineer shall be at the Project Proponent's expense.
- Grading and Earthwork Recommendations: Site preparation, stripping (including areas up to 5 feet beyond limits of proposed improvements) subgrade preparation (including field density testing), over-excavation of cut/fill transitions, engineered fill materials (including imported engineered fill or onsite material use and processing weathered bedrock) requirements, engineered fill placement (including compaction), excavations (including requirements for blasting, if necessary), temporary and permanent slopes (including horizontal to vertical inclination ratios and the use of interceptor drains)
- Underground utility trenches (including bedding, compaction, backfill material and placement)
- Subdrains
- Surface drainage control
- Foundation recommendations (including inspections by geotechnical engineer prior to installing reinforcing steel, bearing capacities)
- Slabs on grade (including standards for vapor retarders, and recommendations for use of a structural engineer or alternative standards)
- Retaining walls (surcharge loads, backfill drainage standards)
- Corrosion potential (recommendations for buried metal)
- Pavements (subgrade soil preparation, backfill, compaction, material content, drainage, subdrains and maintenance)

The Grading Plan shall additionally address, but is not limited to:

- Required grading setbacks from parcel boundaries in accordance with City Standards.

Mitigation Monitoring GEO-4 Geotechnical Engineering Study

The required mitigation measure review will be implemented prior to issuance of a grading permit. Requirements for on-site monitoring by a geotechnical engineer shall be incorporated into the bid package and contract.

Prior to construction bidding, the Geotechnical Engineer-of-Record (currently Condor) or a qualified professional civil engineer approved by the City Engineer shall review the geotechnical elements of project grading, foundation plans, and specifications to confirm that the intent of the Geotechnical Engineering Survey recommendations have been incorporated into project documents. If the Geotechnical Engineer of Record does not review the geotechnical elements of the plans and specifications, the reviewing geotechnical engineer or qualified professional civil engineer approved by the City should thoroughly review the report's conclusions and recommendations or provide alternative recommendations.

Throughout Project Construction: A representative of the Geotechnical Engineer-of-Record or a qualified professional civil engineer approved by the City Engineer shall be on-site to observe and advise during site preparation, grading and earthwork, paving, and construction of foundations and slabs-on-grade, and to conduct field observations and testing during earthwork. These observations should be supplemented with periodic density and compaction testing of subgrade and engineered fills to evaluate conformance with the recommendations contained in the Geotechnical Engineering Report.

Proper implementation of this measure is the responsibility of the Project proponent/construction contractor, Project Geotechnical Engineer and subject to review and approval by the City Engineer and Chief Building Official.

The findings of the Geotechnical Engineering Survey shall be updated once every two years until site preparation commences.

Prior to filing the final subdivision map, the map shall include a note identifying requirements for compliance with the Project's Geotechnical Engineering Study relative to foundation recommendations for individual homes.

Mitigation Measure GEO-5: Grading Plan and Drainage Plan Consistency

Prior to approving the Grading and Drainage Plans: Because numerous recommendations that may affect geotechnical conditions on site are related to the Drainage Study, the Geotechnical Engineer-of-Record (currently Condor) or a qualified professional civil engineer approved by the City Engineer shall review the Drainage Study for consistency with the findings of the Geotechnical Engineering Survey.

Mitigation Monitoring GEO-5: Grading Plan and Drainage Plan Consistency

The required mitigation measure will be completed prior to approval of the Grading and Drainage Plans. The measure is the responsibility of the construction contractor.

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 GEO-6: 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-6: The required mitigation measure will be implemented throughout Project construction. The measure is the responsibility of the construction contractor and, if necessary, a 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2.8.1 Background and Setting

An Air Quality and Greenhouse Gas Emission study, previously incorporated by reference, was prepared for the Project (**Attachment A**).

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 residents, 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

Neither the Calaveras County APCD nor the City of Angels Camp have adopted quantitative significance thresholds for GHG emissions. Therefore, the threshold used in this letter report is based on a threshold developed by the California Air Pollution Control Officers Association (CAPCOA). The CAPCOA document *CEQA & Climate Change – Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act* (California Air Pollution Control Officers Association 2008) presents a 900 metric ton per year (MT/yr) of carbon dioxide equivalent (CO₂e)) screening threshold. The CAPCOA threshold is considered a conservative threshold set at a level to “capture” or define 90 percent of land use development projects as significant. The CAPCOA document notes:

“A single quantitative threshold was developed in order to ensure capture of 90 percent or more of likely future discretionary developments. The objective was to set the emission threshold low enough to capture a substantial fraction of future residential and nonresidential development that will be constructed to accommodate future statewide population and job growth, while setting the emission threshold high enough to exclude small development projects that will contribute a relatively small fraction of the cumulative statewide GHG emissions.”

Per the Project’s air quality study, if the Proposed Project would generate more than 900 MT/yr of CO₂e, the project is considered to have a significant impact on global climate change. If the

project would generate 900 MT/yr of CO₂e or less, the project is considered to have a less-than-significant impact on global climate change. The 900 MT/yr of CO₂e threshold is applied in this letter report to both construction-related emissions and operational GHG emissions.

2.8.2 Analysis

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant.

Short-term construction-related and long-term operational emissions associated with the Habitat for Humanity Calaveras - Angels Camp Project were estimated using the CalEEMod emissions modeling program (California Air Pollution Control Officers Association 2016). CalEEMod is a land use emissions computer model designed to provide a platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and GHG emissions associated with both construction and operation of a variety of land use projects. The model quantifies direct emissions from construction and operation (including vehicle use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use.

Both construction and operation of the Habitat for Humanity Calaveras - Angels Camp Project would result in the generation of GHG emissions. The enclosed **Table 7** shows annual project-related GHG emissions.

None of the values shown in **Table 7** would exceed the 900 MT/yr of CO₂e significance thresholds. Therefore, this impact is considered less than significant, and no mitigation measures are required.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

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.

Table 7: Greenhouse Gas Emissions Habitat for Humanity

Year	Construction	Operational					TOTAL
		Area	Energy	Mobile	Waste	Water	
2021	123.1972	0.0000	0.0000	0.0000	0.0000	0.0000	123.1972
					Significant Impact?		No
2022	241.0595	0.0000	0.0000	0.0000	0.0000	0.0000	241.0595
					Significant Impact?		No
2023	240.8055	0.2112	17.7241	131.5683	6.1605	2.3068	398.7764
					Significant Impact?		No
2024	240.6233	0.4099	34.4056	246.1037	11.8182	4.4778	537.8385
					Significant Impact?		No
2025	240.4544	0.6086	51.0871	351.8771	17.6016	6.6489	668.2777
					Significant Impact?		No
2026	197.5205	0.8073	67.7686	450.6420	23.3849	8.8200	748.9433
					Significant Impact?		No
2027	197.2090	1.0681	81.5445	546.2727	28.2430	11.6695	866.0068
					Significant Impact?		No
2028	0.0000	1.3289	95.3203	636.9984	33.1010	14.5190	781.2676
					Significant Impact?		No
<hr/>							
Note:	All values are in metric tons of carbon dioxide equivalent (MT CO ₂ e) per year. Significance threshold = 900 MT CO ₂ e per year.						
Source:	CalEEMod emissions model.						

2.9 HAZARDS AND HAZARDOUS MATERIALS

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the Project:	Potential Significant 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.9.1 Background and Setting

Materials associated with 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?

No Impact.

The project will result in a residential subdivision. Residential uses, by their nature, do not routinely transport, use, or dispose of highly hazardous materials. Therefore, no potentially significant adverse impacts are anticipated based on the nature of the proposed use.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

- 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?*

Less than Significant with Mitigation

The project involves the short-term use of construction equipment which could result in unanticipated oil or related fluid leaks--a potentially significant adverse impact to off-site water quality and on-site soils. Therefore, the following mitigation measures are proposed:

Mitigation Measure HAZ-01 (MM BIO-8): Environmental Awareness Training

Mitigation Measure 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: Spill Prevention Plan

The required mitigation measure will be incorporated into the project bid package and contract. The required mitigation measure is required prior to site disturbance and will be implemented throughout Project construction. It is the responsibility of the construction contractor.

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

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact.

The project will result in a residential subdivision. Residential uses, by their nature, do not routinely transport, use or dispose of hazardous materials. The nearest occupied school is located more than one mile from the Project site. Therefore, no potentially significant adverse impacts are anticipated.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

- 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 1,000 feet of

the Project area. Based on the preceding, no impacts associated with known hazardous material sites are anticipated.

