

# **Initial Study/Mitigated Negative Declaration**

**Leslie**

**Zone Change RZ18-018**

**Conditional Use Permit CUP18-013**



**Lead Agency:**

Tuolumne County  
Community Development Department  
48 Yaney Avenue  
Sonora, California 95370  
209-533-5633  
[www.tuolumnecounty.ca.gov](http://www.tuolumnecounty.ca.gov)

**Owner/Applicant:**

Preston and Colleen Leslie

April 11, 2023

## INTRODUCTION AND REGULATORY GUIDANCE

This Initial Study/Proposed Mitigated Negative Declaration (IS/Proposed MND) has been prepared by Tuolumne County to evaluate potential environmental effects resulting from the rezone to General Commercial, outdoor storage of commercial equipment, vehicles, and materials, and grading for these uses in East Sonora, in Tuolumne County, California.

This document has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the *State CEQA Guidelines* (California Code of Regulations Section 15000 et seq.). An initial study is prepared by a lead agency to determine if a project may have a significant effect on the environment (*State CEQA Guidelines* Section 15063[a]), and thus to determine the appropriate environmental document. In accordance with State CEQA Guidelines Section 15070, a “public agency shall prepare...a proposed negative declaration or mitigated negative declaration...when: (a) The Initial Study shows that there is no substantial evidence...that the project may have a significant impact on the environment, or (b) The Initial Study identifies potentially significant effects but revisions to the project plans or proposal are agreed to by the applicant and such revisions would reduce potentially significant effects to a less-than-significant level.” In this circumstance, the lead agency prepares a written statement describing its reasons for concluding that the project would not have a significant effect on the environment and, therefore, does not require the preparation of an Environmental Impact Report (EIR). By contrast, an EIR is required when the project may have a significant environmental impact that cannot clearly be reduced to a less-than-significant effect by adoption of mitigation or by revisions in the project design.

As described in the environmental checklist (Section 2), the project would not result in any unmitigated significant environmental impacts. Therefore, an IS/Proposed MND is the appropriate document for compliance with the requirements of CEQA. This IS/Proposed MND conforms to these requirements and to the content requirements of *State CEQA Guidelines* Section 15071.

## PUBLIC REVIEW REQUIREMENTS

Under CEQA, the lead agency is the public agency with primary responsibility over approval of the project. Tuolumne County is the CEQA lead agency. The purpose of this document is to present information to decision-makers and the public about the environmental consequences of implementing the project. This disclosure document is being made available to the public for review and comment. This IS/Proposed MND will be available for a 30-day public review period from April 12, 2023 to May 12, 2023.

Supporting documentation referenced in this document is available for review at:  
Tuolumne County Community Development Department  
48 Yaney Avenue, Sonora, CA 95370

Comments must be postmarked by May 12, 2023, and should be addressed to:  
Natalie Rizzi, Senior Planner  
Tuolumne County Community Development Department  
2 South Green Street, CA 95370  
[nrizzi@co.tuolumne.ca.us](mailto:nrizzi@co.tuolumne.ca.us)

After comments are received from the public and reviewing agencies, the Tuolumne County Board of Supervisors may (1) certify the MND and approve the project; (2) require additional environmental analysis; or (3) disapprove the project. If the project is approved, the applicant may proceed with the project.

## PROJECT INFORMATION

**DATE:** April 11, 2023

**SURFACE/MINERAL RIGHTS OWNERS** Preston and Colleen Leslie

**APPLICANT:** Preston and Colleen Leslie

**PROJECT DESCRIPTION:**

1. Ordinance for Zone Change RZ18-011 to rezone a 5.4± acre parcel from RE-5 (Residential Estate, Five Acre Minimum) to C-1 (General Commercial) under Title 17 of the Tuolumne County Ordinance Code.
2. Conditional Use Permit CUP18-013 to allow outdoor storage of commercial equipment, vehicles, and materials on the site consisting of two parcels totaling 6.2± acres.

**LOCATION:** The project site consists of two parcels totaling 6.2± acres located at 18456 Wards Ferry Road, on the northwest corner of Wards Ferry Road and Tuolumne Road. Within Sections 9 and 10 of Township 1 North, Range 15 East, Mount Diablo Baseline and Meridian. Assessor's Parcel Numbers 097-140-007 and 097-140-009. Within Supervisorial District Number 4.

**SITE DESCRIPTION:** The project site consists of two parcels located at 18456 Wards Ferry Road, on the northwest corner of Wards Ferry Road and Tuolumne Road. Assessor's Parcel Number (APN) 097-140-007 is a 5.4± acre parcel zoned RE-5 and contains the GC (General Commercial) General Plan land use designation. APN 097-140-009 is a 0.9± acre parcel zoned C-1 and contains the GC General Plan land use designation. APN 097-140-007 was developed in the 1960's with a residence, barn, and storage building. Two additional residences were recently demolished under Demolition Permit D18-002. The majority of the storage of equipment, vehicles, and materials occurs within APN 097-140-007. APN 097-140-009 is currently vacant; one access driveway serves this parcel, encroaching onto Wards Ferry Road. A second driveway closer to the intersection of Wards Ferry Road and Tuolumne Road has recently been blocked off.

Curtis Creek fronts the site on its northern side, with an incised bank. The creek is densely vegetated with blackberries and other riparian trees and plants. There has been grading under Grading Permit G2021-00028 to create two large, mostly level pads on the site, with one lower pad adjacent to and above the creek bed, and the second, man-made earthen pad covering the southern half of the lands, with an earthen fill slope between the Wards Ferry Road right-of-way and the pad. Access roads have been graded on site to link the two main pads and to link the southern pad to Wards Ferry Road, for the driveway access.

**DETAILED PROJECT DESCRIPTION:** Current zoning of the parcel is RE-5. Presently, the parcel is being used for outdoor storage of construction equipment, vehicles, construction materials, and log decks, all appurtenant to a business owned and operated by the Leslie family. There is also

periodic milling of logs on the site, as well, however these are not being milled for any commercial operations.

An application for Zone Change RZ18-011 and Conditional Use Permit CUP18-013 was submitted on September 27, 2018. The application was submitted to correct a code violation on the project site for commercial activities being conducted on a parcel zoned RE-5. The existing zoning of RE-5 is not compatible with the existing General Plan land use designation of GC, therefore approval of Zone Change RZ18-011 will bring the parcel into compliance with the existing General Plan land use designation of General Commercial.

Conditional Use Permit CUP18-013 would allow for outdoor vehicle storage, construction equipment, and materials associated with the Leslie's commercial business, which is logging and hauling of materials and equipment. This includes large commercial trucks, construction equipment, construction materials, and log decks. However, the milling or processing of timber or logs for commercial use is not a permitted or conditional use on land zoned C-1, per Title 17 of the Tuolumne County Ordinance Code.

There has been grading to create large, mostly level pads on the site for the storage of equipment, vehicles and materials, with one lower pad adjacent to and above the creek bed, and another, man-made earthen pad covering the southern half of the lands, with earthen fill slope between the Wards Ferry Road right-of-way and the pad. Grading Permit G2021-00028 was submitted and issued by the Department of Public Works to correct the grading violations and to allow for grading of the site. All grading under Grading Permit G2021-00028 has been completed on site.

### **Other Agency Approvals:**

In addition to County review and approval, the project would require permit issuance approvals from other agencies. These agencies would serve as responsible and trustee agencies pursuant to *CEQA Guidelines* Section 15381 and Section 15386, respectively. This document provides the necessary environmental information for discretionary actions by these agencies.

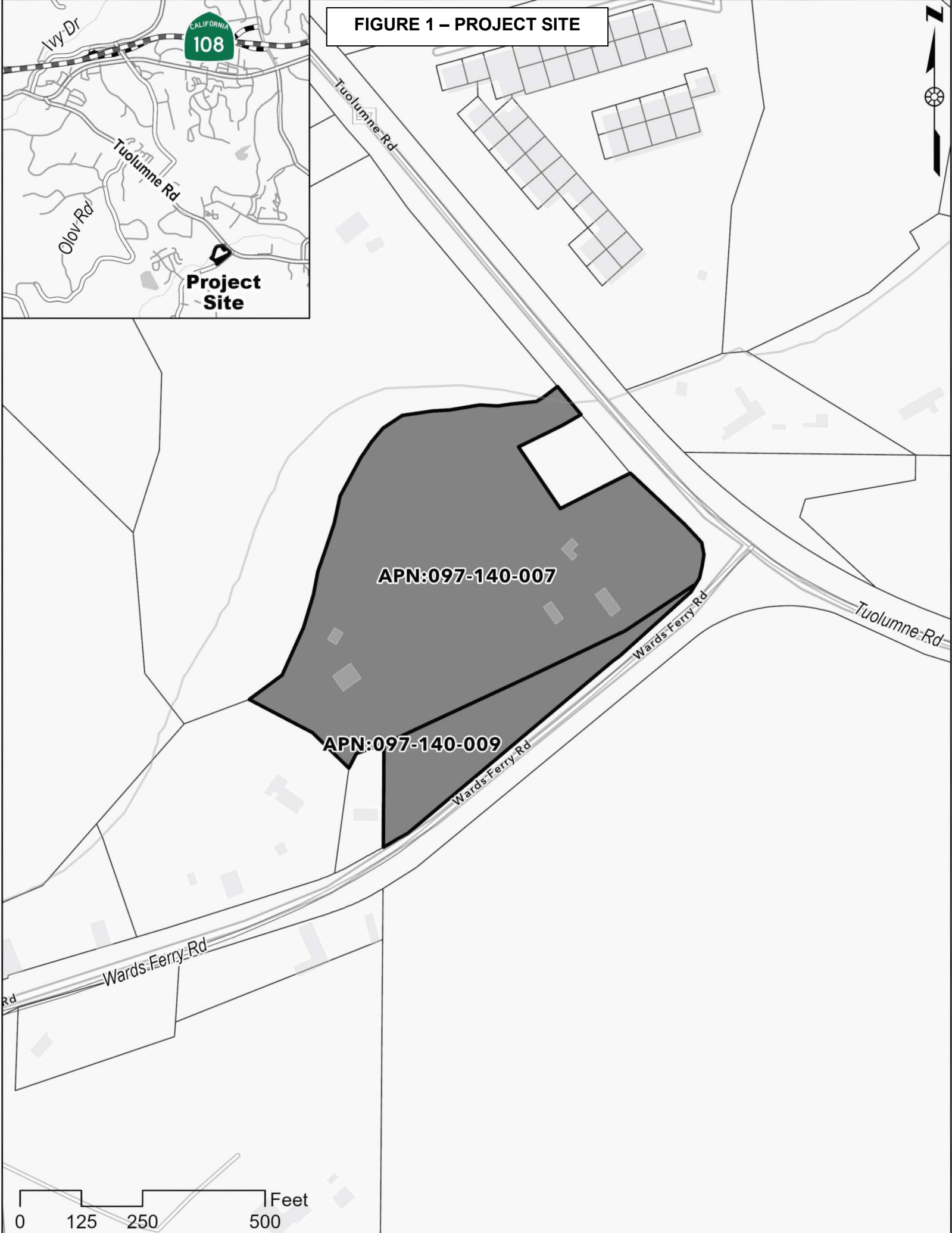
- California Department of Fish and Wildlife (CDFW) –Reviews/approves project for compliance with applicable rules and regulation, specifically impacts to sensitive plant, animal, and wetland/riparian habitat. Collects CDFW filing fee for review of project environmental document.
- US Fish and Wildlife Service – Reviews/approves applicable rules and regulation, specifically impacts to sensitive plant, animal, and wetland/riparian habitat. The authority to contact regarding buffer protection zones for elderberry shrubs.
- Native American Heritage Commission
- State Water Resources Control Board
- Tuolumne County—for encroachment permits, grading permits, and building permits.

### **Consultation Pursuant to Public Resources Code Section 21080.3.1:**

In accordance with Senate Bill 52, formal consultation letters were sent to the contacts for the Chicken Ranch Rancheria of Me-Wuk Indians and Tuolumne Band of Me-Wuk Indians Tribes. AB 52 consultation letters we sent via certified mail on July 19, 2022. To date, neither Tribe has requested consultation or provided comments on the proposed project back to County staff.

