



# **County of Calaveras Department of Planning**

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Initial Study / Negative Declaration

Review Period: August 27, 2021 through September 27, 2021

# **Initial Study ENVIRONMENTAL CHECKLIST**

For: Roger Allen, "Liberty Guns & Ammo"  
Conditional Use Permit 2021-007  
Assessor's Parcel No. 046-011-065

1. Project Title: Conditional Use Permit 2021-007 for Roger Allen, "Liberty Guns & Ammo"
2. Lead Agency Name and Address: Calaveras County Planning Department  
891 Mountain Ranch Road  
San Andreas, CA 95249
3. Contact Person and Phone Number: Gina Kathan 209-754-6394
4. Project Location: The subject property is located at 39 California Street in Valley Springs. APN: 046-011-065 is a 0.34 acre parcel in Section 24, T4N, R10E, MDM.
5. Project Sponsor's Name and Address: N/A
6. General Plan Designation: Historic Center
7. Zoning: Local Commercial (C1)
8. Project Description: The applicant is requesting approval of a Conditional Use Permit to operate a gun shop and gunsmith retail business in the existing building located at 49 California Street in Valley Springs. There is no new development proposed with this application. The proposed use will be completely confined within the existing 1950's retail building. The use consists of the retail sales of firearms, ammunition and accessories. In addition, the owner/operator of the business is a gunsmith and proposes to perform customary gunsmith activities, consisting of building and repairing firearms. For purposes of this permit, manufacturing is unpermitted. In addition, the shop will offer knife sharpening services. Currently operating in the existing building is "Wild Bills Cigar Shop". The cigar shop intends to remain in business and the two separate businesses will share space within the existing building.
9. Surrounding land uses and setting: The general vicinity is a mixed used area consisting of commercial businesses, public utilities, public assembly and residential. The subject building fronts California Street adjacent to SR 12. The adjacent uses include a retail clothing store directly to the north and a mail depot business to the south. Other uses in the block consist of a veterinary office, restaurant, ice cream shop and multifamily residential. The block directly to the north and west are primarily single family residential. The block south is primarily retail and service businesses including a real estate office, bar, restaurant, variety store, the Post Office, utility offices and multifamily residential. All uses on the east side of SR 12 are intense commercial uses including convenience stores/gas station and a commercial complex with fast food and restaurants, grocery store, full service pharmacy, business offices, a bank, and various retail shops.

Location	General Plan Designation	Zoning	Land Use
North	Residential Low Density and Community Center	Single Family Residential (R1) and General Commercial (C2)	single family homes, church, retail and fire station
South	Historic & Community Center	Local and General Commercial	retail businesses, professional offices and multi-family residential
East	Commercial	General Commercial (C2)	offices, gas station, commercial complex including retail businesses, fast food/restaurants, grocery store
West	Community Center & Residential Low and Medium Density	Local Commercial (C1), Single Family Residential (R1) and Multi-Family Residential (R3)	duplex and single family homes