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 5.6± 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. The project is not located along an emergency access route. Development would not interfere with any future planned emergency access routes. The proposed project retains an access point through the site as necessary to accommodate a future Foundry Lane and the on-site through road is designed to intersect with the future Foundry Lane. Therefore, development on this site will have no impact on any emergency response plan and will not interfere with the City's or 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?*

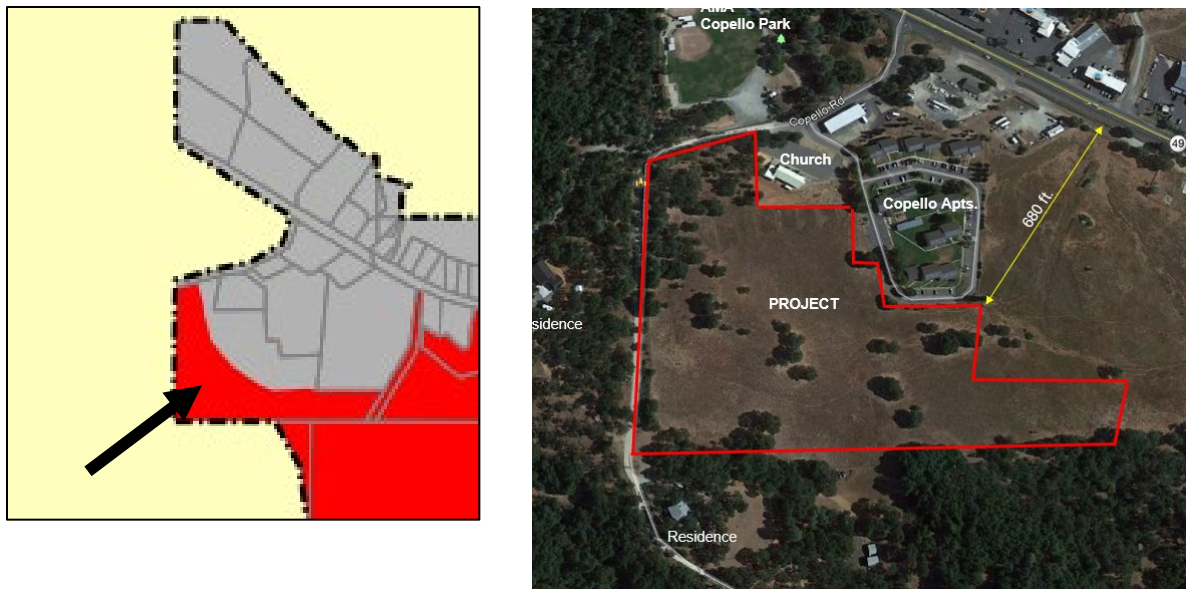
Less Than Significant with Mitigation.

A portion of the site is classified as a very high fire hazard severity zone by CalFire (**Figure 14**).

Based on actual vegetation boundaries, it is believed that the site was erroneously classified as very high fire hazard severity due to a lack of fine resolution on maps used to establish fire hazard severity boundaries. The City has notified the state of the discrepancy and requested a map amendment.

Regardless of any future map amendments, the fire hazard severity of the site will be altered through removal of all on-site vegetation in conjunction with site development. Without on-site vegetation, the site will be a moderate fire hazard at the time structures are built.

Figure 14: Very High Fire Hazard Severity Zone Boundary (red) and on-site vegetation



In addition to reducing fire hazard by removing on-site vegetation for the proposed development, Copello Drive will provide a further buffer from adjacent high fire hazard wildlands in the County along the western project boundary.

The City Fire Marshall has reviewed the proposed project. The primary fire risk in the future will be associated with tall grasses growing in common areas and along fill slopes that will be vegetated with grasses for erosion control. Failure to maintain grasses in these areas could result in a significant adverse impact associated with wildland fire. To mitigate this potential impact, the following is required:

Mitigation Measure HAZ-03: Vegetation Management for Wildland Fire Protection

Throughout the life of the project, the Project Proponent is, and individual landowners are, responsible for maintaining vegetation in compliance with the City's fire-safe vegetation management requirements as necessary to reduce wildland fire hazard. The Project Proponent (common areas and fill slopes) and landowner (individual parcels) 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. The Project Proponent is responsible for maintaining fuel loads on fill slopes, common areas, and the recreation area in accordance with adopted City standards.

Mitigation Monitoring HAZ-03: Mitigation Measure AES-3 (Landscaping Maintenance Plan) and **Mitigation Measure AES-7** (CC&Rs, Homeowner's Association) shall both include provisions for vegetation maintenance for fire safety. A Notice of Action will be filed for the Project.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

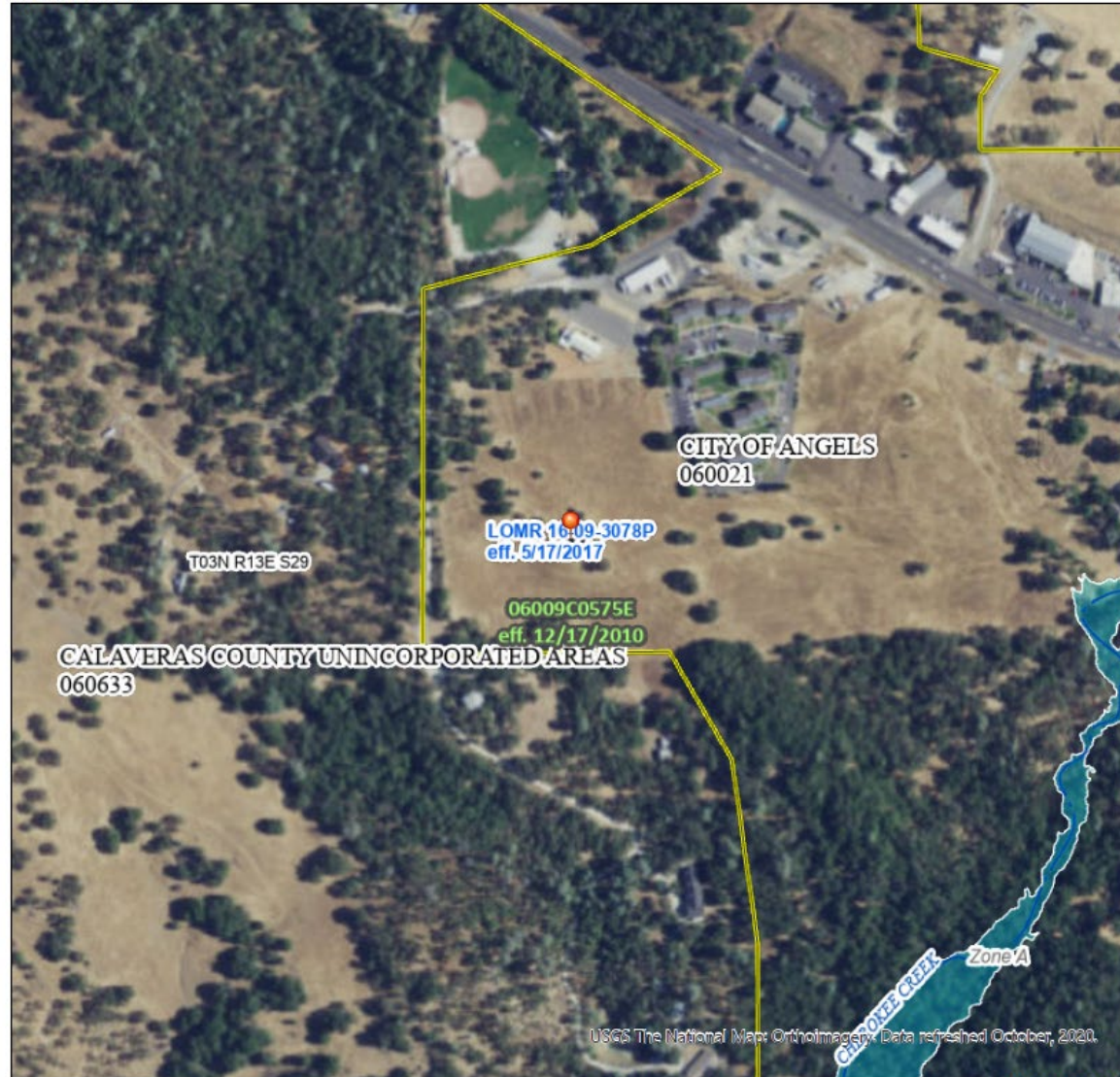
2.10.1 Background and Setting

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel# 06009C00575E (effective date December 17, 2010), identifies the Project boundaries in a Flood Zone X (Area of minimal flood hazard. No subsequent revisions have altered this site designation.

National Flood Hazard Layer FIRMette



120°34'36"W 38°5'18"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

120°33'59"W 38°4'49"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/26/2020 at 4:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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 will disturb soils and result in loss of topsoil and soil erosion. Runoff could carry eroded soils off-site and into the off-site drainage 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 as follows:

Mitigation Measure HYDRO-1 (MM GEO-2): Erosion Control & Best Management Practices (BMPs) to Protect Water Quality (Including NOI/NPDES/SWPPP)

Similarly, as noted in the Biological section of this study, drainage swales located immediately adjacent to the project's eastern boundary may receive eroded soils and runoff degrading water quality, a potentially significant adverse impact. The following mitigation measures are proposed:

Mitigation Measure HYDRO-2 (MM BIO-1): ESA Fencing/Avoid Special Status Plant Populations & Wetlands

Mitigation Measure HYDRO-3 (MM BIO-2) Silt Fencing/Erosion Control

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.

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

To ensure that all on-site workers are aware of these mitigation measures, the following is required:

Mitigation Measure HYDRO-5 (MM BIO-8): Environmental Awareness Training

Mitigation Measure HYDRO-6: Drainage Study and Drainage Plan

Prior to site disturbance, the Project Proponent shall submit a Drainage Study and Drainage Plan to the City Engineer and Geotechnical Engineer of Record (See **MM GEO- 5**) for review and approval. At a minimum, the plan shall:

- Include drainage calculations for peak flows to determine potential runoff and ensure that the drainage detention basin(s) are adequately sized to collect stormwater runoff as necessary to achieve **no net increase in stormwater runoff onto adjacent properties**.
- The proponent shall demonstrate that existing State drainage facilities will not be significantly impacted by the project. Drainage from this site flowing into the State Right-of-Way (ROW) may continue to do so with the conditions that peak flows may not be increased from the pre-construction quantity and the site runoff be treated to meet

present storm water quality standards. The applicant shall calculate runoff peak discharges for 10- and 100-year storm events for Pre and Post construction. Because Caltrans requests that the study demonstrate no impacts to Caltrans facilities, the study should comply with Caltrans Hydraulic Design Criteria.