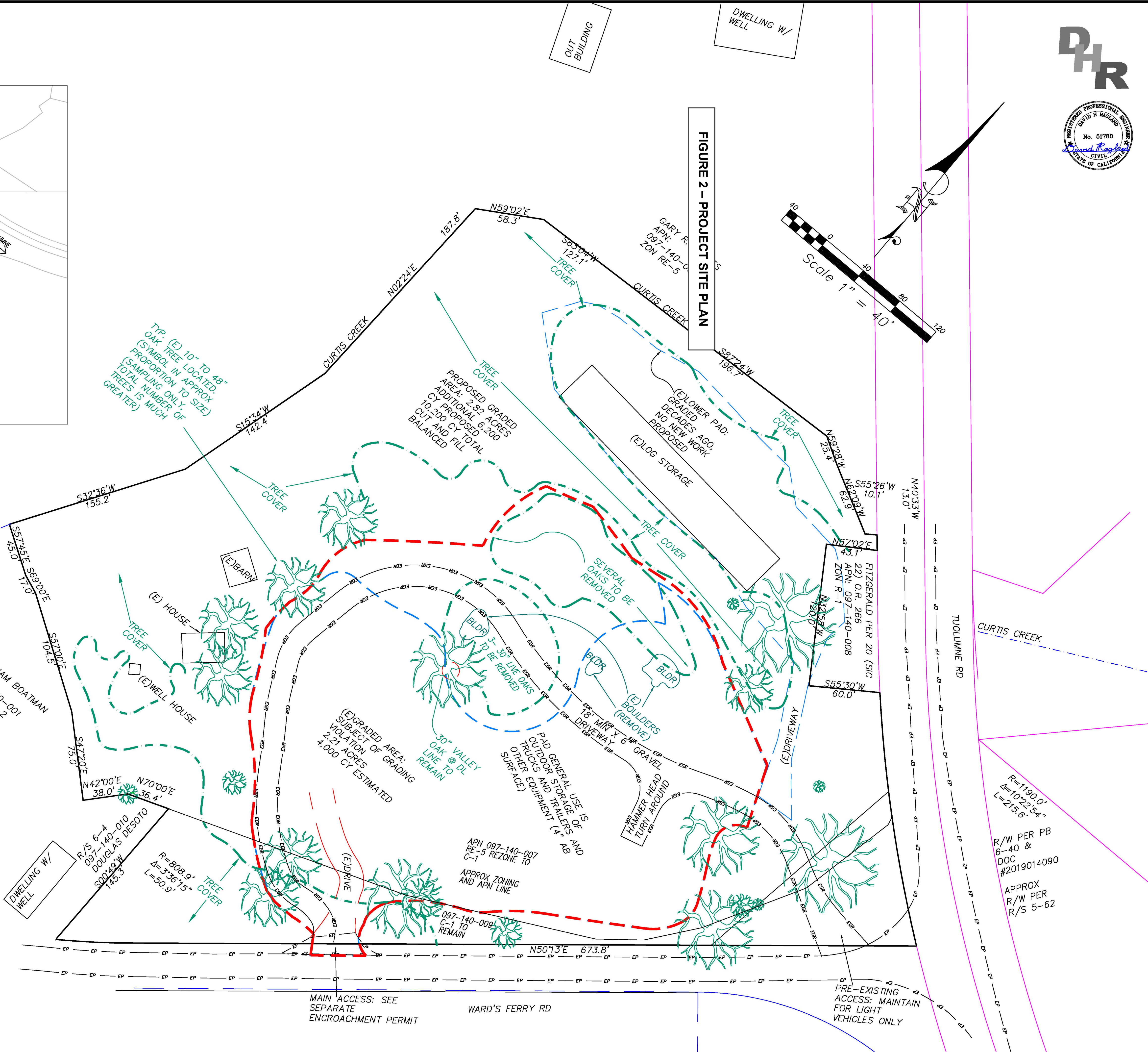
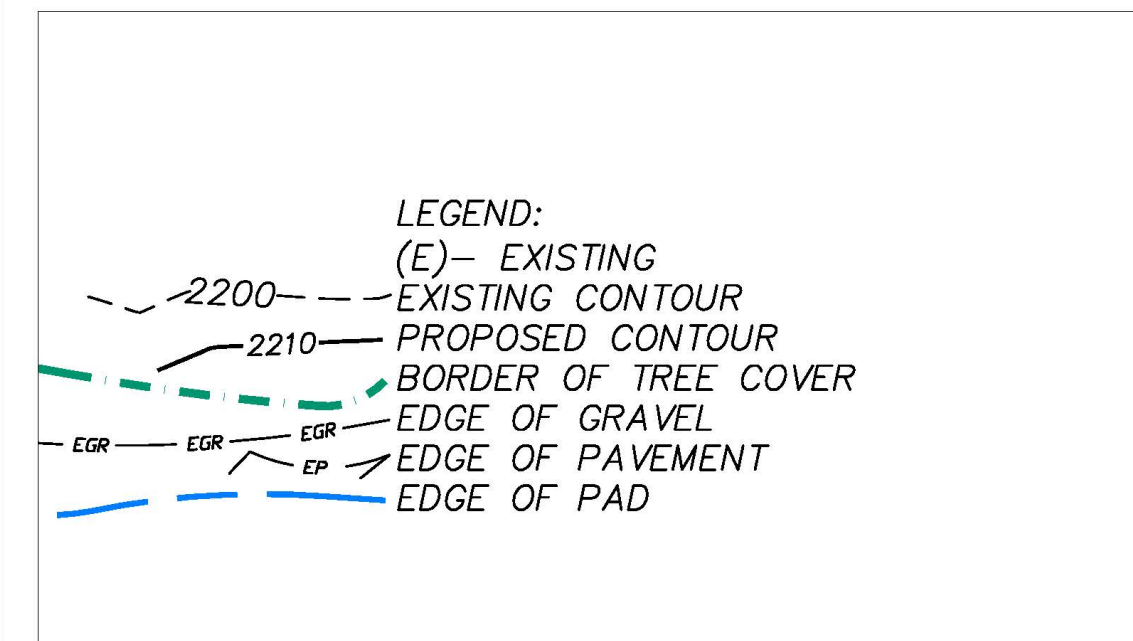
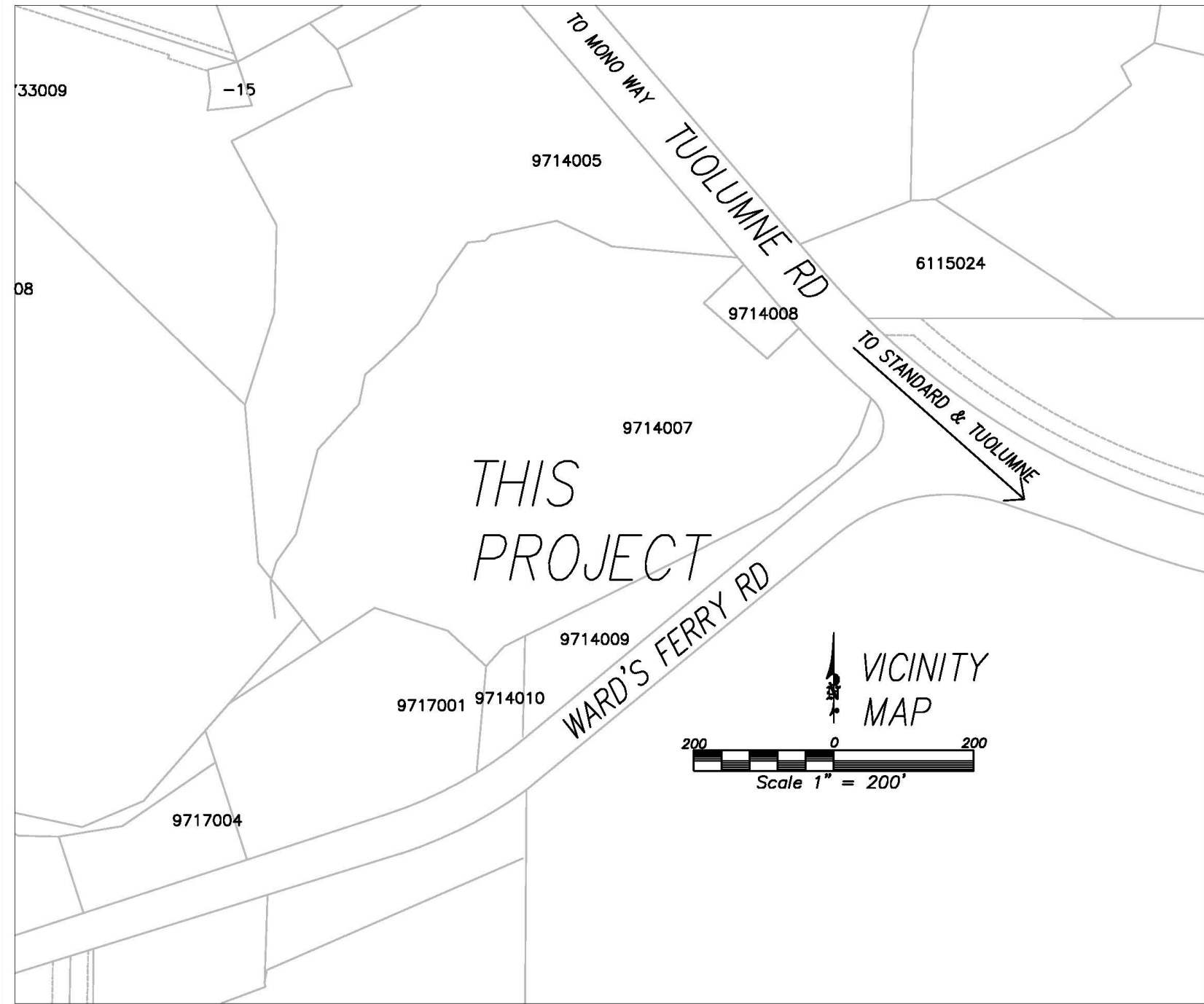


FIGURE 1 – PROJECT SITE





- NOTES:  
1. SUBJECT PROPERTY: LAND OF DOC# 2019014090, 7.50 ACRES  
2. APN 097-140-007, 009  
3. THIS APPLICATION ALLOWS FOR MORE THAN 3 ACRES OR 40% UNDEVELOPED INCLUDING OAK GROVES AND RIPARIAN AREA AROUND CREEK, WHICH INCLUDES STANDS OF ASH, ALDER, WILLOW.  
4. PROPOSED GRADED AREA: 2.82 ACRES ADDITIONAL 6,200 CY PROPOSED 10,200 CY TOTAL CUT AND FILL BALANCED.  
5. SITE HAS NO RUN-ON AND VEGETATED BUFFERS ON ALL SIDES.



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**GRADING PLAN**  
1. SITE LAYOUT  
RZ18-011, CUP18-013  
LAND OF DOC# 2019014090  
APN 097-140-007, 009

REVISIONS

NO.	DATE	DESCRIPTION

1"=40'

Date: 08/22/2021



## ENVIRONMENTAL EVALUATION

**TERMINOLOGY DEFINITIONS:** The following terminology from Appendix G of the *State CEQA Guidelines* is used in this environmental analysis to describe the level of significance of potential impacts to each resource area:

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

### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

<input type="checkbox"/> Aesthetics
<input type="checkbox"/> Biological Resources
<input type="checkbox"/> Geology/Soils
<input type="checkbox"/> Hydrology/Water Quality
<input type="checkbox"/> Noise
<input type="checkbox"/> Recreation
<input type="checkbox"/> Utilities/Service Systems
<input checked="" type="checkbox"/> None with Mitigation Implemented

<input type="checkbox"/> Agriculture and Forestry Resources
<input type="checkbox"/> Cultural Resources
<input type="checkbox"/> Greenhouse Gas Emissions
<input type="checkbox"/> Land Use/Planning
<input type="checkbox"/> Population/Housing
<input type="checkbox"/> Transportation
<input type="checkbox"/> Wildfire

<input type="checkbox"/> Air Quality
<input type="checkbox"/> Energy
<input type="checkbox"/> Hazards and Hazardous Materials
<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Public Services
<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Mandatory Findings of Significance

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

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent, and a MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

for Natalie Phin  
Quincy Yaley, AICP  
Environmental Coordinator

4-10-2023  
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.