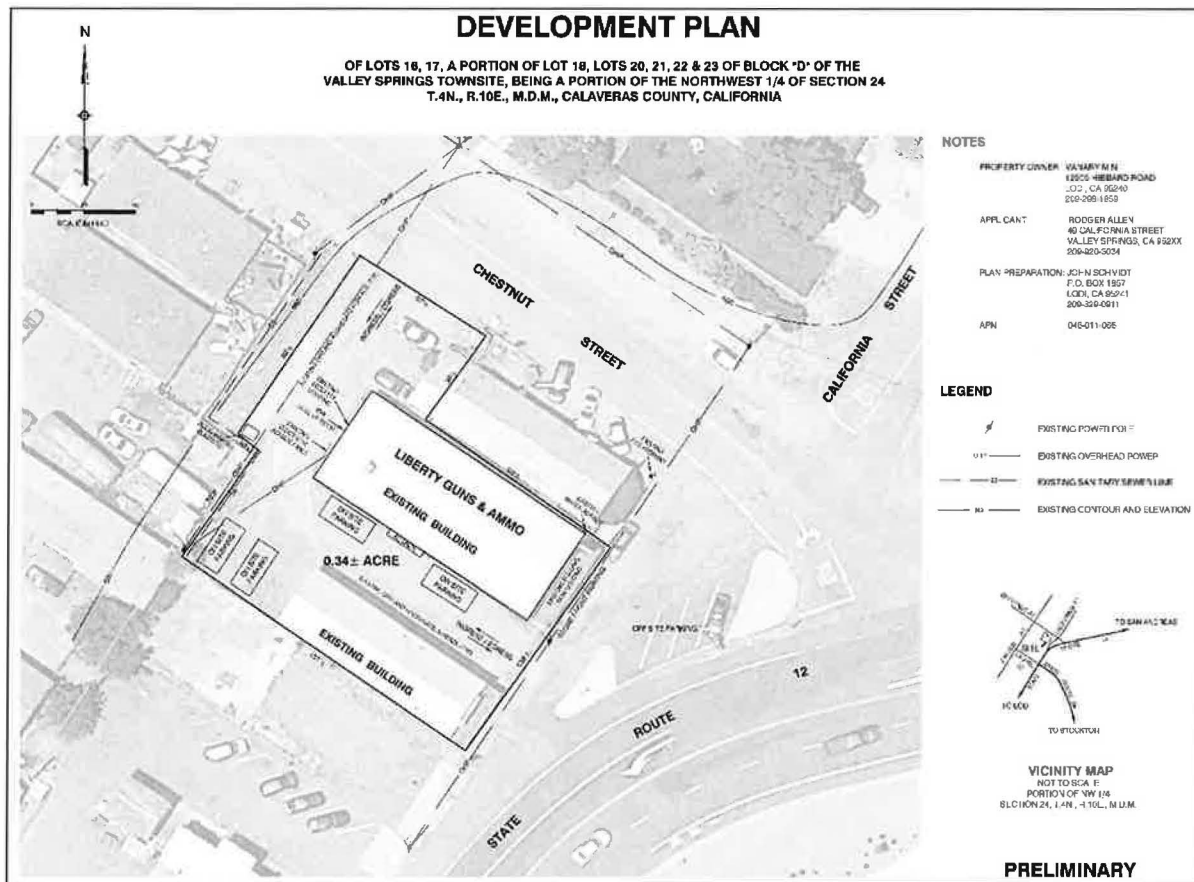
The colors in the figure above represent the land use designations identified in the County General Plan; red-Commercial, purple-Community Center, pink-Historic Center, yellow-Residential Low Density, gold-Residential Medium Density.

10. Other public agencies whose approval is required: NONE

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

NO

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





**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION (To be completed by Lead Agency):**

On the basis of this initial evaluation:

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

☐ I find that, although the original scope of the proposed project **COULD** have had a potentially significant effect on the environment, there **WILL NOT** be a significant effect because revisions/mitigations to the project have been made by or agreed to by the applicant. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a potentially significant effect on the environment and an **ENVIRONMENTAL IMPACT REPORT** or its functional equivalent will be prepared.

☐ I find that the proposed project **MAY** have a potentially significant impact on the environment. However, at least one impact has been adequately analyzed in an earlier document, pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis, as described in the report's attachments. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the impacts not sufficiently addressed in previous documents.

☐ I find that, although the proposed project could have had a significant effect on the environment, because all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to applicable standards, and have been avoided or mitigated, pursuant to an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, all impacts have been avoided or mitigated to a less-than-significant level and no further action is required.

  
Gina Kathan, Planner III  
Project Planner

8/24/2021  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS

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

## Environmental Impact Analysis:

The proposed project is for a conditional use permit to permit the retail sales of firearms, ammunition and accessories including gunsmith operations in an existing building on a parcel zoned Local Commercial (C1). There are no proposed modifications to the building. The entire use will be confined within the existing building.

### I. AESTHETICS

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Except as provided in Public Resources Code §21099, would the project:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

- a. No Impact – The project will be confined within an existing building in the historic center of Valley Springs. There is no new development proposed or expansion or other modification of the existing building proposed with this application.
- b. No Impact – The proposed use will be confined within the existing building. The site is completely developed with the existing building, sidewalks and paved parking/receiving area to the side and rear of the lot. No scenic resources currently exist on the site.
- c. No Impact – The project does not include modifications to or expansion of the exiting building. The structure was built in the 1950s and has served many different uses over the past years. The project proponent will be making interior modifications to adapt the space to fit their needs. Interior modifications will not degrade the existing visual character or quality of any public views that may currently exist. The project proponent will likely make improvements to the parking area surrounding the building, but that will include re-paving and defining parking spaces which will increase the visual quality of the site.