- Incorporate all applicable measures included in the Geotechnical Engineering Study, unless otherwise waived by the City Engineer
- The Plan shall address ongoing maintenance of all drainage facilities in accordance with **MM GEO-3**

Mitigation Monitoring HYDRO-6: The required mitigation measure will be implemented prior to initiating site disturbance, shall be implemented during Project construction, and all drainage structures shall be maintained throughout the life of the Project. The measure is the responsibility of the Project Proponent.

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.*
 - iv. Impede or redirect flood flows?*

Less than Significant with Mitigation Incorporated.

The project will not alter any on-site drainages, but substantial grading will alter existing drainage patterns. 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—a potentially significant adverse impact. 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, that sufficient drainage structures

are incorporated, and that runoff does not adversely impact City or state infrastructure or adjoining properties, the following measures are required:

Mitigation Measure HYDRO-1 (MM GEO-2): Erosion Control & Best Management Practices (BMPs) to Protect Water Quality (Including NOI/NPDES/SWPPP)

Mitigation Measure HYDRO-6: Drainage Study and Drainage Plan

Proper implementation of the preceding is expected to reduce the potential impacts associated 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 and will rely on public water from the City. 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 checked="" type="checkbox"/>	<input 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 zoned Business Attraction and Expansion under the City of Angels Municipal Code and requiring a conditional use permit for housing. The remainder of the site is general planned for high density residential use and carries a multi-family residential zone.

2.11.2 Analysis

a) *Physically divide an established community?*

No Impact. The Project is located on vacant land near the northeastern portion of the City limits in an area transitioning between urban development in the City limits and oak woodlands in the County. 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. Since that time, the City growth rate has been as follows:

Table 8: Angels Camp 10-Year Average Growth Rate

Year	Population	% Growth Rate
2010	3836	Benchmark
2011	3836	0.0%
2012	3844	0.2%
2013	3831	-0.3%
2014	3850	0.5%
2015	3851	0.0%
2016	4001	3.9%
2017	3999	-0.0%
2018	4049	1.2%
2019	4095	1.1%
2020	4127	0.7%
10-year average		0.7%

Source: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and State 2011-2020 with 2010 Benchmark

Therefore, average 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 or until wastewater system improvements addressing the delivery system are completed.

The City Engineer has reviewed the proposed project and states the following:

Wastewater service to the Project is proposed via a 6-inch force main connection to an existing 6-inch collection sewer in Copello Drive. The existing 6-inch sewer is routed easterly along SR-49 to a series of 8-inch and 10-inch sewers that eventually discharge to the Altaville Pump Station. Flow from the Altaville Pump Station is directed to a trunk sewer network north of SR-49. In the 2012 Wastewater Master Plan, properties south of SR-49 and west of SR-4 will ultimately be routed southeast across SR-4 and connect to an upgraded trunk sewer network within the Greenhorn Creek area. Because upgrades to the Greenhorn Creek sewer system are not planned in the near-term, continued reliance on the trunk sewer network north of SR-49 to serve the Project is assumed. To mitigate hydraulic deficiencies in the East Angels Trunk Sewer further exacerbated by peak flows from the Project, construction of Schedule A improvements planned under the East Angels Trunk Sewer/Vallecito Road Sewer Replacement Project are necessary before the project

may proceed. These improvements include sewer replacements along Booster Way, including crossings of China Gulch and Angels Creek.

Completion of the East Angels Trunk Sewer/Vallecito Road Sewer Replacement Project will remove the “bottleneck” that inhibits the City’s wastewater delivery system and will remove the limitation established under **General Plan Program 2.B.f**. Engineering design and environmental work has been completed for the project. A proposal has been submitted to fund construction of the necessary improvements. The City anticipated funding and undertaking the Project prior to Project requests for certificates of occupancy. However, failure to construct the improvements would result in a potentially significant adverse impact due to an inconsistency with the General Plan program established to avoid a significant environmental impact. Therefore, the following mitigation measure is required for the project.

Mitigation Measure LU-1: Wastewater Delivery System Improvements

Prior to issuance of a certificate of occupancy for any structure on the site, the following wastewater delivery system improvements shall be completed: sewer replacements along Booster Way, including crossings of China Gulch and Angels Creek.

Mitigation Monitoring LU-1: Wastewater Delivery System Improvements

The required improvements shall occur prior to issuance of a certificate of occupancy for any structure on the project site. The City Engineer has the authority to approve individual units so long as no-net increase in overall sewer connections will occur (e.g., should existing connections be eliminated due to demolition).

Proper implementation of the preceding mitigation measure is expected to reduce the potential conflict with General Plan 2020 to a level of less-than-significant.

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. Under the 2019 Calaveras County General Plan, adjoining lands are designated as Rural Residential (RR) and not for resource production. As noted in the Cultural Resources section of this report, possible remnants of historical mining activity are found on site. However, the site is not adjacent to any designated mineral resources and is adjacent to urban development to the north and east. Given that the site 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 at nearby Copello Park, parking during church services at the adjacent church, and residential uses from Copello Apartments.

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-5): 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. However, these residential noise levels would be consistent with surrounding residential uses and generally lower than those of the adjacent Copello Park.

To ensure that the resulting residential land use will not adversely impact adjoining properties, 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						
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 5.6± 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2.14.1 Background and Setting

The project proposes new housing in an area designated for housing under the general plan and zoning code. No significant *extensions* of infrastructure to provide water, sewer, or transportation services are required. However, the following upgrades to existing facilities in the same location are anticipated for this new and other existing developments to meet existing City standards:

- Replace the existing water main within Copello Drive with a 10" pipeline to improve water delivery and fire flow from the main (SR 49) to the Project site (This project is included in the project scope for this project and the environmental impacts are as identified herein – **Figure 2**)
- Upgrade existing sewer lines and alignment in the vicinity of Booster Way and Vallecito Road (this project was the subject of a separate environmental review which was completed)
- Upgrading Copello Drive to the end of the publicly dedicated easement

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)?

Less than Significant.

None of the proposed upgrades to existing infrastructure systems will increase water or wastewater capacity (i.e., induce growth). Instead, these upgrades are necessary with or without the proposed project to remove overcharge in the wastewater system due largely to wet season inflow and infiltration due to deteriorating pipes and to improve water delivery and boost fire flow to existing (and the proposed new) development. The improvements will improve safety. However, the proposed project is at the northern-most reach of the City Limits and no City property that could benefit from the improved water delivery system exists beyond the proposed project boundaries. As noted, the upgrades are intended to address delivery issues with the existing system as necessary to meet existing City standards. Similarly, improving Copello Drive (paving) to meet current City standards will not extend the road to new areas that may induce development. Instead, the proposed project will convert the existing gravelled

roadway to a paved roadway to the edge of the property boundary. Therefore, no substantial unplanned growth is anticipated either directly or indirectly as a result of the proposed project.

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.

New residences will be constructed on a vacant site. Therefore, no significant adverse impacts associated with displacement 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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. Copello Park, located in the County, is immediately north of the proposed Project.

The City requires payment of a City Services Impact Mitigation Fee to address cumulative adverse impacts related to police, fire, and parks. That fee is currently waived for workforce housing.

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 Project, as workforce housing, qualifies under the Angels Municipal Code for a 100% waiver of fire and police impact mitigation fees. This waiver applies for applications received prior to June 2021. The 100% waiver was inadvertently included in the City's municipal code in 2016 without environmental analysis of potential impacts on City services. A code amendment has been adopted by the City Council to amend this discrepancy. However, without payment of the City's service impact mitigation fee for police and fire services, a potentially significant adverse impact to the City's police and fire services remains.

Given the City's desire to encourage work force/affordable housing, without the creation of a potentially significant cumulative adverse impact to its police and fire services; the City is proposing a reduced impact mitigation fee equivalent to that of a multi-family unit (rather than for a single-family home) thereby reducing, but not eliminating, the impact mitigation fee for fire services. This reduction is justified because the total number of individuals occupying 107 multi-family units would be approximately equivalent to the total number of individuals in the 107-unit subdivision that would generate a demand for fire services. This would reduce the overall current fee from \$523.79 to \$209.52 for each unit in the Project.

Similarly, reducing the City's police impact mitigation fee to that required for a single-family residence (\$360.83) for 100% of the project would reduce required fees for a large portion of the project (Police impact fees for multi-family housing are \$431.26). This reduction is justified because the total number of individuals occupying 107 single-family residences would be approximately equivalent to the total number of individuals in the 107-unit subdivision's single and multi-family units that would generate a demand for police services. This would reduce the fees from \$431.26 to \$360.83 for all units in the subdivision.

Based on the preceding, the following mitigation is proposed:

Mitigation Measure PUB SVC-1: Fire and Police Impact Mitigation Fees

Each unit, whether single-family or multi-family within the Project shall pay the City's existing Fire Impact Mitigation Fee for multi-family units. Each unit, whether single-family or multi-family within the Project boundaries shall pay the City's existing Police Impact Mitigation Fee for single-family units.

Mitigation Monitoring PUB SVC-1: Fire and Police Impact Mitigation Fees

Payments are due at issuance of a Building Permit. These may be deferred to certificate of occupancy upon request of the Project Proponent.