## **AESTHETICS:**

### **Issues and Supporting Information Sources**

#### **Would the Proposed Project/Action:**

	<i>Potentially Significant Impact</i>	<i>Less-than- Significant With Mitigation Incorporation</i>	<i>Less-than- Significant Impact</i>	<i>No Impact</i>
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 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 experiences from publicly assessable 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"/>

## **Environmental Setting:**

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

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

The Tuolumne County General Plan recognizes agricultural and timberlands as having historically defined the rural character and scenic beauty of the County. There are no scenic vistas within the project vicinity at the project site, and the project does not contain agricultural or timberlands. There are existing light sources on the site associated with the surrounding commercial/industrial land uses.

The project site is located within the area that is subject to the East Sonora Community Plan contained within Volume III of the 2018 Tuolumne County General Plan. Policy ES-B.1 and Implementation Program ES-B.a indicate that the project is subject to the East Sonora Design Guidelines.

The project site was developed with a mix of commercial and residential uses, including a residence, barn, and storage building on APN 097-140-007. These have been removed with proper Demolition Permits. The site also contains access driveways, level pads, and storage of equipment, vehicles, and materials. There has been grading on the site to create the access driveways and pads.

Parcels to the north, east, and west of the site contain the Light Industrial General Plan land use designation and are developed with industrial and commercial uses. To the west of the site is the Green Works green waste

facility. The parcels immediately north of the project site contain the GC General Plan land use designation and are developed with a mix of residential and commercial uses. Parcels located southwest of the project site contain the LDR General Plan land use designation and consist of residential uses.

Potentially affected viewers in the area includes motorists and other viewers along Tuolumne Road and Wards Ferry Road, both of which are publicly dedicated, County-maintained roads. Motorists would represent the largest of the affected viewer groups and include the public views of the project site.

### **Analysis:**

- a) A scenic vista is considered a view of an area that has remarkable scenery or a natural or cultural resource that is indigenous to the area. There are three vista points within Tuolumne County that have been officially designated by the California Department of Transportation (Caltrans) as a scenic vista point. Two of these are found at Lake Don Pedro and the third one is the "Rim of the World" which is along State Highway 120 east of the community of Groveland. The project site does not offer long-distance or unique scenic views. The project consists of a Zone Change to the C-1 zoning district and a Conditional Use Permit to allow for the outdoor storage of commercial equipment, vehicles and materials. The project site is not considered to have qualities that would require preservation or mitigation. There would be less than-significant impacts to a scenic vista.
- b) Tuolumne County does not currently have any officially designated state scenic highways, although portions of State highways 49, 108, 120 are eligible for designation. These portions have been identified as locally designated scenic routes. State Highway 49 has been recognized as a locally designated scenic route from the Mariposa County Line to Route 120 near Moccasin Creek and from Route 120 at Chinese Camp to the Calaveras County line, exclusive of the City of Sonora. State Highway 108 from the intersection with State Highway 49 easterly to the Mono County line has also been recognized as a locally designated scenic highway. The project site is located approximately 1.6± aerial miles from its closest point to State Route 108. However, due to topography, development of parcels in between, and the distance, the project site is not visible from any officially designated or locally designated state scenic highway. Therefore, there is no impact.
- c) The project site is within the area that is subject to the East Sonora Community Plan and therefore the East Sonora Design Guidelines. The project must be found to be compatible with the East Sonora Design Guidelines and must implement design features as indicated in the guidelines. The visual character of a project can result in potential impacts from project construction and operation. Impacts are discussed for construction and operation separately, below. The discussion will focus on consistency with the East Sonora Design Guidelines as this would be the County's applicable regulations governing scenic quality of the site.

### **Construction**

Construction activities may take place on the project site in the future for development of the processing facility. Temporary construction activities would be consistent in visual character with small-scale building and landscaping projects. The East Sonora Design Guidelines do not have any guidelines to be incorporated into the construction phase as the guidelines focus on the design of buildings and architectural features.

### **Operation**

The project is located within the area that is subject to the East Sonora Community Plan and East Sonora Design Guidelines.

The East Sonora Design Guidelines provide information as to how future development should be

constructed. Much of the East Sonora Design Guidelines pertain to design and architectural features of buildings. The proposed project does not include the development of any buildings, so many of the design guidelines do not apply. However, some of the applicable guidelines are listed below.

The design guidelines contain guidelines related to industrial uses. The East Sonora Design Guidelines for industrial uses are as follows:

- Orient heavy industrial uses and loading areas away from the primary street.
- Minimize parking along the front edge of the lot and the primary street.
- Screen the views of industrial uses and loading bays from the street.

The objective of landscaping as contained in the East Sonora Design Guidelines is to increase the quality of the built/developed environment with the appropriate integration of landscaping. The East Sonora Design Guidelines for landscaping are as follows:

- Landscaping should define specific areas by focusing on entrances to structures and parking areas, creating edges, and providing screening for loading and equipment areas.
- Encourage water conservation through the retention of existing, on-site vegetation, as well as the integration of native or drought tolerant species of plants.
- Utilize landscaping to enhance public places in order to create an environment that is comfortable and pleasing for pedestrians and motorists.
- Pedestrian access to sidewalks or structures should be considered in the design of all landscaped areas.
- Planting next to walkways and adjacent to other pedestrian places should include smaller species of shrubs and trees to maintain an intimate human scale and canopied trees to provide shade during the summer.
- Encourage landscape plans to reduce the asphalt impact currently found in East Sonora. These areas should include focal points that employees and visitors use. Planting of street trees along transportation routes and at entrances to commercial centers are encouraged; in particular, create a formal landscaped entrance to the Mono Way business corridor.
- Incorporate native landscaping within parking lots and along building frontages. Provide native landscaping along the right-of-way to screen parking lots.
- Encourage the use of native landscaping along the building's edge and parking lot. For gas stations, provide landscaping to screen above ground tanks and pipes from street views.
- Include water efficient landscaping utilizing native, drought resistant plants. The use of bioswales are encouraged.

In order to ensure compliance with the East Sonora Design Guidelines and to reduce impacts related to a less than significant level, Mitigation Measure AES-1 requiring a landscaping plan to adequately screen views from the roadways has been incorporated. There would be a less than significant impact with mitigation incorporated.

- d) New sources of light and glare are not proposed at this time. However, to ensure that any lighting installed in the future would not create a significant impact, Mitigation Measure AES-2 has been incorporated. Mitigation Measure AES-2 would require that prior to the installation of any commercial lighting, a lighting plan will be required implementing Dark Sky lighting, such fixtures that minimize glare while reducing light trespass and skyglow. Mitigation Measure AES-2 will require any exterior lighting to incorporate the following: direct the light downward to the area to be illuminated, install shields to direct light and reduce glare, utilize low rise light standards or fixtures attached to the buildings, and utilize low or high pressure sodium lamps instead of halogen type lights. The project proponent will be required to submit a lighting plan to show consistency with the above provisions. Consistency with Mitigation Measure AES-2 will be reviewed by Community Development Department (CDD) staff upon receipt of a



building permit for any structure on site. The lighting plan will be required to be reviewed and approved by CDD Staff prior to the issuance of a building permit. There would be a less than significant impact with mitigation.

#### **Mitigation Measures:**

**AES-1:** A Landscaping Plan, developed by a qualified professional, shall be submitted and approved by the Land Use and Natural Resources Division. The landscaping plan shall be consistent with the East Sonora Community Plan in Volume III of the 2018 Tuolumne County General Plan, the East Sonora Design Guidelines, and Chapter 15.28 of the Tuolumne County Ordinance Code. The landscaping shall be located adjacent to Wards Ferry Road and shall be planted with an equal combination of drought-tolerant shrubs and trees at a five-gallon minimum and shall not block sight lines of motorists using/entering/existing onto Wards Ferry Road or Tuolumne Road. The landscaping layout shall not hamper County of Tuolumne Public Works road maintenance operations, such as roadside ditch maintenance, or potentially encumber the road right-of-way with overhanging foliage in the traveled lanes of the existing roadways. Appropriate erosion control countermeasures shall be reflected in the design and construction of the landscaping.

Vegetation along Tuolumne Road and Curtis Creek on the project site shall remain in its current form and be maintained for visual screening-if any vegetation is removed, it shall be replaced in kind. This vegetation in this area shall also be identified on the Landscaping Plan with a note that it is to remain and be maintained. Any planting within the Open Space zoning shall be reviewed by the Land Use and Natural Resources Division prior to installation.

**AES-2:** If lighting is proposed for the site in the future, a lighting plan shall be submitted and approved by the Land Use and Natural Resources Division prior to the placement of permanent exterior lighting on the site associated with the storage of commercial equipment, vehicles, and/or materials. Any exterior lighting shall incorporate the following features: direction of light downward to the area to be illuminated, installation of shields to direct light and reduce glare, utilization of low rise light standards or fixtures attached to any buildings, and utilization of low- or high-pressure sodium lamps instead of halogen type lights.

#### **Mitigation Monitoring:**

Mitigation Measure AES-1 will be required to be met as follows: a Landscaping Plan shall be submitted to the Land Use and Natural Resources staff within 60 days of approval of the project. Within 60 days of approval of the Landscaping Plan, the vegetation shall be installed on the project site according to the approved plan. The applicant shall also be responsible for continued maintenance of the landscaping, including irrigation if necessary, and any dead or dying vegetation planted as a result of the plan shall be replaced in-kind.

Mitigation Measure AES-2 will be required to be met prior to the placement of permanent exterior lighting on the site associated with the storage of commercial equipment, vehicles, and material.

Mitigation Measures AES-1 and AES-2 will be verified by the Land Use and Natural Resources Division. A Notice of Action will be recorded to advise future owners of the required mitigation measures and the responsibility to comply with said measures.

## **AGRICULTURAL AND FORESTRY RESOURCES:**

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

	Potentially Significant Impact	Less-than- Significant With Mitigation Incorporation	Less-than- Significant Impact	No Impact
<b>Issues and Supporting Information Sources</b>				
<b>Would the Proposed Project/Action:</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land, or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### **Environmental Setting:**

Lands of agricultural importance in Tuolumne County are designated AG (Agricultural), TPZ (Timber Production), or O (Open Space) by the General Plan land use diagrams. Exclusive agricultural properties contain the AE-160 (Exclusive Agricultural, One Hundred Sixty Acre Minimum), AE-80 (Exclusive Agricultural, Eighty Acre Minimum), and AE-37 (Exclusive Agricultural, Thirty-Seven Acre Minimum) Zoning. Parcels within the Williamson Act must contain the Agricultural Preserve Combining (:AP) zoning, as required by Tuolumne County Resolution 106-04. Chapter 8 of the 2018 Tuolumne County General Plan contains the Goals, Policies, and Implementation Programs related to agriculture in Tuolumne County. The project was reviewed for consistency with the Agricultural Element of the General Plan. The project site is currently zoned RE-5 and C-1 and contains the GC General Plan land use designation.

The California Department of Forestry and Fire Protection (CalFire) regulates timber harvesting and logging on privately owned lands in California. Prior to the conversion of land to a land use other than growing timber, a Timberland Conversion permit must be reviewed and approved by CalFire.

### **California Land Conservation Act**

The California Land Conservation Act of 1965 (Williamson Act) enables local governments to enter into contracts with private landowners for preserving agricultural land or related open space uses. Land under agricultural production can have its annual assessed valuation for property tax calculation reduced if the owner agrees to place the land under a Williamson Act contract for 10 years, renewable annually. Tuolumne County Resolution 106-04, approved by the Board of Supervisors on June 15, 2004, contains the County's rules and

regulations to govern land within Agricultural Preserves and land within the Williamson Act Land Conservation Program.