- d. Less than Significant Impact – Again, with the proposed use being totally confined within the existing building on site, the proposed retail use will not generate a new source of substantial light or glare. Performance standards in the C1 zone require that exterior lighting be shielded and directed in such a manner that it does not directly shine into adjoining residences. Future installation of exterior lighting must adhere to County Code requirements.

## II. AGRICULTURE AND FORESTRY RESOURCES

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

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

## DISCUSSION

- a. – e. No Impact – The project does not result in the conversion of agriculture or forest lands. The site is located in the historic center of Valley Springs, in the center of the developed residential and commercial center of the town. The subject building was built in the 1950's in the Valley Springs Town site.

## III. AIR QUALITY

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

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

## DISCUSSION

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

- a-c) Less Than Significant Impact – The primary source of odor emissions would be exhaust from vehicles traveling to and from the retail store which would dissipate. The project consists

of an existing business re-locating from Nove Way to California Street, less than 0.25 mile distance in the same community, Valley Springs. Although the building is larger in size compared to the current location, the increase in building capacity will not contribute significant quantities of pollutants into the air. The proposed project will not create any objectionable odors near a substantial amount of people.

#### IV. BIOLOGICAL RESOURCES

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

#### DISCUSSION

- a. No Impact – No candidate, sensitive, or special status species are known to be on or near the parcel in question. The parcel is currently a developed lot within the Valley Springs town site and located in the Historic Center designation adjacent to developed residential and

commercial lots. The project is completely confined with the existing 1950s building with existing sidewalks and parking/delivery area surrounding the building.

- b. No Impact – No riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service is known to exist on or near the parcel in question.
- c. No Impact – No state or federally protected wetlands exist on or near the parcel.
- d. No Impact – No migratory wildlife corridors, or native wildlife nursery sites are known to exist on the property as the property is void of trees. The proposed project will not interfere with the local wildlife to a significant degree when compared to the existing baseline of the surrounding area.
- e-f) No Impact – No policies, ordinances, or conservation plans are in effect within the area where the subject parcel is located.

## V. CULTURAL RESOURCES

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

## DISCUSSION

- a. No Impact – The project is located within a building constructed in the 1950's. The building is located in the Historic Center designation of Valley Springs, but is not on the State's historic registry or otherwise regulated by local zoning ordinance restrictions for designated historic structures. The project does not propose any modifications to the exterior of the building; although the project proponent will modify the interior to meet specific needs of the retail business.
- b. No Impact – The site is completely disturbed by construction of the existing building in the 1950's, placement of sidewalks and development of the area surrounding the building for parking and delivery needs. No new development of the site is proposed with this project.
- c. No Impact – The project is completely confined within the existing building. If human remains exist on site, they would be preserved by the capping of the site by the existing structure.

## VI. ENERGY

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

## DISCUSSION

- a. – b. No Impact - The project does not propose any expansion of the existing building; therefore, the retail use is limited to the exiting space and is not expected to exceed existing conditions. Any tenant improvements to the building's interior requiring a building permit will be subject to applicable building codes which are likely to result in improved efficiency. No construction will occur on the site as a result of this project.

## VII. GEOLOGY AND SOILS

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



spreading, subsidence, liquefaction or collapse?

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?                  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

## DISCUSSION

- a. No Impact – Calaveras County lies within the Sierra Block, an area of historically low seismicity. Although ground shaking from earthquakes with epicenters located elsewhere have been felt, no major earthquakes have been recorded within the County. The closest known source of large earthquakes is the Sierra Frontal Fault System along the eastern margin of the Sierra Nevada, which includes the Carson Valley Fault. This fault is located east of the County, and has been evaluated as capable of generating earthquakes of up to the magnitude 7.0. However, the risk of surface rupture is not considered sufficient to restrict the development found in the County. Sites in Calaveras County with liquefaction potential would be those alluvial deposits having groundwater and sand or silt layers of uniform grain sizes within about 30 feet of the surface. Such conditions are not found on the subject parcel and are generally not present in the County.
- b. No Impact – The use is confined within an existing building with no new construction proposed with this project. The site is fully developed with a building, sidewalks & paved surfaces for parking and deliveries.
- c. No Impact – The slope of the parcel ranges from 0-10% and is not susceptible to erosion, instability or landslides. The project does not include new construction. The site is currently developed with a 2,000 sq. ft. retail building constructed in the 1950's, paved parking lot and pedestrian sidewalks. The proposed use of the property will be confined within the existing building with no proposal to expand.
- d. Less than Significant Impact – The project site has a group 1 soil type which is described as very deep alluvial soils, moderately good drainage and slight to moderate erosion hazard. The project slope is less than 10% which decreases the likelihood of soil erosion resulting in less than significant impacts both direct and indirect. There is no new construction proposed with the proposed use permit. The retail business will be located within the existing 1950's building.
- e. No Impact – The project is located in a fully developed area of the Valley Springs town site and is within the Valley Springs Public Utility District service area for public sewer. The