Proper implementation of the preceding measures is expected to minimize potential cumulative impacts to police and fire services to a level of less-than-significant.

Potential impacts to recreational facilities are evaluated in the following Section (Recreation).

School fees are established by individual school districts and are collected at issuance of a Building Permit. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.16.1 Background and Setting

The City has three parks serving the community: Gateway, Utica, and Tryon. Copello Park (in the County) is located immediately across from the proposed project. Copello park is operated by the Angels – Murphys – Arnold Booster's Club (AMA), a volunteer organization. Therefore, the park has restricted access and is not operated as a public park. However, it can be reserved for public/private use subject to a fee and adequate insurance.

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?*

Less Than Significant Impact

The proposed Project will increase population and demand for recreational facilities.

The Project, as workforce housing, qualifies under the Angels Municipal Code for a 100% waiver of park impact mitigation fees (including both park land and park improvements). This waiver applies for applications received prior to June 2021. The 100% waiver was inadvertently included in the City's municipal code in 2016 without environmental analysis of potential impacts on City services. A code amendment has been adopted by the City Council to amend this discrepancy. However, without payment of the City's service impact mitigation fee for park land and park improvements, remains a potentially significant adverse impact.

Pursuant to the City of Angels Municipal Code Section 16.24.105, a new subdivision requires dedication of .0075 acre per dwelling unit, up to the limits set forth in Section 66477 of the Subdivision Map Act. This results in a requirement for 0.8 acre of recreational land. The limits set by state law require that land dedication shall not exceed the proportionate amount necessary to provide three acres of park area per 1,000 persons residing within a subdivision. The most recent census identifies the number of persons per household for the City of Angels as 2.3 per household. For 107 units, this equals 246 persons. At a ratio of three acres of park area per 1,000 persons; 246 individuals would require 0.7 acre of park land. Therefore, required park land for the Project is 0.7 acre.

Because the Project is eligible, as workforce housing, for a 100% waiver of park land fees, potentially cumulative impacts to the City's overall recreation facilities without collection of park land impact mitigation fees remain potentially significant.

Given the City's desire to encourage work force/affordable housing, without the creation of a potentially significant cumulative adverse impact to its park and recreational services; the City is proposing the following justification for reducing the Project's impact mitigation fees:

- The City is receiving \$177,952 in per capita park funds to be used for park improvements (Utica Park children's playground)
- The City has been offered an additional 1.5± acres near Tryon Park to expand park facilities

As with water capital improvement fees, the City of Angels has adopted reduced fees for workforce/affordable housing based on and subject to off-sets where grant funding can provide an alternative funding source to supplement projected capital improvement costs.

Impact mitigation fees for park land dedication and improvement fees for the project (current) are as follows:

Type/# of Unit	In-Lieu Park Land (Subdivision)	Park Improvement Fee	Total Park Fee/unit	Total
Single Family 65 units	951.17	557.30	1508.47	\$98,050.55
Multi-Family (Condo) 42 units	757.06	443.56	1200.62	\$50,426.04
Grand Total Park Impact Fees for Project				\$148,476.59

Based on the City's receipt of \$177,952 in state funds for parks; a 100% waiver of park fees for the Project will be off set. Coupled with the Project's proposed set aside of 0.1 acre for recreational use on site; no significant adverse impact will occur based on impacts to recreational facilities. However, it is noted that the 0.1± acre on-site recreational use site will require development for project use in accordance with City Standards.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2.17.1 Background and Setting

Access to the site is provided from Copello Road. In the future, Foundry Lane will provide secondary access from the southeast portion of the site. A traffic study was completed for the project and previously incorporated by reference (**Attachment D**). The traffic study was reviewed by the City Engineer and Caltrans. The following summarizes the study and agency review findings. Non-mitigation conditions of project approval reflecting City standards also are included to provide a complete understanding of potential traffic impacts and required improvements.

2.17.2 Analysis

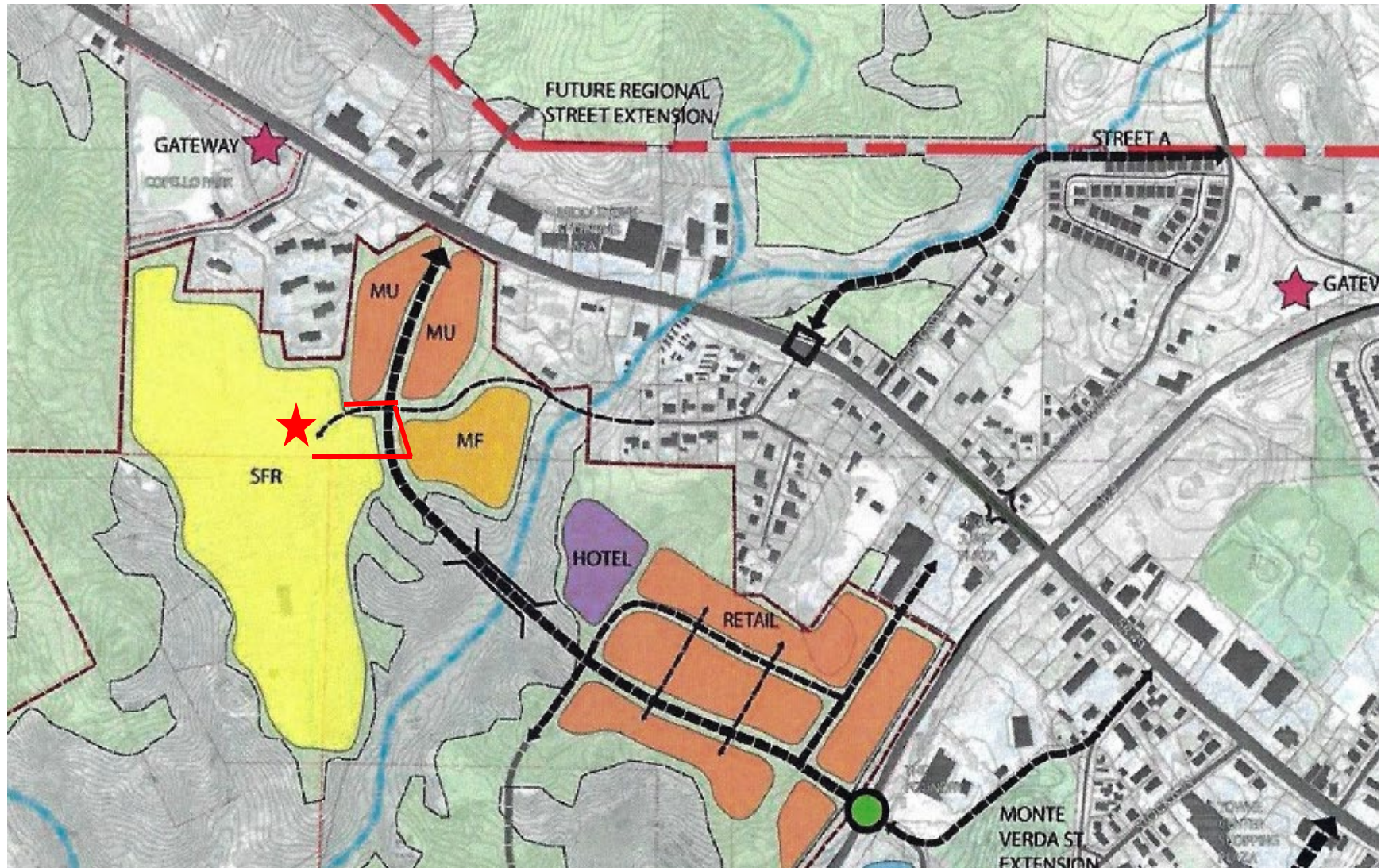
- a) *Conflict with a program, plan, ordinance, or policy addressing the circulation system including transit, roadways, bicycle, and pedestrian facilities*

Less than Significant with Mitigation

Based on a review of City of Angels General Plan 2020, Calaveras County Regional Transportation Plan, Calaveras County Bikeway and Pedestrian Plan, Calaveras County General Plan, Calaveras County General Plan EIR, the Angels Camp Main Street Plan, Angels Camp SR 4 & SR 49 Gateway and Corridor Study and the Angels Camp North Main Street Plan; future circulation improvements in the Project vicinity include:

- A. *Angels Camp SR 4 & SR 49 Gateway and Corridor Study*: Foundry Lane through the Project site with a road connection from Habitat for Humanity to Foundry Lane (**Figure 15**)
- B. *North Main Street Plan*: Transit, bicycle, and pedestrian improvements in the vicinity of the SR 49/Copello intersection, along Copello Drive and in association with Foundry Lane (**Figures 16-19**). Applicable to the project area, the City's North Main Street Plan includes a 6-8-foot sidewalk along Copello Drive from SR 49 to the project site (**Figure 16**), a future crosswalk (**Figure 18 and 19**) across SR 49 near the Copello Drive intersection, a transit stop just south of the SR 49/Copello Drive intersection and future connections from the Project site to bike and pedestrian facilities along Foundry Lane (**Figures 17 and 18**).