#### Z'berg-Nejedly Forest Practice Act of 1976

The project site is located on private property and as such for actions related specifically to potential impacts from forest resources could be subject to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (FPA) that have been promulgated as the California Forest Practice Rules. Land within Tuolumne County that is subject to the Z'berg-Nejedly Forest Practice Act of 1976 is demonstrated by the TPZ (Timberland Preserve) zoning district and the TPZ General Plan land use designation. The TPZ zoning district is utilized for the protection of timberland. The TPZ zoning district is for the protection of timberland and in order to prevent encroachment upon it by incompatible uses of land, and for the general welfare of the County as a whole. This zone is intended to qualify its land pursuant to Z'bergWarren-Keene-Collier Forest Taxation Reform Act of 1976 or such other legislative statutes or constitutional authorization as may be developed for defining a timberland preserve. Land within Tuolumne County that is subject to the Z'berg-Nejedly Forest Practice Act of 1976 is demonstrated by the TPZ (Timberland Preserve) zoning district and the TPZ General Plan land use designation.

#### **Analysis:**

- a) The project site has not been mapped under the Farmland Mapping and Monitoring Program of the California Resources Agency. However, the project site has been mapped under the United States Department of Agriculture Natural Resources Conservation Service web soil survey maps. The project site contains the Sierra-Verjeles-Aquic Haploxeralfs complex soils, found on 0-8% slopes and the Cumulic Humixerepts-Riverwash complex soils, found on 0 to 8% slopes. Neither of these soil types are considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, there will be no impact.
- b) The project site is zoned RE-5 and C-1 and contains the GC General Plan land use designation. Neither of these are compatible with zoning for inclusion within the Williamson Act. The project site is not within a Williamson Act Land Conservation contract. There are no parcels within the immediate vicinity of the project site that are zoned Exclusive Agricultural, contain the Agricultural General Plan land use designation, or within a Williamson Act contract. Therefore, there will be no impact as the project would not conflict with existing zoning for agricultural use or a Williamson Act Contract.
- c,d) The TPZ zoning district is utilized for the protection of timberland. The TPZ zoning district is for the protection of timberland and in order to prevent encroachment upon it by incompatible uses of land, and for the general welfare of the County as a whole. This zone is intended to qualify its land pursuant to Z'bergWarren-Keene-Collier Forest Taxation Reform Act of 1976 or such other legislative statutes or constitutional authorization as may be developed for defining a timberland preserve. The TPZ land use designation provides for the growing and harvesting of timber and other forest products in concert with limited, low-intensity public and private commercial recreational uses. Typical land uses allowed in the TPZ designation include all commercial timber production operations and facilities, agricultural operations, mineral and other resource extraction operations, recreation uses such as public utility and safety facilities.

The project site does not contain the TPZ zoning district or the TPZ General Plan land use designation. There are no parcels within the vicinity of the project site that contain the TPZ zoning district or the TPZ land use designation.

The California Department of Forestry and Fire Protection (CalFire) regulates timber harvesting and logging on privately owned lands in California. Prior to the conversion of land to a land use other than growing timber, a Timberland Conversion permit must be reviewed and approved by CalFire. The project site is currently vacant and contains commercial tree species, as defined by CalFire, consisting of Ponderosa Pine. If the project will require the cutting or removal of commercial tree species, the project

proponent is required to submit a timber harvest plan to CalFire for their review and approval. If the area of timber harvest is less than three acres in size, a Less Than Three Acre Conversion Exemption may be obtained from CalFire. The project will be conditioned to require a timber harvest plan or application for Less Than Three Acre Conversion Exemption to be submitted to CalFire for review and approval prior to the cutting or removal of commercial tree species. The approved harvest plan or exemption from CalFire will be required to be submitted to the Land Use and Natural Resources Division. Compliance with this requirement would result in a less than significant impact on timberland.

- e) The project site is not located near land zoned Exclusive Agricultural or containing the Agricultural General Plan land use designation. The nearest parcel with the Agricultural General Plan land use designation is located approximately 2,000 feet south of the project site. Therefore, it is unlikely that the project would have impacts that would result in the conversion of agricultural land to a non-agricultural use. There is a less than significant impact.

**Mitigation Measures:** None Required

**Mitigation Monitoring:** Not Applicable

## **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:

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than- Significant With Mitigation Incorporation	Less-than- Significant Impact	No Impact
Where available, the significance criteria established by the Tuolumne County Air Pollution Control District has been relied upon to make the following determinations. Would the Proposed Project:				
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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<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"/>

## **Environmental Setting:**

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

The U.S. Environmental Protection Agency (EPA) designated Tuolumne County as “attainment/unclassified” for the 2008 eight-hour federal ozone standard on July 20, 2012. Tuolumne County is “attainment/unclassified” for all other federal ambient air quality standards. With respect to State ambient air quality standards, Tuolumne County is classified as “nonattainment” for ozone and “attainment/unclassified” for all other State standards. The State ozone “nonattainment” status is due to overwhelming transport of ozone precursors from upwind, urban areas.

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

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

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

at night and precipitation is mixed as rain or light snow. In the summer, temperatures in the mountains are mild, with daytime peaks in the 70s to low 80s, but the western end of the basin can routinely exceed 100 degrees.

#### Local Climate and Sources of Air Pollution

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

<b>Table 1. Tuolumne County Designations and Classifications</b>		
<b>Pollutant</b>	<b>Designation/Classification</b>	
	<b>Federal Standard</b>	<b>State Standard</b>
Ozone - One hour	Attainment	Nonattainment
Ozone - Eight hour	Nonattainment	Nonattainment
PM 10	Unclassified	Unclassified
PM 2.5	Attainment/Unclassified	Unclassified
Carbon Monoxide	Attainment/Unclassified	Attainment
Nitrogen Dioxide	Attainment/Unclassified	Attainment
Sulfur Dioxide	Unclassified	Attainment
Lead (Particulate)	Attainment/Unclassified	Attainment
Hydrogen Sulfide	No Federal Standard	Unclassified
Sulfates	No Federal Standard	Attainment
Visibility Reducing Particles	No Federal Standard	Unclassified
Source: CARB "Inhalable coarse particles (PM2.5-10)," such as those found near roadways and dusty industries, are between 2.5 and 10 micrometers in diameter. PM2.5-10 is deposited in the thoracic region of the lungs. "Fine particles (PM2.5)," such as those found in smoke and haze, are 2.5 micrometers in diameter and smaller. These particles can be directly emitted from sources such as forest fires, or they can form when gases emitted from power plants, industries and automobiles react in the air. They penetrate deeply into the thoracic and alveolar regions of the lungs.		

The Tuolumne County Air Pollution Control District (TCAPCD) does not meet the state one-hour or eight-hour standard for ozone and does not meet the federal eight-hour standard for ozone. The District is either in attainment or in an unclassified area for the remainder of the pollutants in Table 1, due to the lack of availability of data.

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

TCAPCD is the primary agency responsible for planning to meet National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) in the County and is responsible for implementing emissions standards and other requirements of federal and state laws regarding most types of stationary emission sources. In addition, TCAPCD has also set emissions thresholds for certain pollutants for the purposes CEQA. Pursuant to the State CEQA Guidelines, air quality impacts from project implementation would be significant if the project would:

- violate any air quality standard or contribute substantially to an existing or project air quality violation—for the purposes of the project locations, result in construction or operations of a project that generated emissions in excess of the following thresholds, except CO, used by TCAPCD (2017):
- reactive organic gases (ROG) – 1,000 pounds per day (lb/day) or 100 tons per year (tpy)
- oxides of nitrogen (NOX) – 1,000 lb/day or 100 tpy
- PM10 – 1,000 lb/day or 100 tpy
- CO – 1,000 lb/day or 100 tpy

- expose sensitive receptors to a substantial incremental increase in toxic air contaminant (TAC) emissions; or create objectionable odors affecting a substantial number of people

Primary criteria pollutants are emitted directly from a source (e.g., vehicle tailpipe, an exhaust stack of a factory) into the atmosphere. Primary criteria pollutants include carbon monoxide (CO), reactive organic gases (ROG), oxides of nitrogen (NO<sub>x</sub>), respirable and fine particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), sulfur dioxide (SO<sub>2</sub>), and lead. Secondary criteria pollutants are created by atmospheric chemical and photochemical reactions; ROG together with NO<sub>x</sub> form the building blocks for the creation of photochemical (secondary) pollutants. Secondary criteria pollutants include oxidants, ozone, and sulfate and nitrate particulates (smog). The characteristics, sources, and effects of the criteria air pollutants of most concern are described below.

Carbon Monoxide, CO, is a local pollutant that is found in high concentrations only near the source. The major source of CO, a colorless, odorless, poisonous gas, is automobile traffic. Elevated concentrations, therefore, are usually found only near areas of high traffic volumes. CO's health effects are related to its affinity for hemoglobin in the blood. At high concentrations, CO reduces the amount of oxygen in the blood, causing heart difficulties in people with chronic diseases, reduced lung capacity, and impaired mental abilities.

Ozone is produced by a photochemical reaction (triggered by sunlight) between NO<sub>x</sub> and ROG. NO<sub>x</sub> is formed during the combustion of fuels, while ROG is formed during combustion and evaporation of fossil fuels and organic solvents. Because ozone requires sunlight to form, it mostly occurs in concentrations considered serious between the months of April and October. Ozone is a pungent, colorless, toxic gas with direct health effects on humans, including respiratory and eye irritation and possible changes in lung functions. Groups most sensitive to ozone include children, the elderly, people with respiratory disorders, and people who exercise strenuously outdoors.

Nitrogen Dioxide, NO<sub>2</sub>, is a byproduct of fuel combustion, with the primary source being motor vehicles and industrial boilers and furnaces. The principal form of NO<sub>x</sub> produced by combustion is NO, but NO reacts rapidly to form NO<sub>2</sub>, creating the mixture of NO and NO<sub>2</sub> commonly called NO<sub>x</sub>. NO<sub>2</sub> is an acute irritant. A relationship between NO<sub>2</sub> and chronic pulmonary fibrosis may exist, and an increase in bronchitis in young children at concentrations below 0.3 part per million may occur. NO<sub>2</sub> absorbs blue light and causes a reddish-brown cast to the atmosphere and reduced visibility. It can also contribute to the formation of PM<sub>10</sub> and acid rain.

PM<sub>10</sub> is respirable particulate matter (PM) measuring no more than 10 microns in diameter, while PM<sub>2.5</sub> is fine PM measuring no more than 2.5 microns in diameter. PM<sub>10</sub> and PM<sub>2.5</sub> are mostly dust particles, nitrates, and sulfates. Both PM<sub>10</sub> and PM<sub>2.5</sub> are byproducts of fuel combustion and wind erosion of soil and unpaved roads and are directly emitted into the atmosphere through these processes. They are also created in the atmosphere through chemical reactions. The characteristics, sources, and potential health effects associated with respirable particulates (those between 2.5 and 10 microns in diameter) and fine particulates (PM<sub>2.5</sub>) can be very different. Respirable particulates generally come from windblown dust and dust kicked up from mobile sources. Fine particulates are generally associated with combustion processes and are formed in the atmosphere as a secondary pollutant through chemical reactions. PM<sub>2.5</sub> is more likely to penetrate deeply into the lungs and poses a health threat to all groups, but particularly to the elderly, children, and those with respiratory problems. More than half of the PM<sub>10</sub> and PM<sub>2.5</sub> that is inhaled into the lungs remains there. These materials can damage health by interfering with the body's mechanisms for clearing the respiratory tract or by acting as carriers of an absorbed toxic substance.

Sulfur Dioxide, SO<sub>2</sub>, is a colorless, pungent, irritating gas formed primarily by the combustion of sulfur-containing fossil fuels. In humid atmospheres, SO<sub>2</sub> can form sulfur trioxide and sulfuric acid mist, with some of the latter eventually reacting to produce sulfate particulates. This contaminant is the natural combustion product of sulfur or sulfur-containing fuels. Fuel combustion is the major source, while chemical plants, sulfur recovery plants, and metal processing are minor contributors. At sufficiently high concentrations, SO<sub>2</sub> irritates the upper respiratory tract. At lower concentrations, when in conjunction with particulates, SO<sub>2</sub> appears able to do still greater harm by injuring lung tissues. Sulfur oxides, in combination with moisture and oxygen, can yellow the

leaves of plants, dissolve marble, and eat away iron and steel. Sulfur oxides can also react to form sulfates, which reduce visibility.