building is currently served by VSPUD and will continue to be served with the District's public sewer services.

- f. No Impact – The proposed use will be confined within the existing building without expansion of the building or grading of the site. There are no known paleontological resource or unique geologic feature on site.

## VIII. GREENHOUSE GAS EMISSIONS

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

## DISCUSSION

- a. Less than Significant Impact – The project proposes to re-locate an existing local-serving retail business from one location another in the same community approximately 0.25 miles to the north. Auto emissions are the primary source of greenhouse gas (GHG) emissions in Calaveras County, the slight increase in the building size to 2,000 sq. ft. will not cause a significant increase in VMT; therefore, not directly or indirectly generating a significant increase in greenhouse gas emissions. This is a local-serving retail business of less than 50,000 sq. ft. in size, falling below the threshold of significance.
- b. Less than Significant Impact –, The project does not involve construction activities and is relocating an existing business to an existing building in a commercial center. The project does not conflict with the County General Plan or state and federal regulations for the purposes of reducing GHG emissions. The relocation of an existing business would have a less than significant impact.

## IX. HAZARDS AND HAZARDOUS MATERIALS

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

foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

## DISCUSSION

- a. No Impact – The proposed use of the property is a retail fire arms business which does not involve the transportation, use or disposal of hazardous materials.
- b. No Impact – The retail business does not handle hazardous materials; therefore, it is not conceivable that hazardous materials could accidentally be released into the environment.
- c. No Impact – Although the Valley Springs Elementary School is less than ½ mile from the project site, the retail business does not handle hazardous materials, substances or hazardous waste and thus no emissions will occur.
- d. No Impact – The project site is not the location of a hazardous materials site. The proposed use will be confined within the existing building on the project site.
- e. No Impact – The project is not located in the airport land use plan or within two miles of a public airport. There is not such a plan proposed in the area of Valley Springs in Calaveras County.
- f. No Impact – The proposed retail business will be confined within the existing building located on the project site in an area of the County known as Valley Springs. Valley Springs is a well-

established community consisting of commercial, residential, recreational and public uses/structures and infrastructure supporting all the uses. The proposed use will not interfere with the County's emergency response plan or emergency evacuation plan.

- g. No Impact – In the C1 zone, the building has occupied retail businesses, similar to the proposed use. The occupancy of the building is not changing as there is no expansion to the building proposed as part of this project. The project is located in the Valley Springs Community area, designated as having a moderate fire hazard. The building fronts California Street with easy access to SR 12, 165' from the intersection of SR 12 and SR 26 for safe access out of the area in the event of a wildfire.

## X. HYDROLOGY AND WATER QUALITY

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



## DISCUSSION

- a. – c. No Impact – The project is located in the community area of Valley Springs which is served by public water and public sewer. The nearest waterway is Cosgrove Creek, ¼ a mile NE of the project site. The proposed use is confined entirely within the existing building. Public water and sewer services will continue without interruption. The retail business will not be the cause of waste discharge or otherwise degrade surface and/or groundwater quality.
- d. No Impact – The project site is ¼ mile SW from Cosgrove Creek and 2+ miles NW from New Hogan Reservoir, but is not in a flood zone or in an area of inundation.
- e. No Impact – The project is located in the community area of Valley Springs which overlies the Eastern San Joaquin Subbasin. In conjunction with the Eastern San Joaquin Groundwater Authority, the Eastside Groundwater Sustainability Agency has been formed for the purpose of developing a groundwater sustainability Plan. Currently, there is no adopted groundwater sustainability plan for Calaveras County. The project is located ¼ mile NW from Cosgrove creek, 2+ miles of New Hogan Reservoir and 5+ miles west of the inlet of the North Fork of the Calaveras River at New Hogan Reservoir. The project will not conflict with the existing water quality control plan as the use is completely confined within an existing building and the nearest significant waterway is 5 miles east of the project site.