Figure 15: Future Foundry Lane (Conceptual) and Habitat for Humanity Connection (Conceptual)



Source: Angels Camp SR 4 & SR 49 Gateway and Corridor Study, Appendix 2, January 2016, Figure 6, Circulation Concepts, Concept 1

Figure 16: Conceptual Plans North Main Street Plan

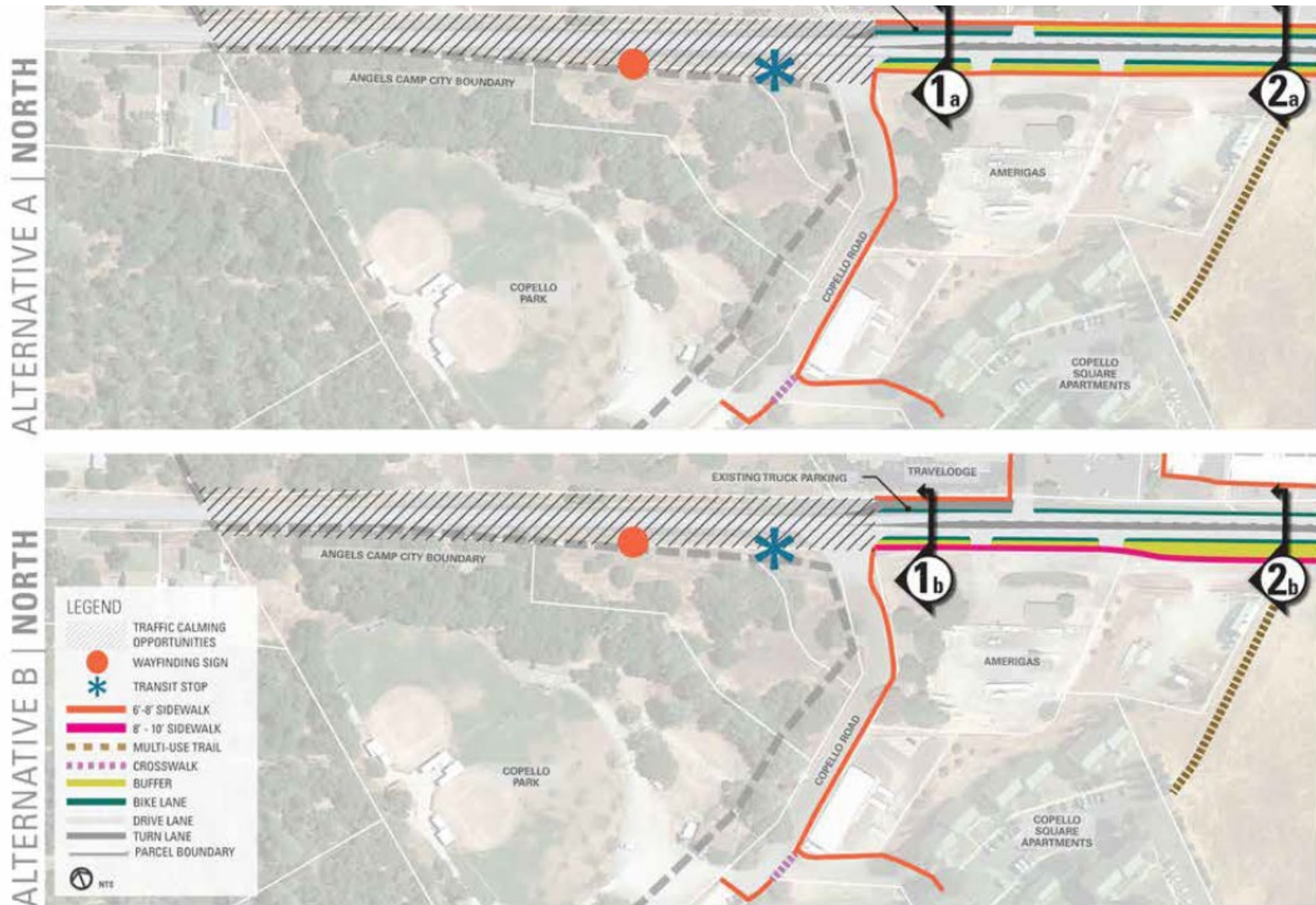


Figure 17: Conceptual Design Short Term

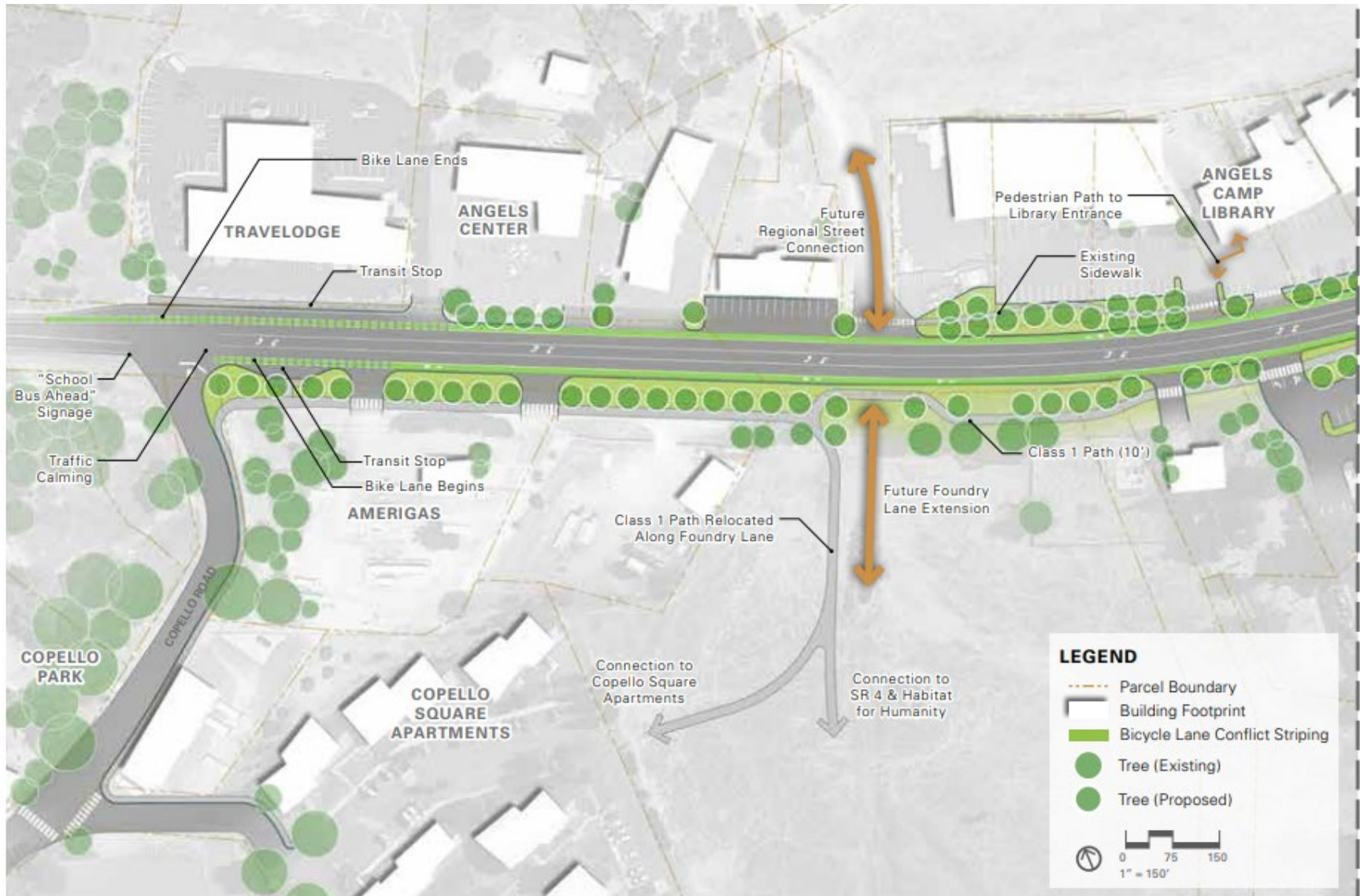


Figure 18: Long-Term Conceptual Plan

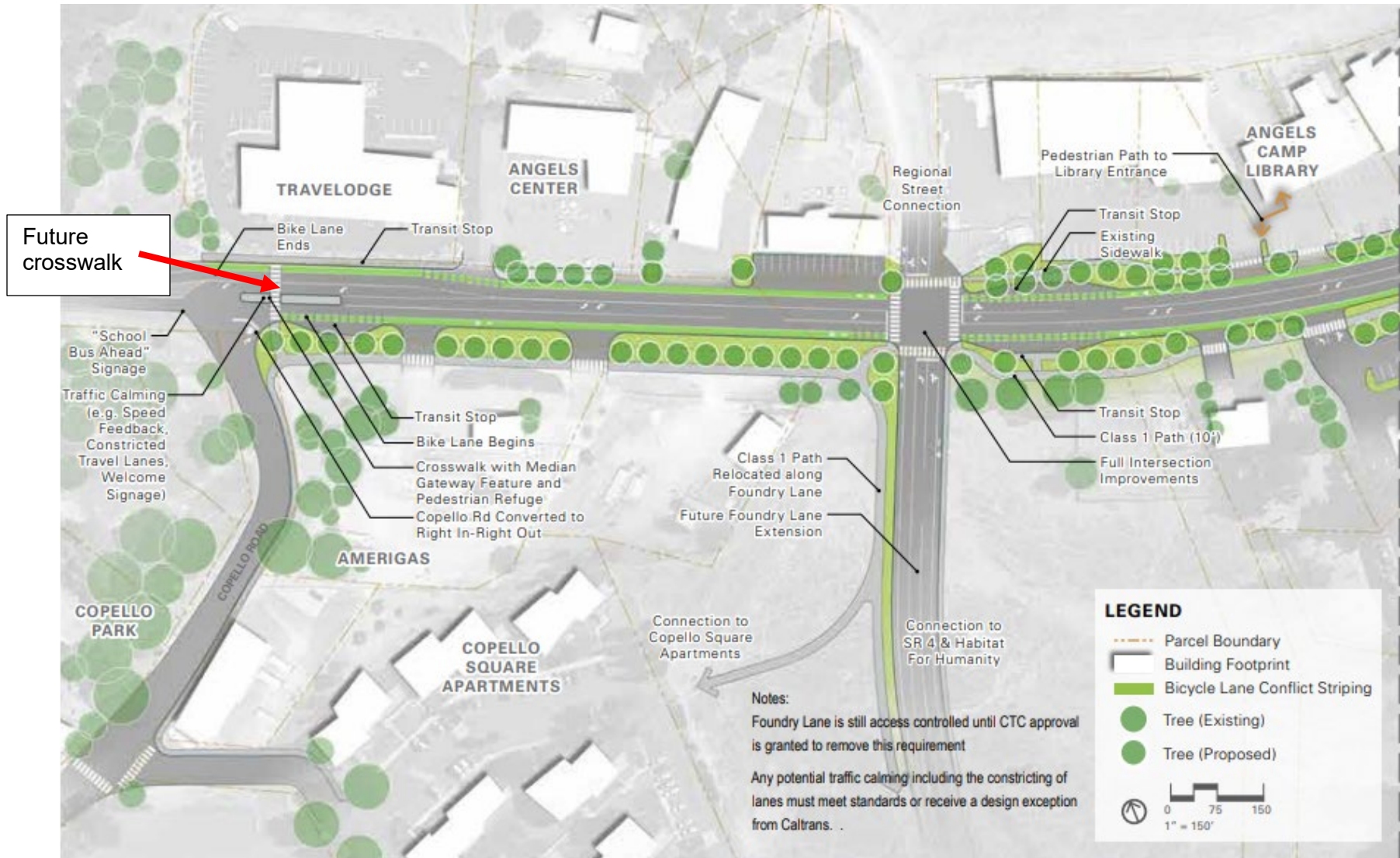


Figure 19: Proposed Improvements at Copello Road and Transit Stop (Looking North)



Threshold of Significance

Per General Plan 2020 Implementation Program 3.A.e, the City has established Level of Service (LOS) standards for the City Roadway System for new development based on roadway classification. Level of Service is a qualitative measurement used to analyze roadways and intersections by assessing the quality of traffic flow based on speed, travel time, maneuverability, delay, and safety. Generally, LOS may be described as follows:

Level of Service	Description
A	Highest driver comfort; free flowing
B	High degree of driver comfort; little delay
C	Acceptable level of driver comfort; some delay
D	Some driver frustration; moderate delay
E	High level of driver frustration; high levels of delay
F	Highest level of driver frustration; excessive delays

SR 49 is designated an “Arterial” and Copello Drive is classified as a Minor Street (Local Road). Per the General Plan, a LOS C standard should be achieved on Local Roads within one-half mile of Arterials. Minimum peak hour LOS for intersections of Local Roads with Arterial Roads shall operate at a minimum LOS D.

Traffic operations at the SR 49 / Copello Drive intersection were evaluated in the Project traffic study based on Year 2020 (existing) traffic volumes and for future (2040) traffic conditions at the SR 49/Copello Drive intersection.

Because conditions existing during preparation of the traffic study were influenced by both the travel limitations caused by COVID-19 and the absence of school traffic during summer months, a method was employed to adjust new counts made on July 30, 2020 to create “normal” traffic levels as follows:

- New a.m. and p.m. peak hour traffic counts were conducted at the SR 49 / Copello Drive intersection.
- Recent traffic counts made before the COVID shutdown while area schools were in session were obtained for SR 49 intersections further south on SR 49 near the Tractor Supply store (p.m. peak hour) and at Frog Jump Plaza (a.m. peak hour) to identify the normal traffic volume on SR 49 in the area south of the project. It was assumed that the through traffic north of those locations would also occur at the Copello Drive intersection.
- Trips associated with the Tractor Supply Store were added.
- Copello Drive traffic was adjusted to reflect traffic for the existing 50-unit Copello Square Apartments under normal conditions.
- 2020 counts at SR 49 at Copello Drive were balanced to adjusted historic data

The resulting weekday peak hour traffic volumes are in **Table 9**. The effects of the increased traffic resulting from the project under existing conditions and future conditions are as follows:

Table 9: SR 49 / Copello Drive Intersection Operations

Condition	Control	AM Peak Hour		PM Peak Hour		Traffic Signal Warranted?
		Average Delay (sec/veh)	LOS	Average Delay (sec/veh)	LOS	
Existing Conditions	NB Stop	11.9	B	14.0	B	No
Existing Plus Project		13.9	B	16.1	C	No
Long Term No Project		44.8	E	40.8	E	No
Long Term Plus Project		132.5	F	80.8	F	No

As shown, levels of service at the Copello Drive/SR 49 intersection drop from a LOS B to a LOS C under existing conditions. Under Angels Camp General Plan 2020, a LOS C standard is required for Local Roads within ½ mile of an Arterial. Therefore, under existing conditions, with the addition of the Habitat for Humanity Project, the threshold is not exceeded and no potentially significant adverse impact will occur.

In 2040, *without the project*, anticipated traffic increases along SR 49 are expected to reduce the LOS at the intersection to LOS E, less than the City's LOS D goal. Therefore, LOS at the intersection with the project cannot be required to meet better than LOS E (i.e., the project cannot be required to meet standards better than those that would exist without the project). However, with the addition of the project, by 2040, the LOS could be reduced from LOS E to LOS F – a potentially significant adverse impact.