Odors are generally regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). There are existing industrial and commercial land uses in the vicinity of the project site that may emit intermittent odors as a result of business operations.

Sensitive receptors are generally considered to include those land uses where exposure to pollutants could result in health-related risks to sensitive individuals, such as children or the elderly. Residential dwellings, schools, hospitals, outdoor playgrounds, places of worship, and similar facilities are of primary concern because of the presence of individuals particularly sensitive to pollutants and/or the potential for increased and prolonged exposure of individuals to pollutants. There is a residence located on the project site and on adjacent parcels to the southwest of the project site. The parcel owned by Sonora Union High School located on the opposite side of Wards Ferry Road is occasionally used for sporting events or agricultural uses by the school.

### **Analysis:**

- a) Tuolumne County does not currently have an air quality plan. Tuolumne County's 2018 General Plan contains an Air Quality Element. The project has been reviewed for consistency with the Air Quality Element of the 2018 General Plan. The following goals, policies, and implementation programs of the Air Quality Element apply to the project:

**Policy 15.A.1:** *Accurately determine and fairly mitigate the local and regional air quality impacts of land development projects proposed in the County.*

The CalEEMod was used to determine the air quality impacts of the project. The estimated emissions are less than the thresholds set by the County, therefore no mitigation measures are needed. See the analysis in section b below for additional information.

Implementation Program 15.A.k of the Air Quality Element of the General Plan directs the County to require dust-control measures during project related activities. Any grading on the site is required to be in conformance with Chapter 12.20 of the TCOC. Section 12.20.370 of the TCOC requires the use of a watering truck or other watering device to suppress dust. The project will be conditioned to meet these requirements for any future grading. This was required for the grading conducted under Grading Permit G2021-00028.

The project is consistent with the Air Quality Element of the 2018 General Plan. Therefore, there is a less than significant impact.

- b) Construction and operations are discussed separately below.

Criteria air pollutant emissions from construction and operation of the proposed project were modeled using the California Emissions Estimator Model (CalEEMod), version 2016.3.2 (California Air Pollution Control Officers Association [CAPCOA] 2016a). The proposed land uses were matched to the most similar land use types available in CalEEMod, which CalEEMod uses to estimate default modeling assumptions (e.g., the construction phasing durations, number of equipment, equipment hours per day, and worker trips). All model assumptions and model outputs can be found in Appendix A of this document. Table 2 below shows the annual emissions summary for the emissions that TCCAPCD has set thresholds for.



### Construction

Construction associated with the proposed project included grading for the storage pads and on-site roads and driveways. Construction activities only included grading and excavation as no buildings or paved areas are proposed. Typical construction equipment would include dozers, excavators, loaders/backhoes, and haul trucks. Grading has been completed under Grading Permit G2021-00028 and the applicant is not proposing additional grading at this time.

As shown in Table 2 below, criteria air pollutant emissions generated by project construction would not exceed TCAPCD's significance thresholds. Therefore, air quality impacts related to construction would be less than significant.

### Operation

Operation of the proposed project would be minimal, as the project entails the outdoor storage of commercial equipment, vehicles, and materials. Occasional movement of the equipment, vehicles, and materials would occur. However, this would have minimal impacts on air quality. Table 2 below shows that the project would be below TCAPCD's significance thresholds, and there would be no measurable emissions associated with the operational uses on site. Therefore, operational air quality impacts would be less than significant.

Table 2: Annual Emissions Model Summary				
	ROG (tons/year)	NO <sub>x</sub> (tons/year)	PM <sub>10</sub> total (tons/year)	CO (tons/year)
Annual Construction Emission	0.0368	0.3580	0.0160	0.2902
Annual Operational Emission	0	0	0	.00001
TCAPCD Threshold	100	100	100	100
Exceed Significance Threshold?	No	No	No	No

- c) There is a residence located on the project site and on adjacent parcels to the southwest of the project site. The parcel owned by Sonora Union High School located on the opposite side of Wards Ferry Road is occasionally used for daytime sporting events, and there are ongoing agricultural activities by the school at that site. The project will be required to comply with regulations pertaining to the grading on site, including dust suppression, erosion control, and best management practices for any future grading. These requirements were included for the grading conducted under Grading Permit G2021-00028. The project would be required to comply with all applicable Federal, State, and Local regulations pertaining to air quality. The proposed project would not create a source of substantial pollutants and would therefore not adversely affect those residing in the vicinity. Therefore, there would be a less than significant impact.
- d) The occurrence and severity of odor impacts depends on numerous factors, including the nature, frequency, and intensity of the source; wind speed and direction; and the proximity and sensitivity of exposed individuals. The main odor associated with the project would be from diesel from operation and movement of equipment and vehicles on the site. However, as the project does not include industrial

activity and entails the storage of equipment, vehicles, and materials, impacts associated with odor would be limited in duration. Additionally, the use would be consistent with other land uses in the vicinity of the project site. The project would be required to comply with all applicable air quality regulations. This impact would be less than significant.

**Mitigation Measure:** None Required

**Mitigation Monitoring:** Not applicable

## **BIOLOGICAL RESOURCES**

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than- Significant With Mitigation Incorporation	Less-than- Significant Impact	No Impact
<b>Would the Proposed Project/Action:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	<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, and regulations or by the California Department of Fish and Game or the U.S. 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 Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### **Environmental Setting:**

The elevation on the project site is approximately 2,220 feet above mean sea level. Vegetation on the site includes riparian vegetation along the southern portion of the site consisting of valley oak (*Quercus lobata*), blue oak (*Quercus douglasii*), interior live oak (*Quercus wislizeni*), willow (*Salix* sp.), and Himalayan blackberry (*Rubus discolor*). The riparian area surrounding Curtis Creek encompasses the northern portion of the project site. The Tuolumne County Wildlife maps and the California Department of Forestry and Fire Protection (CalFire) Fire and Resource Assessment Program (FRAP) maps indicate that the project site contains the valley oak woodland (VOW), valley foothill riparian (VRI), blue oak pine (bop) and residential park (rsp) habitat types.

Pursuant to the Tuolumne County Wildlife Handbook (TCWH) the VOW and VRI habitat types are considered second priority habitats, which are habitats which are essential for maintaining diverse and abundant wildlife in the County. The bop habitat is considered a third priority habitat, which are common habitats that are of considerable value to wildlife. The rsp habitat is considered a fourth priority habitat, which are common habitats that are of relatively low value to wildlife.

The California Natural Diversity Database (CNDDDB) includes plants and animal species that are rare, threatened, or endangered within California. The CNDDDB is an inventory of these species and the location of known occurrences of these species. The California Native Plant Society (CNPS) maintains a database of rare and endangered plants of California. The US Fish and Wildlife Service (USFWS) maintains an Information for Planning and Consultation (IPac) database, which includes threatened and endangered species, critical habitats, and other special status species and sensitive habitats.

Of the 37 special-status plant species that are known to occur within the nine USGS 7.5-minute quadrangles including and surrounding the project site two species were determined to have potential to occur based on the presence of habitat suitable for the species. Of the 30 special-status wildlife species that could occur within the nine USGS 7.5-minute quadrangles including and surrounding the project site, five species were determined to have potential to occur based on the presence of habitat suitable for the species.

The five special-status species with potential to occur on the project site would be limited to Curtis Creek (i.e., San Joaquin roach), Curtis Creek and its streambanks (i.e., western pond turtle), or the riparian mixed hardwood habitat adjacent to Curtis Creek (i.e., ringtail, pallid bat, western mastiff bat). The riparian mixed hardwood habitat may also provide roosting habitat for common bat species.

The Tuolumne County Geotechnical Interpretive System (GIS) Maps indicate that the special status plant species Tuolumne fawn lily (*Erythronium tuolumnense*) has been known to occur within the vicinity of the project site. The habitat for the Tuolumne fawn lily would be limited to the streambanks immediately adjacent to Curtis Creek. No other species listed on the CNDDDB have been known to occur within the project site.

### **Regulatory Setting:**

Biological resources are regulated by federal, state, and local laws. In California and specifically in Tuolumne County, the Federal Endangered Species Act, Clean Water Act (CWA), California Endangered Species Act (CESA), Tuolumne County General Plan, the Tuolumne County Ordinance Code, and the Tuolumne County Wildlife Handbook are the primary regulations considered in this analysis.

### **Federal**

Pursuant to the ESA, USFWS and the National Marine Fisheries Service (NMFS) have authority over projects that may affect the continued existence of federally listed (threatened or endangered) species. Section 9 of ESA prohibits any person from "taking" an endangered or threatened fish or wildlife species or removing, damaging, or destroying a listed plant species on federal land or where the taking of the plant is prohibited by state law. Take is defined under ESA, in part, as killing, harming, or harassing. Under federal regulations, take is further defined to include habitat modification or degradation where it results in death or injury to wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering. If a proposed project would result in take of a federally listed species, the project applicant must consult with USFWS or NMFS before the take occurs under Section 10(a) of ESA or Section 7 of ESA if another federal agency is involved in the action. Conservation measures to minimize or compensate for the take are typically required.

Section 404 of the CWA requires project proponents to obtain a permit from the U.S. Army Corps of Engineers (USACE) before performing any activity that involves any discharge of dredged or fill material into waters of the United States, including wetlands. Waters of the United States include navigable waters of the United States, interstate waters, tidally influenced waters, and all other waters where the use, degradation, or destruction of the waters could affect interstate or foreign commerce, tributaries to any of these waters, and wetlands that meet any of these criteria or that are adjacent to any of these waters or their tributaries. Many surface waters and wetlands in California meet the criteria for waters of the United States. In accordance with Section 401 of the CWA, projects that apply for a USACE permit for discharge of dredged or fill material must obtain water quality certification from the appropriate regional water quality control board (RWQCB) indicating that the action would uphold state water quality standards.

### **State**

Pursuant to CESA, a permit from the California Department of Fish and Wildlife (CDFW) is required for projects that could "take" a species state listed as threatened or endangered. Section 2080 of CESA prohibits take of state-listed species. Under CESA, take is defined as any activity that would directly or indirectly kill an individual of a species. The definition does not include "harm" or "harass" like the federal act. As a result, the threshold for

take under CESA is higher than under ESA (i.e., habitat modification is not necessarily considered take under CESA). Authorization for take of state-listed species can be obtained through a California Fish and Game Code Section 2081 incidental take permit.

The California Fish and Game Code identifies Fully Protected Species in Sections 3511, 4700, 5050, and 5515 of the California Fish and Game Code. These statutes prohibit take or possession of fully protected species and do not provide for authorization of incidental take. DFW has informed nonfederal agencies and private parties that their actions must avoid take of any fully protected species. In addition, Section 3503 of the California Fish and Game Code states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird. Section 3503.5 specifically states that it is unlawful to take, possess, or destroy any raptors (e.g., hawks, owls, eagles, and falcons), including their nests or eggs.

Section 3503 of the Fish and Game Code states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird. Section 3503.5 of the California Fish and Game Code states that it is unlawful to take, possess, or destroy any raptors (i.e., species in the orders Falconiformes and Strigiformes), including their nests or eggs. Typical violations include destruction of active nests as a result of tree removal or disturbance caused by project construction or other activities that cause the adults to abandon the nest, resulting in loss of eggs and/or young.

All diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake in California that supports wildlife resources are subject to regulation by CDFW under Section 1602 of the California Fish and Game Code. Under Section 1602, it is unlawful for any person, governmental agency, or public utility to do the following without first notifying CDFW:

- substantially divert or obstruct the natural flow of, or substantially change or use any material from, the bed, channel, or bank of any river, stream, or lake; or
- deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.

The regulatory definition of a stream is a body of water that flows at least periodically or intermittently through a bed or channel that has banks and supports fish or other aquatic life. This definition includes watercourses with a surface or subsurface flow that supports or has supported riparian vegetation. CDFW's jurisdiction within altered or artificial waterways is based on the value of those waterways to fish and wildlife. A CDFW streambed alteration agreement must be obtained for any action that would result in an impact on a river, stream, or lake.