## XI. LAND USE AND PLANNING

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

## DISCUSSION

- a. No Impact – The project does not consist of new construction. The proposed retail use will be confined within an existing building in the historic portion of the community area of Valley Springs. The use will not physically divide the community area.
- b. No Impact – There is no such plan adopted for the purpose of avoiding or mitigating an environmental effect in this area of the County.

## XII. MINERAL RESOURCES

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

### DISCUSSION

- a. No Impact – The project site is located on a 0.34 acre lot, developed with a 1950's building in the historic townsite of Valley Springs completely surrounded by both commercial and residential development. The project is proposed to be confined within the existing building with no expansion of the building. Allowing a retail business to be located within an existing building will not result in the loss of mineral resources.
- b. No Impact – The General Plan land use map identifies the subject site Historic Center, identifying a compatible residential and visitor-serving mix of uses that preserves and protects the historic core of existing communities. This parcel is not recognized as important mineral resource land.

## XII. NOISE

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

## DISCUSSION

- a. No Impact – This is a retail business confined within an existing building. The nature of the business will not generate noise levels in excess of the local noise ordinance.
- b. No Impact – This is a retail business confined within an existing building. The nature of the business will not generate excessive groundborne vibration or groundborne noise levels.
- c. No Impact – The project is not located with the vicinity of the County's airport land use plan and is 12+ miles NW from the County's public airport and there are no know private airstrips in the general vicinity.

## XIV. POPULATION AND HOUSING

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

## DISCUSSION

- a. No Impact – The retail business already exists and is proposing to re-locate to the subject site and will not induce a substantial unplanned population growth in the area of Valley Springs.
- b. No Impact – The retail business will not displace existing people or housing. There is no construction proposed with this proposed use permit.

## XV. PUBLIC SERVICES

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

Fire protection?

Police protection?

Schools?

Parks?

Other public facilities?

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

### DISCUSSION

- a. No Impact – The project being a proposed retail business in an existing commercial building will not have an effect on fire or police protection, schools, parks or other public facilities. The business currently exists in a different location in Valley Springs. The project application was circulated to various public agencies including the County Sheriff's office, local fire district and Cal Fire. None of the agencies responded with concerns regarding the proposed use in the proposed location. Being a firearm business, the County Sheriff's office will conduct a routine inspection of the store's safety measures prior to issuance of a business and federal firearms license.

## XVI. RECREATION

- 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?

- 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?

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



## DISCUSSION

- a. No Impact – The re-location of the existing retail business to the proposed location will have no effect on a recreational facility in the area. All the proposed uses will be confined to the existing building.
- b. No Impact – The proposed use is confined within the existing building and is limited to the retail sales of firearms, ammunition and accessories including customary gun smith activities. Also included will be the retail sales of knives and knife sharpening. A firearm range, indoor or outdoor, is not proposed with this application.

## XVII. TRANSPORTATION

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

## DISCUSSION

- a. No Impact – The proposed use will be confined within the existing building at the subject location. No expansion of the building is proposed with this application. There is an existing encroachment from California Street with parking in the rear of the store in addition to a small existing parking lot in front of the store. The application was circulated to County Public Works and Caltrans with no response indicating this proposed use will be in conflict with any current plan, ordinance or policy addressing the circulation system in this area of Valley Springs.
- b. Less than Significant Impact – The purpose of § 15064.3 is to determine the significance of transportation impacts and vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts. The project is a local-serving retail business confined to an existing 2,000 sq. ft. building. The project proposes to re-locate an existing local-serving retail business from one location to another in the same community approximately 0.25 miles to the north. The proposed retail use will not create new vehicle trips since this is a relocation of an existing business and this is not new development. The property is located in the Historic Center General Plan land use designation for which the C1 zone is consistent. Small local-serving retail businesses of less than 50,000 sq. ft. in size are found to have a less than significant VMT impact.