The traffic study evaluated potential improvements that could occur at the intersection to improve LOS including a traffic signal. Under both existing and future conditions, traffic volumes at the intersection (with or without the project) do not meet traffic warrants (i.e., a traffic signal is not justified).

LOS may be improved at an unsignalized intersection by reducing traffic volume, providing alternative routes, controlling speed among other measures. Based on further review by the City Engineer, LOS at the intersection could be improved by the following:

- Constructing Foundry Lane from the project site to SR 49 (i.e., provide an alternative route). This project already is included in the City's general plan and the adopted Angels Camp SR 4 & SR 49 Gateway and Corridor Study. A portion of future Foundry Lane passes through the Project site.
- Reducing traffic volume. Constructing the planned transit stop at Copello/SR 49 would encourage increased transit use from those living on Copello Drive thereby reducing traffic volumes at the intersection. This project already is included in the *Angels Camp North Main Street Plan*.
- Increasing bicycle and pedestrian facilities. Constructing bicycle and pedestrian facilities could encourage increased bike and pedestrian use from those living on Copello Drive, especially given the location of a grocery store and commercial services across SR 49. This could assist in reducing traffic volumes at the intersection. Portions of proposed bicycle and pedestrian projects along Copello and SR 49 already is included in the *Angels Camp North Main Street Plan*.

- Controlling speed. Improving warning signs on approach to the Copello/SR 49 intersection for southbound traffic, including installation of a radar speed sign could improve speed control south of the intersection at the transition from 55 mph to 45 mph approaching Copello/SR 49.

Based on the preceding, and as necessary for consistency with adopted City plans; the following mitigation measures are proposed:

Mitigation Measure TRANS-1: Offer of Dedication Future Foundry Lane

Prior to recording the final subdivision map, the Project Proponent shall include an offer of dedication of right-of-way to the public for future Foundry Lane (including ROW to accommodate future bicycle and pedestrian facilities) within the Project boundaries in accordance with road improvement plans reviewed and approved by the City Engineer.

Mitigation Monitoring TRANS-1 Foundry Lane:

This measure is required prior to filing a final subdivision map. It is the responsibility of the project proponent and will be subject to acceptance by the City Council at such time as the City requires public use of the easement.

Mitigation Measure TRANS-2 Habitat/Foundry Lane Connector

Prior to site disturbance, the Project Proponent shall submit a Road Improvement Plan for review and approval by the City Engineer including detailed road plans for the intersection of the Project Road with and including Foundry Lane within the project's boundary. Plans shall detail the development's street connection to Foundry Lane and identify sufficient space reserved for Foundry Lane and the future Project Road connection from Habitat for Humanity (plus the site's proposed drainage basin). **It is anticipated that relocation of the eastern-most residence and residential lot boundary (Lot 26 on the TSM) will be necessary to accommodate future roadway and intersection.**

Mitigation Monitoring TRANS-2 Foundry Lane Connector

This measure is required prior to site disturbance. It is the responsibility of the project proponent and will be subject to acceptance by the City Engineer.

Mitigation Measure TRANS-3 Advanced Warning Signs on SR 49

Prior to site disturbance, the Project Proponent shall submit a Road Improvement Plan for review and approval by the City Engineer including the locations of the new advanced warning signs on SR 49. It is anticipated that one of the signs shall include a solar powered radar speed sign unless otherwise waived by the City Engineer. The Project Proponent shall be responsible for the cost of sign installation and design. The City will submit applicable encroachment permit applications to Caltrans. Signs shall be installed and working prior to issuance of a certificate of occupancy for any on-site residence unless bonding (or similar) is approved by the City Engineer.

Mitigation Monitoring TRANS-3 Advanced Warning Signs

This measure is required prior to site disturbance and installation is required prior to issuance of any certificate of occupancy. It is the responsibility of the project proponent and subject to acceptance by the City Engineer and Caltrans.