The State Water Resources Control Board (SWRCB) and each of nine local RWQCBs have jurisdiction over "waters of the State" pursuant to the Porter-Cologne Water Quality Control Act, Water Code Section 13000 et seq., which are defined as any surface water or groundwater, including saline waters, within the boundaries of the State. SWRCB has issued general Waste Discharge Requirements regarding discharges to "isolated" waters of the State (Water Quality Order No. 2004-0004-DWQ, Statewide General Waste Discharge Requirements for Dredged or Fill Discharges to Waters Deemed by the U.S. Army Corps of Engineers to be Outside of Federal Jurisdiction). The local RWQCB enforces actions under this general order for isolated waters not subject to federal jurisdiction and is also responsible for the issuance of water quality certifications pursuant to Section 401 of the CWA for waters subject to federal jurisdiction.

Under CEQA, special-status species include those species meeting the following criteria:

- Plant and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal and State Endangered Species Acts. Both acts afford protection to listed species;
- California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue;
- U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern;
- Sensitive species included in USFWS Recovery Plans; and

- CDFW special-status invertebrates.

Although CDFW Species of Special Concern generally do not have special legal status, they are given special consideration under CEQA. In addition to regulations for special-status species, most birds in the U.S., including non-status species, are protected by the Migratory Bird Treaty Act (MBTA) of 1918. Under the MBTA, destroying active nests, eggs, and young is illegal. In addition, plant species on the California Native Plant Society (CNPS) Lists 1 and 2 are considered special-status plant species and are protected under CEQA.

### Local

The Tuolumne County Wildlife Handbook (TCWH) and its associated maps detail the distribution of various habitat types countywide, evaluate their relative biological value, and establish Tuolumne County's standards and thresholds for evaluating the potential biological impacts pursuant to CEQA (Tuolumne County 1987). The avoidance and mitigation measures provided in the TCWH are intended to facilitate a consistent, fair, and cost-effective approach to wildlife mitigation that provides the greatest protection for the most sensitive resources. However, if a site-specific biological evaluation is conducted by a qualified biologist the environmental analysis and mitigation measures can rely on the recommendations of the biologist in lieu of the TCWH recommendations. The applicant has agreed to utilize the measures as indicated in the Tuolumne County Wildlife Handbook.

The TCWH ranks highest priority habitats as first priority and lowest priority habitats as fourth priority. The project site contains VOW and VRI habitat which are ranked as second priority habitats, the bop habitat, which is ranked as third priority habitat, and the rsp which is ranked as fourth priority habitat. The TCWH encourages protecting the highest priority habitats, which would consist of the VOW and VRI habitats.

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

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

Implementation Programs 16.B.j, 16.B.j.1, and 16.B.j.2 found in the Tuolumne County General Plan provide direction on the County's oak woodland analysis. These Implementation Programs are as follows:

### **Implementation Program 16.B.j:**

Establish thresholds of significance under the California Environmental Quality Act (CEQA) for the conversion of oak woodlands in Tuolumne County. The following provides the County's recommended standard guidelines for determining whether a project may result in a significant impact to oak woodlands, for purposes of review under the California Environmental Quality Act and Public Resources Code Section 21083.4.

- An oak woodland is defined in the General Plan as a woodland stand with 10% or greater native oak canopy cover. Tree removal from parcels with less than 10% native oak canopy cover is not considered a significant conversion or loss of oak woodland.
- For parcels with 10% or greater native oak canopy cover (i.e., parcels with oak woodland, as defined in the General Plan), a significant impact to oak woodland includes tree removal that reduces the total oak canopy cover onsite to below 10% (i.e., conversion to non-oak woodland), or a loss of 10% or greater of oak canopy woodland stand on the parcel, if the conversion or loss is determined by a trained professional to be substantial in consideration of, but not limited to, the following:
  - Total acres and amount of woodland stand removed or disturbed, and amount retained onsite.
  - Pattern of development or habitat loss onsite (e.g., clustered vs. dispersed).
  - Existing habitat functions and quality (e.g., intact/high-quality, moderately degraded, or severely degraded).
  - Stand age- or size-class structure.
  - Rarity.
  - Landscape position in relation to larger wildlife corridors, stream systems, or other important natural features.
  - Loss of valley oak (*Quercus lobata*) woodland, which is a sensitive habitat.
  - Proximity to other oak woodland patches and connectivity to large blocks of intact habitat.
  - Contribution to a cumulative loss, degradation, or fragmentation of oak woodland across the County
- Removal of valley oaks (*Quercus lobata*), regardless of woodland stand size or canopy cover, shall require evaluation and determination as set forth above, including consideration of any unique habitat value provided by valley oaks

#### **Implementation Program 16.B.j.1:**

When considering discretionary development proposals, the County, through CEQA reviews, will require that project applicants map oak woodland resources on the project site and, where feasible, establish buffers around existing oak woodland stands to prevent adverse effects. For mapping purposes, project applicants may use the County's existing oak woodland map (developed for the Recirculated Draft EIR) as an initial base map for project-specific ground truthing/field verification. The County will require implementation of BMPs while working near retained oak woodlands to avoid inadvertent damage to oak trees. BMPs will include establishment of no-disturbance buffers around the outer canopy edge to prevent root and crown damage, soil compaction, and standard management practices to reduce introduction and spread of invasive species and other indirect effects.

For those impacts on oak woodland that cannot be avoided, the County will require the project applicant to minimize adverse effects. If substantial conversion of oak woodland will occur based on Implementation Program 16.B.j, the County will require one or more of the following mitigation measures be implemented to mitigate the impact from loss of oak woodland habitat pursuant to Public Resources Code Section 21083.4, (which specifies certain projects, including commercial agricultural production, are exempt from the requirements of Section 21083.4):

- Conserve oak woodlands through the purchase of conservation easements.
- Plant acorns and container stock from a local seed source to replace oak woodland removed. The following parameters will be applied:
- Plant an appropriate number of trees, including maintaining plantings and replacing dead or diseased trees.
- Maintain trees for seven years after the trees are planted.
- Planting may not account for more than 50 percent of the required mitigation and must occur on lands that are subject to conservation easements, zoned open space, or similarly restricted from development.
- Mitigation through planting may be used to restore former or degraded oak woodlands.
- Contribute funds to the Oak Woodlands Conservation Fund, as established under subdivision (a) of Section 1363 of the Fish and Game Code, for the purpose of purchasing oak woodland conservation easements, the Tuolumne County Oak Woodland Conservation Fund, or other appropriate established oak woodland conservation fund.

**Implementation Program 16.B.j.2:**

The County will require project applicants to develop a mitigation and monitoring plan to compensate for the loss of oak woodland habitat. The mitigation and monitoring plan will describe in detail how loss of oak woodlands shall be avoided or offset, including details on restoration and creation of habitat, compensation for the temporal loss of habitat, success criteria ensuring habitat function goals and objectives are met, performance standards to ensure success, remedial actions if performance standards are not met, and requirements for reporting implementation actions and progress to the County. The plan will include detailed information on the habitats present within the preservation and mitigation areas, the long-term management and monitoring of these habitats, legal protection for the preservation and mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment). If planting is used as part of compensatory mitigation, an oak planting plan will be developed by a qualified professional such as a professional biologist, arborist, or registered professional forester.

**Analysis:**

- a) To ensure that nesting bird and special status bird species are not impacted by project implementation, Mitigation Measure BIO-1 has been incorporated to require pre-construction bird surveys if construction is to take place between the nesting bird season, February 1 to August 31 of any year. Mitigation Measure BIO-1 includes protocol to be implemented should an active bird nest be identified during the preconstruction survey.

The two special-status species with potential to occur on the project site, Stanislaus monkeyflower (*Erythranthe marmorata*) and Tuolumne fawn lily (*Erythronium tuolumnense*), would be limited to the streambanks immediately adjacent to Curtis Creek. This area of the site would not be impacted by the proposed project. Additionally, Mitigation Measures BIO-2, BIO-3 and BIO-4 would ensure less than significant impacts to Curtis Creek and surrounding habitat.

The five special-status species with potential to occur on the project site would be limited to Curtis Creek (i.e., San Joaquin roach), Curtis Creek and its streambanks (i.e., western pond turtle), or the riparian mixed hardwood habitat adjacent to Curtis Creek (i.e., ringtail, pallid bat, western mastiff bat). The riparian mixed hardwood habitat may also provide roosting habitat for common bat species. No project activities (i.e., vegetation removal, staging, ground disturbance) are proposed to occur within the riparian mixed hardwood habitat adjacent to Curtis Creek or within the creek itself. Additionally, Mitigation Measure BIO-2 requires the northern and western 50 feet of the project site to be rezoned to Open Space to ensure protection of Curtis Creek and surrounding riparian habitat. Thus, direct and indirect impacts on these species, if present, are not expected to occur.

No critical habitat was identified by the CNDDDB, CNPS, or USFWS IPaC databases.

The implementation of Mitigation Measure BIO-1, BIO-2, BIO-3 and BIO-4 would result in a less than significant impact on special status species.

- b,c) Curtis Creek is located in the northern portion of the project site. Materials from the log decks could, through unintentional activities related to the operation of the project, enter the riparian area. Therefore, in order to ensure that materials associated with the storage do not enter the riparian area and Curtis Creek, fencing shall be installed along the riparian boundary on the project site to prohibit drift of materials. Mitigation Measure BIO-3 requires Best Management Practices (BMPs) to be implemented when working within the northern portion of the site adjacent to Curtis Creek.

Incorporation of Mitigation Measures BIO-2, BIO-3 and BIO-4 would result in a less than significant impact on riparian and aquatic habitat.



- d) No development or storage is proposed in the riparian area surrounding Curtis Creek. Curtis Creek remains undisturbed within the vicinity of the project site and connects to other wildlife habitat areas. This undisturbed riparian area provides for unimpeded movement of wildlife. Mitigation Measures BIO-2, BIO-3, and BIO-4 would protect Curtis Creek and surrounding riparian habitat with the protection of Open Space zoning, Best Management Practices, and a silt fence. Therefore, there would be a less than significant impact with incorporation of mitigation.
- e) The project was evaluated under Implementation Program 16.B.i, 16.B.j and 16.B.j.1 of the 2018 General Plan regarding oak woodland impact analysis. The area with the densest oak tree cover is within the riparian area surrounding Curtis Creek. As required by Mitigation Measure BIO-2, this area would be protected by Open Space zoning. This would reduce impacts related to oak woodland to a less than significant level.
- f) The project site is not located within an area that is subject to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Additionally, the project has been reviewed for compliance with the Tuolumne County Wildlife Handbook, Tuolumne County Wildlife Habitat Maps, and the 2018 Tuolumne County General Plan. The project has been found to be consistent with these documents and plans. Therefore, there would be no impact.

#### **Mitigation Measures:**

**BIO-1:** For construction activities expected to occur during the nesting season of raptors (February 1 to August 31) and migratory birds, a pre-construction survey by a qualified biologist shall be conducted to determine if active nests are present on or within 500 feet of the project site where feasible. Areas that are inaccessible due to private property restrictions shall be surveyed using binoculars from the nearest vantage point. The survey shall be conducted by a qualified biologist no more than seven days prior to the onset of construction. If no active nests are identified during the pre-construction survey, no further mitigation is necessary. If construction activities begin prior to February 1, it is assumed that no birds will nest in the project site during active construction activities and no pre-construction surveys are required. If at any time during the nesting season construction stops for a period of two weeks or longer, pre-construction surveys shall be conducted prior to construction resuming.

If active nests are found on or within 500 feet of the project site, the applicant shall notify CDFW and explain any additional measures that a qualified biologist plans to implement to prevent or minimize disturbance to the nest while it is still active. Depending on the conditions specific to each nest, and the relative location and rate of construction activities, it may be feasible for construction to occur as planned within the 500-foot buffer without impacting the breeding effort. Appropriate measures may include restricting construction activities within 500 feet of active raptor nests and having a qualified biologist with stop work authority monitor the nest for evidence that the behavior of the parents have changed during construction. Nests that are inaccessible due to private property restrictions shall be monitored using binoculars from the nearest vantage point. Appropriate measures would be implemented until the young have fledged or until a qualified biologist determines that the nest is no longer active. Construction activities may be halted at any time if, in the professional opinion of the biologist, construction activities are affecting the breeding effort.