- c. No Impact – Utilizing the existing infrastructure, the business will not significantly impact existing conditions of roads in the area. Being zoned C1, the building has been used commercially for many years with various businesses operating from the existing structure. The retail sales of firearms and ammunition is not expected to generate traffic in excess of other permitted retail businesses. The circulation patterns in the general area will not change as a result of the proposed project.
- d. No Impact – The property has an existing encroachment onto California Street and Chestnut Street. On-site circulation allows for vehicles to enter the parking lot from either location with unobstructed circulation around the building.

## XVIII. TRIBAL CULTURAL RESOURCES

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION

- a. No Impact – Criteria for eligibility has not been determined. Constructed in the 1950's, the existing building is not currently on the California Historical Landmarks Registry. Currently, there is not a local historical registry.
- b. No Impact – The proposed project will be confined within an existing building. The building, constructed in the 1950's has been utilized by commercial businesses since is construction. The building is in the historic portion of Valley Springs. There is no expansion of the building proposed with this application.

## XIX. UTILITIES AND SERVICE SYSTEMS

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### DISCUSSION

- a. No Impact – The proposed business will utilize the existing infrastructure without need to expand or relocate.
- b. No Impact – Public water service is currently provided to the subject parcel by the Valley Springs Public Utility District. Service will continue without the need for improvements. A notice of application was mailed to the District and no response was received indicating an inability to continue service. The retail use does not have an increased need for water supply beyond the current service.
- c. No Impact – Public sewer service is currently provided to the subject parcel by the Valley Springs Public Utility District. Service will continue without the need for improvements. A notice of application was mailed to the District and no response was received indicating an inability to continue service. The retail use does not have an increased need for wastewater needs beyond the current service.
- d.-e. No Impact – The proposed project is an existing use currently located at 10 Nove Way in Valley Springs. The proposal is to allow the re-location of the business to the proposed

location off California Street. The retail business is not projected to generate any more solid waste that the business generates at the current location.

## XX. WILDFIRE

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

## DISCUSSION

The community of Valley Springs is designated as being in a moderate fire hazard area of the County with a high fire hazard area in the rural areas surrounding the community. Valley Springs is located in the State's responsible area for wildland fire protection in addition to the local fire agency.

- e. No Impact – This project does not include new development. The existing development will not impair the Calaveras County Multi-Jurisdictional Hazard Mitigation Plan adopted 2021. This application was circulated to responsible local and state agencies with no response of concerns regarding the proposed retail business.
- f. Less than Significant Impact –The proposed project is not a new development. The retail business is proposing to re-locate from its existing location at 10 Nove Way, approximately 0.25 miles at from the proposed location on California Street. Both sites are located in the community of Valley Springs, a moderate fire hazard area. Being that the business itself is not changing, it's reasonable to assume there will not be a significant increase in patrons occupying the building.

- g. No Impact – The existing building is located within the community of Valley Springs. New and/or improved infrastructure will not be required to re-locate the business to the new location. The project is currently serviced by utilities such as PG&E, public water and sewer with access to County roads and State Hwy 12.
- h. No Impact – The Valley Springs town-site is flat with a 0 – 10% slope in greater part of the community area. Steeper sloped hillsides are approximately 0.50 miles to the NW of the project site, posing no danger to potentially unstable hillsides in a post-fire situation.

## XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

## DISCUSSION

- a. – c. No Impact – The project consists of re-locating an existing business to a new location in the same community. The new location is completely developed and the proposed use will be confined within the existing building. The project does not propose new development or an expansion of the existing development. The project poses no impacts to environment and will not have an effect on human beings, directly or indirectly.

## **REFERENCES**

1. Calaveras County General Plan, adopted November 12, 2019  
(<http://planning.calaverasgov.us/general-plan>)
2. California Department of Transportation. California Scenic Highway Mapping System.  
<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>
3. San Joaquin Valley Air Pollution Control district. CEQA Project Analysis Levels  
<https://www.valleyair.org/transportation/ceqaanalysislevels.htm>
4. United States Department of Agriculture, Natural Resources Conservation Service. Web Soil survey. <https://websoilsurvey.sc.egov.usda.gov/app/WebSoilSurvey.aspx>
5. Calaveras County Zoning Code
6. OPR's guidance and technical advisory ([http://opr.ca.gov/docs/20190122-743 technical advisory.pdf](http://opr.ca.gov/docs/20190122-743%20technical%20advisory.pdf))
7. Land use application 2021-007 Conditional Use Permit
8. Calaveras County Geographical Information System