Mitigation Measure TRANS-4: Bike and Pedestrian Pathway along Copello

Prior to site disturbance, the Project Proponent shall submit a Road Improvement Plan for review and approval by the City Engineer. The Plan will include an all-weather bike and pedestrian pathway along the Project side of Copello Drive extending from SR 49 to the project entrance wherever existing right-of-way permits as determined by the City Engineer. Required signage shall be included. Plans shall be consistent and compatible with the adopted *North Main Street Plan* relative to the location of the bike/pedestrian pathway and including a crosswalk, or equivalent, across Copello Drive to Copello Park. Construction shall be at the expense of the Project Proponent and completed prior to issuance of an occupancy permit for any residential structure unless bonding (or similar) is approved by the City Engineer.

Mitigation Monitoring TRANS-4 Bike and Pedestrian Pathway along Copello

This measure is required prior to site disturbance and installation is required prior to issuance of a certificate of occupancy. It is the responsibility of the project proponent and subject to acceptance by the City Engineer.

Mitigation Measure TRANS-5: SR 49 Crosswalk

Prior to site disturbance, the Project Proponent shall submit plans for a SR 49 Crosswalk (or equivalent) consistent with the *Angels Camp North Main Street Plan* if a crosswalk is required and approved by Caltrans. The crosswalk is subject to review and approval by the City Engineer and Caltrans. If not approved by Caltrans, the Project Proponent is not responsible for installing the crosswalk. If approved by Caltrans, the Project Proponent is responsible for the costs of design and installation. The improvement shall be installed prior to issuance of a Certificate of Occupancy for any residential structure unless bonding (or similar) is approved by the City Engineer.

It is anticipated that the crossing will either be a traditional crosswalk or be in the form of a wireless, solar-powered, Rectangular Rapid Flashing Beacon (RRFB) – operated by pedestrians on an as-needed basis.



Mitigation Monitoring TRANS-5: SR 49 Crosswalk

If approved by Caltrans, this measure is required prior to site disturbance and installation is required prior to issuance of a certificate of occupancy. It is the responsibility of the project proponent and subject to acceptance by the City Engineer and subject to approval by Caltrans.

Proper implementation of the preceding measures is expected to reduce the potential impacts to a level of less-than-significant by improving LOS at the intersection in the long-term.

In accordance with City code and adopted standards, the following is required:

Condition TRANS-A: Road Improvement Plan

Prior to site disturbance, the Project Proponent shall submit a Road Improvement Plan for review and approval by the City Engineer. The Plan will include but is not limited to:

1. Detailed road improvement plans for Copello Drive in accordance with City standards.
 - a. Copello Drive shall be improved (paved) to a width of at least 32 feet to the project's northwest parcel boundary (i.e., beyond the project entrance).
 - b. Roadway striping along Copello Drive from SR 49 to the end of pavement as required by the City Engineer
 - c. Signage along Copello Drive as required by the City Engineer.
2. Habitat Foundry Lane Connector (MM TRANS-2)
3. Advanced Warning Signs on SR 49 (MM TRANS-3)
4. Bike and Pedestrian Pathway along Copello (MM TRANS-4)
5. Locations and design of Crosswalk/ Rectangular Rapid Flashing Beacon across SR 49, or equivalent (MM TRANS-5), subject to Caltrans approval
6. A temporary cul-de-sac (or equivalent as approved by the City Engineer and Fire Department) at the dead-end of the on-site Project Roadway at future Foundry Lane. The turn-around shall be sufficient to accommodate emergency response vehicle turnaround until Foundry Lane and the Project connecting roadway to Foundry Lane are constructed.

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

Less than Significant

Under SB 743 local agencies must move from a Level of Service based approach for CEQA transportation impact analysis to one based on Vehicle Miles Traveled (VMT). Simply stated VMT is the measure of the total distance traveled on the trips generated by a project. The goal of SB 743 is a 15% reduction in total regional VMT. Guidelines developed in the California Governor's Office of Planning and Research (OPR)' December 2018 publication, *Technical Advisory on Evaluating Transportation Impacts in CEQA* provide direction in lieu of analysis methods and significance criteria that may be adopted by local agencies. That direction indicates that the VMT impacts of many types of development should normally be presumed to have less than significant impacts for:

- Locally serving retail less than 50,000 sf.

- Development along high-quality transit corridors
- Affordable housing

The project is an affordable housing project. Based on these criteria because the project is affordable the project's transportation impacts based on VMT are less than significant.

Mitigation Measure: None required.

Mitigation Monitoring: Not applicable.

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

Site Distance

The Project traffic study undertook a field review to observe conditions at the SR 49 / Copello Drive intersection. The intersection is controlled by a stop sign on the Copello Drive approach. The two-way left turn lane (TWLT lane) on SR 49 serves as a left turn lane into the site. SR 49 in this area was recently resurfaced, and the pavement within the state right of way and on the immediate Copello Drive approach to the intersection is in good condition. There are no crosswalks striped at this intersection. A streetlight exists on the southeast corner.

Available sight distance at the intersection was reviewed in the field. There is a slight crest vertical curve on SR 49 near the intersection. However, the view from Copello Drive looking north and south onto SR 49 is clear, as the roadway alignment is straight (**Figures 20 and 21**). The available sight distance measured 15 feet from the edge of the travel way is about 650 feet, which exceeds the minimum stopping sight distance requirement for the 45 mph speed limit (i.e., 360 feet) and for the 55 mph limit starting further north (i.e., 500 feet). The available sight distance would also satisfy the corner sight distance requirement feet).

Traffic Signal

The Project traffic study undertook an evaluation of the necessity for a traffic signal at the intersection. Based on traffic volumes at the intersection, a traffic signal is not warranted at the intersection.

Turning Movements

The project will increase the number of vehicles using the existing TWLT lane approaching Copello Drive, however, the next southbound left turn movement occurs at the Travelodge driveway about 200 feet away. That distance is adequate to accommodate possible concurrent left turns at each location.

The project will not regularly generate truck traffic, so the adequacy of the intersection for large trucks is not a consideration. Some truck traffic could occur during construction, but this activity would be temporary. The radii on the intersection's returns would accommodate normal truck traffic. The pavement section within the state right of way is in good condition, and short-term construction traffic would be unlikely to create the need for immediate maintenance.

Figure 20: View Looking South at Copello/SR 49



Figure 21: View Looking North at Copello/SR 49 Intersection



Pedestrians / Bicyclists

The project is expected to generate pedestrian / bicycle activity between the site and destinations south along SR 49. The Mark Twain Center and Angels Food Market are located on the east side of the highway ¼ mile south of Copello Drive, while Frog Jump Plaza on the west side is about ¾ mile to the south of Copello Drive.

Project generated pedestrians would walk or ride along SR 49 using the paved shoulders and intermittent sidewalks that accommodate the limited pedestrian activity that occurs today. While long-term multi-modal improvements to the SR 49 are planned, upgrades to pedestrian and bicycle facilities along the corridor are beyond the responsibility of a single development project and are not recommended pursuant to the traffic study.

The extent to which a marked crossing on SR 49 is justified to safely link the site with attractions on the east side was considered. Under the California Vehicle Code a legal crossing exists at public road intersections whether marked or not. Typically, crosswalks are provided to concentrate pedestrians into specific crossings locations. Caltrans District 10 prefers to avoid marked crossings on high-speed roads because crosswalks do not force motorists to stop and can give pedestrians a false sense of security. The amount of pedestrian activity at a crossing is a consideration when a marked crossing is being evaluated, and at high-speed locations the threshold typically applied (i.e., minimum 20 pedestrians per hour (pph)), also triggers the need for enhancements such as flashing beacons.

In this case, it is not anticipated per the traffic study that the project in combination with the existing Copello Square apartments would result in 20 pph. The current pedestrian count in the area between Copello Drive and Angels Market on a weekend is unknown. However, to reach that 20 pph level roughly 60 pedestrians would need to make a round trip (i.e., 120 crossings) over the six-hour period from 10:00 a.m. to 4:00 p.m. on a Saturday. 60 pedestrians would represent roughly one person from 38% of the 157 existing and proposed residences. This level of pedestrian activity is not anticipated.

If a crossing was to be installed, the Copello Drive intersection would be the likely location. While this location is near the transition from a 55 mph to 45 mph speed limit, a sidewalk already exists on the east side. It is likely that if a marked crossing is installed further south pedestrians would jaywalk to that sidewalk.

The City of Angels and project proponents do not have the authority to install a marked crossing on SR 49, and Caltrans approval would be required. A formal landing area would be required on both sides of the highway, and each landing area must be ADA accessible. Appropriate enhancements (i.e., signs / flashers) would also be required.

The traffic study recommends that the project proponents be required to construct an enhanced marked crossing, if requested and approved by Caltrans. The following mitigation measure is included:

Mitigation Measure TRANS-5: SR 49 Crosswalk

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

In addition to pedestrians crossing SR 49 at Copello, the project would result in pedestrians walking between the site and SR 49 along Copello Drive. Because automobile traffic is not projected to be extensive, a concrete sidewalk is not specifically needed, but an all-weather

surface beyond the limits of the normal vehicle travel way is required between the site and SR 49 to ensure safe pedestrian travel. This recommendation can generally be accommodated by the existing pavement width on Copello Drive from the Copello Square access easterly and will need to be provided in from that point to the project site in conjunction with Copello Road improvements required for the Project pursuant to City standards.