**BIO-2:** The northern and western 50 feet of the project site as shown in Figure 3 below shall be rezoned to Open Space. The rezone shall be approved by the Tuolumne County Board of Supervisors in conjunction with Zone Change RZ18-011.

**BIO-3:** The project applicant should implement construction best management practices (BMPs) when operating in the northern portion of the project site adjacent to the riparian mixed hardwood habitat and Curtis Creek. BMPs will include those required by the project Stormwater Pollution Prevention Plan and the

Tuolumne County Biological Resources Review Guide, and may include the following:

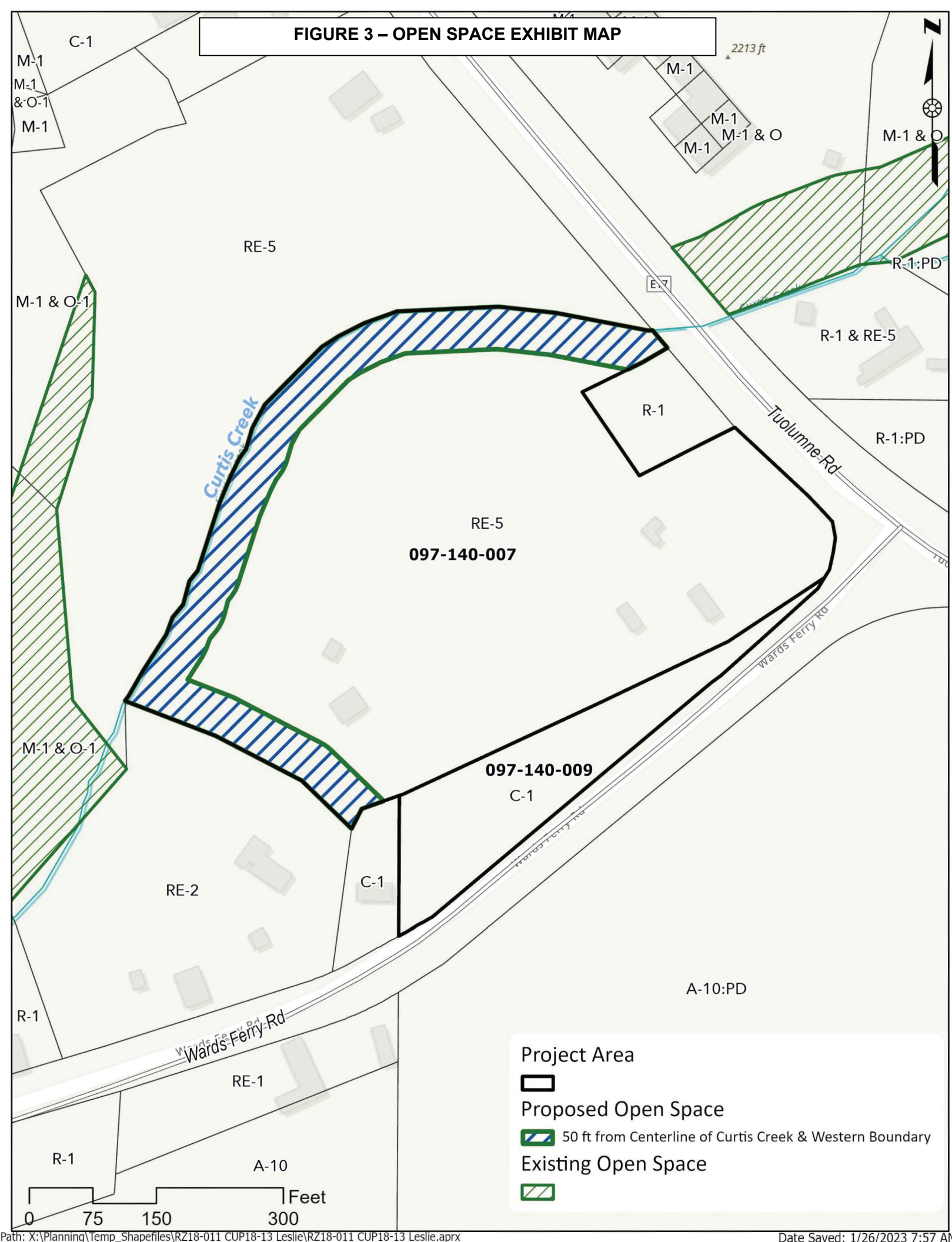
- Install fiber rolls, a sandbag barrier, or a straw bale barrier between the active construction site and the riparian mixed hardwood habitat/Curtis Creek to intercept runoff and remove sediment from runoff.
- Maintain all diesel- and gasoline-powered equipment per manufacturer's specifications, and in compliance with all state and federal emissions requirements. Prior to the start of project activities, inspect all equipment for leaks and inspect everyday thereafter until equipment is removed from the site. Any equipment found leaking will be promptly removed to prevent inadvertent discharge into Curtis Creek.
- Equipment storage, working areas, and spoils should be limited to project staging areas.
- Equipment should not be serviced within areas within 100 feet of riparian mixed hardwood habitat and Curtis Creek, or in any locations that would allow grease, oil, or fuel to pass into Curtis Creek.
- Disturbed soils and all other disturbed areas should be stabilized as soon as possible and before the rainy season begins (but no later than October 15<sup>th</sup> of the construction year) in accordance with the County and Caltrans landscape guidelines and specifications.
- Prior to working in or near any stream, equipment should be thoroughly cleaned to prevent introduction of invasive aquatic species.

**BIO-4:** Within 60 days of project approval, a silt fence consistent with the design criteria of the East Sonora Design Guidelines shall be constructed along the riparian area of Curtis Creek to prohibit woody material from entering the riparian area. The Fence shall be located outside of the Open Space zoning as required by Mitigation Measure BIO-2. The fence shall be present and maintained year-round and shall not be removed.

#### **Mitigation Monitoring:**

Mitigation Measures BIO-1 and BIO-3 are required prior to ground disturbance or construction activities on site and would be verified by the LUNR division prior to the issuance of a grading permit issued by the Department of Public Works or a Building Permit issued by the Building and Safety Division. BIO-2 shall be approved by the Tuolumne County Board of Supervisors in conjunction with Zone Change RZ18-011. Mitigation Measures BIO-4 is required within 60 days of project approval and will be verified by the Land Use and Natural Resources Division. A Notice of Action will be recorded to advise future owners of the required mitigation measures and the responsibility to comply with said measures.

FIGURE 3 – OPEN SPACE EXHIBIT MAP



## **CULTURAL RESOURCES:**

### **Issues and Supporting Information Sources**

#### **Would the Proposed Project/Action:**

	<i>Potentially Significant Impact</i>	<i>Less-than- Significant With Mitigation Incorporation</i>	<i>Less-than- Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the State CEQA Guidelines?	<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 Section 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 formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### **Environmental Setting:**

The project site is located in East Sonora, near the community of Standard. The project site consists of modifications made in the Twentieth Century consisted of access roads and industrial and commercial development. The Central Sierra Miwok settled in much of Tuolumne County are known to have lived in the area including the project site.

A cultural resource study was prepared by Wondjina Research Institute and submitted to the County in August 2021. Between October 2020 and December 2020 Wondjina Research Institute staff conducted literature and documentary research of the project site. A pedestrian survey of the site was conducted on December 11, 2020.

#### **Regulatory Setting:**

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

In 1980, the Governor's Executive Order No. B-64-80 required that State agencies inventory all "significant historic and cultural sites, structures, and objects under their jurisdiction which are over 50 years of age and which may qualify for listing on the National Register of Historic Places."

In September of 2014, the California Legislature passed Assembly Bill (AB) 52, which added provisions to the Public Resources Code (PRC) regarding the evaluation of impacts on tribal cultural resources under CEQA, and consultation requirements with California Native American tribes. In particular, AB 52 now requires lead agencies to analyze project impacts to "tribal cultural resources" separately from archaeological resources (PRC §21074; 21083.09). The Bill defines "tribal cultural resources" in a new section of the PRC §21074. AB 52 also requires lead agencies to engage in additional consultation procedures with respect to California Native American tribes (PRC §21080.3.1, 21080.3.2, 21082.3). AB 52 consultation letters were sent to the Tuolumne Band of Me-Wuk and Chicken Ranch Rancheria Tribes on July 19, 2022. Neither tribe provided comments nor requested consultation.

Cultural resources include prehistoric resources, historic resources, and Native American resources. Pre-historic resources include resources that represent the remains of habitation prior to European settlement and historic resources include resources that represent the remains of habitation after European settlement. Native Americans arrived in Tuolumne County approximately 2,000 years ago. Their villages and areas of temporary settlement typically centralized around drainages, springs, and creeks. Historic resources in Tuolumne County mostly consist of uses and sites centered around gold mining, early timber industry, or historic farming and ranching.

## **Analysis:**

- a, b, c) A cultural resource study was prepared by Wondjina Research Institute and submitted to the County in August 2021. Between October 2020 and December 2020 Wondjina Research Institute staff conducted literature and documentary research of the project site. A pedestrian survey of the site was conducted on December 11, 2020.

During the December 2020 pedestrian survey conducted by Wondjina Research Institute, three pre-historic bedrock grinding features were identified in the northern portion of the project site. Each of the features were photographed and documented.

In January 2021, staff at Wondjina Research Institute, property owners, and members of the Me-Wuk Tribe met on site to discuss the features and best methods to preserve them. The study indicated that an agreement was reached between the Tuolumne Band of Me-Wuk Tribe and property owners to remove feature 3 and to cover features 1 and 2 in place. The study recommends no further disturbance of this area. With this agreement in place, there would be no impact to the identified resources.

This document is available for review by qualified professionals during regular business hours at the Community Development Department, 48 Yaney, Sonora, California.

AB 52 consultation letters were mailed to AB 52 consultation letters were sent to the Tuolumne Band of Me-Wuk and Chicken Ranch Rancheria Tribes on July 19, 2022. Neither tribe provided comments nor requested consultation.

To ensure that any resources discovered during construction are appropriately managed, incorporation of Mitigation Measures CUL-1 and CUL-2 will result in a less than significant impact to cultural resources.

**CUL-1:** In the unlikely event that buried cultural deposits (e.g., prehistoric stone tools, milling stones, historic glass bottles, foundations, cellars, privy pits) are encountered during project implementation, all ground-disturbing activity within 100 feet of the resources shall be halted and a qualified professional archaeologist (36 Code of Federal Regulations [CFR] 61) shall be notified immediately and retained to assess the significance of the find. Construction activities could continue in other areas. If the find is determined to be significant by the qualified archaeologist (i.e., because it is determined to constitute either a historical resource or a unique archaeological resource), the archaeologist shall develop appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures could include but would not necessarily be limited to preservation in place, archival research, subsurface testing, or contiguous block unit excavation and data recovery.

**CUL-2:** In accordance with the California Health and Safety Code (CHSC), Section 7050.5, and the Public Resources Code (PRC) 5097.98, regarding the discovery of human remains, if any such finds are encountered during project construction, all work within the vicinity of the find shall cease immediately, a 100-foot-wide buffer surrounding the discovery shall be established, and the County shall be immediately notified. The County Coroner shall be contacted immediately to examine and evaluate the find. If the coroner determines that the remains are not recent and are of Native American descent, the County Coroner will notify the Native American Heritage Commission, which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

**Mitigation Monitoring:** Mitigation Measure CUL-1 and CUL-2 are required during construction activities on site and will be verified by the LUNR Division of CDD. A Notice of Action will be recorded to advise future owners of the required mitigation measures and the responsibility to comply with said measures.

## **ENERGY:**

### Issues and Supporting Information Sources

#### **Would the Proposed Project:**

	Potentially Significant Impact	Less-than- Significant With Mitigation Incorporation	Less-than- Significant Impact	No Impact
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"/>

#### **Environmental Setting:**

California relies on a regional power system composed of a diverse mix of natural gas, petroleum, renewable, hydroelectric, and nuclear generation resources. Natural gas provides one third of the electricity used in California, coming from both California-based power plants, as well as Pacific Northwest- and Southwest-based power plants outside the state. After natural gas generation, electricity in California is mostly generated by renewables (29 percent), large hydroelectric (15 percent), and nuclear (9 percent) (California Energy Commission [CEC] 2018a). The contribution of in- and out-of-state power plants depends on the precipitation that occurred in the previous year, the corresponding amount of hydroelectric power that is available, and other factors.