The following mitigation measure is required:

Mitigation Measure TRANS-4: Bike and Pedestrian Pathway along Copello

Proper implementation of the preceding measure 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. The project is not located along an emergency access route. Development would not interfere with any future planned emergency access routes. The proposed project retains an access point through the site as necessary to accommodate a future Foundry Lane and the on-site through road is designed to intersect with the future Foundry Lane. Therefore, development on this site will have no impact on any emergency response plan and will not interfere with the City's or 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. It is noted, however; that the City Fire Department reviewed the project and found that, due to looped interior roadways, a separate emergency access route was not required.

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

An archaeological study was conducted by Windmill Consulting 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.

Efforts to identify historical resources, historic properties, unique archaeological resources and Native American Tribal Cultural Resources included a records search by the Central California Information Center, California Historical Resources Information System; literature review of records provided by the information center and other archival sources, archaeological field survey conducted in the company of Ms. Debra Grimes, Calaveras Band of Mi-Wuk Indians and the developer; a sacred lands file search by the Native American Heritage Commission and contact with Native Americans listed by the commission.

On June 8, 2020, the Native American Heritage Commission (NAHC) responded to the consultant's request for a sacred lands file search and list of Native American contacts. The commission reported negative results for the sacred lands file search.

The following contacts identified by the NAHC were contacted and the outcomes were as follows:

NACH Designated Contact	Contact	Outcome
Ms. Debra Grimes Cultural Resources Specialist Calaveras Band of Mi-Wuk Indians P.O. Box 1015 West Point, CA 95265	June 8, 2020 notified in writing	Conducted site visit with the field survey team and developer August 5, 2020 Recommended monitoring ground disturbing activities along a small rise and dry wash in the eastern portion of the site. Incorporated into mitigation measures.
Ms. Gloria Grimes Chairperson Calaveras Band of Mi-Wuk Indians P.O. Box 899 West Point, CA 95265	June 8, 2020 notified in writing 8/31/2020 Attempt to contact by phone	No response by 8/31/2020
Calaveras Band of Mi-Wuk Indians 546 Bald Mountain Road West Point, CA 95255	June 8, 2020 notified in writing 7/9/2020 Contact by phone	Daughter of gentleman who monitored calls for the tribe had passed away. There were no other comments.
Ms Silvia Burley California Valley Miwok Tribe 14807 Avenida Central LaGrange, CA 95329	June 8, 2020 notified in writing 8/31/2020 Attempt to contact by phone	No response by 8/31/2020
Ms. Sara Setchaelo Chairperson Ione Band Miwok 9252 Bush Street, Suite 2 Plymouth, CA 95669	June 8, 2020 notified in writing Attempt to contact by phone	No response by 8/31/2020

As noted, the project archaeologist conducted site visit with Ms. Grimes, the field survey team and developer on August 5, 2020.

Prior to the formal archaeological survey, Amy Augustine, City Planner walked the site with Ms. Grimes Calaveras Band of Mi-Wuk on June 12, 2020. In addition, she visited the site during the project's preliminary review with Lawrence Wilson and Petee Ramirez, Interested Parties and members of the Native American community in February 2019. Findings from those site visits are consistent with those conveyed to the project archaeologist as documented herein.

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).

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 the site walk with Ms. Debra Grimes, Calaveras Band of Mi-Wuk Indians; Ms. Grimes recommended monitoring any ground disturbing activities around a rise adjacent to a dry wash in the east portion of the project site. The discovery of subsurface resources is a potentially significant adverse impact. To mitigate this potential impact, 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: Native American Monitoring

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, in particular in the location near the rise and adjacent (off-site) dry wash near the eastern/southeastern parcel boundary.

Mitigation Monitoring TCR-4: Native American Monitoring

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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?*

Less Than Significant with Mitigation

Wastewater delivery

As previously discussed in the Land Use (Section 2.11) of this study:

To mitigate hydraulic deficiencies in the East Angels Trunk Sewer further exacerbated by peak flows from the Project, construction of Schedule A improvements planned under the East Angels Trunk Sewer/Vallecito Road Sewer Replacement Project are necessary before the project may proceed. These improvements include sewer replacements along Booster Way, including crossings of China Gulch and Angels Creek.

Completion of the East Angels Trunk Sewer/Vallecito Road Sewer Replacement Project will remove the “bottleneck” that inhibits the City’s wastewater delivery system and will remove the limitation established under **General Plan Program 2.B.f** . Engineering design and environmental work has been completed for the project. A proposal has been submitted to fund construction of the necessary improvements. The City anticipated funding and undertaking the Project prior to Project requests for certificates of occupancy. However, failure to construct the improvements would result in a potentially significant adverse impact due to an inconsistency with the General Plan program established to avoid a significant environmental impact. Therefore, the following mitigation measure is required for the project.

Mitigation Measure UTILITY-1 (LU-1): Wastewater Delivery System Improvements

Proper implementation of the preceding mitigation measure is expected to reduce the potential conflict with General Plan 2020 to a level of less-than-significant.

Water

The City Engineer has reviewed the proposed project and states:

Water service to the Project is proposed via an 8-inch connection to an existing 8-inch distribution main in Copello Drive. The existing 8-inch pipeline is part of an 8-inch loop that extends easterly along SR-49, approximately 1,800 ft to a 10-inch pipeline. Because of the distance to the 10-inch connection, fire flows and pressures have been difficult to maintain along Copello Drive as noted in the 2013 City Water Master Plan. This deficiency would be further exacerbated with the additional demands projected for the Project. Therefore, extension of the 10-inch pipeline 1,800 ft to Copello Drive and inter-connections to the 8-inch loop are necessary to mitigate deficiencies during emergency demand conditions.

It is noted that extension of the 10-inch pipeline was identified in the 2013 City Water Master Plan as the Golden Chain Highway Pipeline Replacement Project. Dollars have been earmarked in the FY 21 budget for some of these water line improvements by the City. The City is aware of the Proposed project and is working to facilitate this planned project. However, occupancy of homes at the Project site cannot proceed until emergency fire flows can be guaranteed – a potentially significant adverse impact. Therefore, the following mitigation measure is required:

Mitigation Measure UTILITY-2: Water Delivery System Improvements

Prior to issuance of a certificate of occupancy for any structure on the site, the following water delivery system improvements shall be completed: Extension of the 10-inch pipeline 1,800 ft to Copello Drive and inter-connections to the 8-inch loop are necessary to mitigate deficiencies during emergency demand conditions.

Mitigation Monitoring Utility-2: Water Delivery System Improvements

The required improvements shall occur prior to issuance of a certificate of occupancy for any structure on the project site. Should the Project Proponent be responsible for funding installation of water system delivery improvements due to Project timing, the City will enter into a reimbursement agreement with the Project Proponent as applicable.

Proper implementation of the preceding mitigation measure is expected to reduce the potential conflict with General Plan 2020 to a level of less-than-significant.

- 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 and sufficient capacity exists in both the water and sewer treatment facilities. The delivery systems require upgrades as addressed in the preceding paragraphs. 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, replacements and upgrades to the delivery system are required as detailed in the preceding paragraphs.

Based on the preceding, no significant adverse impacts are anticipated.

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 local responsibility area; however, a portion of the site is classified as a very high fire hazard severity zone (**Figure 14**).

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. The project is not located along an emergency access route. Development would not interfere with any future planned emergency access routes. The proposed project retains an access point through the site as necessary to accommodate a future Foundry Lane and the on-site through road is designed to intersect with the future Foundry Lane. Therefore, development on this site will have no impact on any emergency response plan and will not interfere with the City's or 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 is in a local responsibility area; however, a portion of the site is classified by CalFire as a very high fire hazard severity zone (**Figure 14**).⁹

As previously noted, and discussed in Paragraph g, Section 2.9 (Hazards and Hazardous Materials), based on actual vegetation boundaries, it is believed that a portion of the site was erroneously classified as very high fire hazard severity due to a lack of fine resolution on maps used to establish fire hazard severity boundaries. The City has notified the state of the discrepancy and requested a map amendment.

Regardless of any potential future map amendments, the fire hazard severity of the site will be altered through removal of all on-site vegetation in conjunction with site development. Without on-site vegetation, the site will be a moderate fire hazard at the time structures are built.

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. 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 WILD-1 (HAZ-03): Vegetation Management for Wildland Fire Protection

In addition, based on a review of the draft utility plans for the Project, the City Fire Marshall notes that a tie-in is necessary to loop proposed water lines and improve overall function of the on-site water system and fire flow. Therefore, the following mitigation measure also is required:

Mitigation Measure WILD-2: Utility Plan - Loop On-Site Water Lines

Prior to site disturbance, the Project Proponent shall submit a Utility Plan detailing proposed water lines, wastewater lines, electrical, telephone and other associated utilities for review and approval by the City Engineer and City Fire Marshall. Water lines shall be looped as required by the City Engineer and City Fire Marshall.

Installation of new underground power lines is not currently required by the City. However, to further reduce fire hazard, the Project Proponent is strongly encouraged to underground power lines.

Mitigation Monitoring WILD-2: The required mitigation measure shall be completed prior to site disturbance. It is the responsibility of the Project Proponent.

⁹ <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>

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

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 checked="" type="checkbox"/>	<input 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 E, Mitigation Measures**). The 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 and transportation. The mitigation measures identified herein (see also **Attachment E**), 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 **Attachment E**) 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 E** 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

3.0 References

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ATTACHMENTS
(See Separate Document)