Electricity in Tuolumne County is provided by Pacific Gas and Electric (PG&E). There is no natural gas consumption in Tuolumne County. However, there is propane consumption for residential uses.

Homes built between 2000 and 2015 used 14 percent less energy per square foot than homes built in the 1980s, and 40 percent less energy per square foot than homes built before 1950. However, the increase size of newer homes has offset these efficiency improvements. Primary energy consumption in the residential sector total 21 quadrillion Btu in 2009 (the latest year the U.S. Energy Information Administration's [EIA's] *Residential Energy Consumption Survey* was completed), equal to 54 percent of consumption in the buildings sector and 22 percent of total primary energy consumption in the U.S. Energy consumption increased 24 percent from 1990 to 2009. However, because of projected improvements in building and appliance efficiency, the EIA 2017 Annual Energy Outlook forecast a 5-percent increase in energy consumption from 2016 to 2040 (EIA 2017).

On-road vehicles use about 90 percent of the petroleum consumed in California. Based on the most recently available information, in 2008, the California Department of Transportation (Caltrans) projected 41.5 million gallons of gasoline and diesel would be consumed in Tuolumne County in 2015, an increase of approximately 4.7 million gallons of fuel from the projected 2010 levels (Caltrans 2008).

Energy consumption on the project site would include energy consumed for the construction of the site and vehicle usage and movement of materials and equipment.

#### **Regulatory Setting:**

Federal and state agencies regulate energy consumption through various policies, standards, and programs. At the local level, individual cities and counties establish policies in their general plans and climate action plans related to the energy efficiency of new development and land use planning and to the use of renewable energy sources.

## **Federal:**

### **Energy Policy and Conservation Act, and CAFE Standards**

The Energy Policy and Conservation Act of 1975 established nationwide fuel economy standards to conserve oil. Pursuant to this Act, the National Highway Traffic and Safety Administration, part of the U.S. Department of Transportation, is responsible for revising existing fuel economy standards and establishing new vehicle economy standards.

The Corporate Average Fuel Economy (CAFE) program was established to determine vehicle manufacturer compliance with the government's fuel economy standards. Compliance with CAFE standards is determined based on each manufacturer's average fuel economy for the portion of their vehicles produced for sale in the United States. EPA calculates a CAFE value for each manufacturer based on the city and highway fuel economy test results and vehicle sales. The CAFE values are a weighted harmonic average of the EPA city and highway fuel economy test results. Based on information generated under the CAFE program, the U.S. Department of Transportation is authorized to assess penalties for noncompliance. Under the Energy Independence and Security Act of 2007 (described below), the CAFE standards were revised for the first time in 30 years.

### **Energy Policy Act (1992 and 2005) and Energy Independence and Security Act of 2007**

The Energy Policy Act of 1992 was passed to reduce the country's dependence on foreign petroleum and improve air quality. The act includes several parts intended to build an inventory of alternative fuel vehicles in large, centrally fueled fleets in metropolitan areas. The Energy Policy Act of 2005 provides renewed and expanded tax credits for electricity generated by qualified energy sources, such as landfill gas; provides bond financing, tax incentives, grants, and loan guarantees for clean renewable energy and rural community electrification; and establishes a federal purchase requirement for renewable energy.

The Energy Independence and Security Act of 2007 increased the supply of alternative fuel sources by setting a mandatory Renewable Fuel Standard requiring fuel producers to use at least 36 billion gallons of biofuel annually by 2022, which represents a nearly five-fold increase over current levels and reduces U.S. demand for oil by setting a national fuel economy standard of 35 miles per gallon by 2020—an increase in fuel economy standards of 40 percent. By addressing renewable fuels and CAFE standards, the Energy Independence and Security Act of 2007 will build on progress made by the Energy Policy Act of 2005 in setting out a comprehensive national energy strategy for the 21st century.

## **State:**

### **State of California Energy Plan**

CEC is responsible for preparing the State Energy Plan, which identifies emerging trends related to energy supply, demand, conservation, public health and safety, and the maintenance of a healthy economy. The current plan is the 1997 California Energy Plan. The plan calls for the state to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies strategies such as aiding public agencies and fleet operators in implementing incentive programs for zero-emission vehicles and addressing their infrastructure needs, and encouraging urban design that reduces vehicle miles traveled (VMT) and accommodates pedestrian and bicycle access.

### **Senate Bill 1078: California Renewables Portfolio Standard Program**

Senate Bill (SB) 1078 (Chapter 516, Statutes of 2002) establishes a renewables portfolio standard (RPS) for electricity supply. The RPS originally required retail sellers of electricity, including investor-owned utilities and community choice aggregators to provide 20 percent of their supply from renewable sources by 2017, but SB 1078 moved that date forward to require compliance by 2010, although the state did not meet the target. In addition, electricity providers subject to the RPS must increase their renewable share by at least 1 percent each year. As of 2016, the state sourced 34.8 percent of its electricity from certified renewable sources (CPUC 2018). The outcome

of this legislation will affect regional transportation powered by electricity.

SB X1-2 of 2011 set a three-stage compliance period requiring all California utilities, including independently owned utilities, energy service providers, and community choice aggregators, to generate 20 percent of their electricity from renewables by December 31, 2013; 25 percent by December 31, 2016; and 33 percent by December 31, 2020. The state met the 2016 target and is on track to meet the 2020 target.

#### Senate Bill 350: Clean Energy and Pollution Reduction Act of 2015

The Clean Energy and Pollution Reduction Act of 2015 (SB 350) requires the amount of electricity generated and sold to retail customers per year from eligible renewable energy resources to be increased to 50 percent by December 31, 2030. This act also requires doubling of the energy efficiency savings in electricity and natural gas for retail customers through energy efficiency and conservation by December 31, 2030.

#### Assembly Bill 1007: State Alternative Fuels Plan

AB 1007 (Chapter 371, Statutes of 2005) required CEC to prepare a state plan to increase the use of alternative fuels in California. CEC prepared the State Alternative Fuels Plan in partnership with CARB and in consultation with other state, federal, and local agencies. The plan presents strategies and actions California must take to increase the use of alternative non-petroleum fuels in a manner that minimizes the costs to California and maximizes the economic benefits of in-state production. It assessed various alternative fuels and developed fuel portfolios to meet California's goals to reduce petroleum consumption, increase alternative fuel use, reduce GHG emissions, and increase in-state production of biofuels without causing a significant degradation of public health and environmental quality.

#### Executive Order S-06-06

Executive Order (EO) S-06-06, signed on April 25, 2006, establishes targets for the use and production of biofuels and biopower, and directs state agencies to work together to advance biomass programs in California while providing environmental protection and mitigation. The EO establishes the following target to increase the production and use of bioenergy, including ethanol and biodiesel fuels made from renewable resources: produce a minimum of 20 percent of its biofuels within California by 2010, 40 percent by 2020, and 75 percent by 2050. The EO also calls for the state to meet a target for use of biomass electricity. The 2011 Bioenergy Action Plan identifies barriers and recommends actions to address them so that the state can meet its clean energy, waste reduction, and climate protection goals. The 2012 Bioenergy Action Plan updates the 2011 plan and provides a more detailed action plan to achieve the following goals:

- increase environmentally and economically sustainable energy production from organic waste;
- encourage development of diverse bioenergy technologies that increase local electricity generation, combined heat and power facilities, renewable natural gas, and renewable liquid fuels for transportation and fuel cell applications;
- create jobs and stimulate economic development, especially in rural regions of the state; and
- reduce fire danger, improve air and water quality, and reduce waste.

As of 2015, 3.2 percent of the total electricity system power in California was derived from biomass.

#### Senate Bill 375

SB 375, signed in September 2008, aligns regional transportation planning efforts, regional GHG emission reduction targets, and land use and housing allocation. SB 375 requires metropolitan planning organizations (MPOs) to adopt a Sustainable Communities Strategy or Alternative Planning Strategy, showing prescribed land use allocation in each MPO's Regional Transportation Plan. CARB, in consultation with the MPOs, is to provide each affected region with reduction targets for GHGs emitted by passenger cars and light trucks in their respective regions for 2020 and 2035. Implementation of SB 375 will have the co-benefit of reducing California's dependency of fossil fuels and making land use development and transportation systems more energy efficient.



The Tuolumne County Transportation Council (TCTC) serves as the federally designated rural transportation agency and the state-designated regional transportation planning agency for Tuolumne County. While the TCTC is required to prepare a Regional Transportation Plan, it is not required to prepare a Sustainable Communities Strategy, as it is not a federally designated MPO. However, the TCTC's *2016 Final Regional Transportation Plan* includes an optional Rural Sustainable Strategies chapter to help Tuolumne County comply with AB 32 and to reduce GHG emissions.

#### California Green Building Standards

California Code of Regulations, Title 24, Part 6, is California's Energy Efficiency Standards for Residential and Non-Residential Buildings. Title 24 Part 6 was established by CEC in 1978 in response to a legislative mandate to create uniform building codes to reduce California's energy consumption and provide energy-efficiency standards for residential and nonresidential buildings. In 2013, CEC updated Title 24 standards with more stringent requirements, effective July 1, 2014. All buildings for which an application for a building permit is submitted on or after July 1, 2014, must follow the 2013 standards. Energy-efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions. The CEC *Impact Analysis for California's 2013 Building Energy Efficiency Standards* estimates that the 2013 standards are 23.3 percent more efficient than the previous 2008 standards for residential construction and 21.8 percent more efficient for nonresidential construction. In 2016, CEC updated Title 24 standards again, effective January 1, 2017. CEC estimates that the 2016 standards are 28 percent more efficient than 2013 standards for residential construction (CEC n.d.) and are approximately 5 percent more efficient for nonresidential construction (CEC 2015).

The 2019 Title 24 Part 6 Building Energy Efficiency Standards were adopted by the CEC on May 9, 2018 and took effect on January 1, 2020. The standards are designed to move the state closer to its zero net energy goals for new residential development. It does so by requiring all new residences to install enough renewable energy to offset all the site electricity needs of each residential unit (California Code of Regulations, Title 24, Part 6, Section 150.1(c)14). CEC estimates that the combination of mandatory on-site renewable energy and prescriptively required energy efficiency features will result in new residential construction that uses 53 percent less energy than the 2016 standards. Nonresidential buildings are anticipated to reduce energy consumption by 30 percent compared to the 2016 standards primarily through prescriptive requirements for high-efficacy lighting (CEC 2018b). The building efficiency standards are enforced through the local plan check and building permit process. Local government agencies may adopt and enforce additional energy standards for new buildings as reasonably necessary in response to local climatologic, geologic, or topographic conditions, provided that these standards are demonstrated to be cost effective and exceed the energy performance required by Title 24 Part 6.

#### Assembly Bill 32, Climate Change Scoping Plan and Update

In December 2008, CARB adopted its Climate Change Scoping Plan, which contains the main strategies California will implement to achieve reduction of approximately 118 million metric tons of carbon dioxide-equivalent (MMTCO<sub>2</sub>e) emissions, or approximately 21.7 percent from the state's projected 2020 emission level of 545 MMTCO<sub>2</sub>e under a business-as-usual scenario (this is a reduction of 47 MMTCO<sub>2</sub>e, or almost 10 percent, from 2008 emissions). In May 2014, CARB released and has since adopted the *First Update to the Climate Change Scoping Plan* to identify the next steps in reaching AB 32 goals and evaluate progress that has been made between 2000 and 2012 (CARB 2014:4–5). According to the update, California is on track to meet the near-term 2020 GHG limit and is well positioned to maintain and continue reductions beyond 2020 (CARB 2014:ES-2). The update also reports the trends in GHG emissions from various emissions sectors (e.g., transportation, building energy, agriculture).

After releasing multiple versions of proposed updates in 2017, CARB adopted the final version titled *California's 2017 Climate Change Scoping Plan* (2017 Scoping Plan), which lays out the framework for achieving the 2030 reductions as established in more recent legislation (discussed below). The 2017 Scoping Plan identifies the GHG reductions needed by each emissions sector to achieve a statewide emissions level that is 40 percent below 1990 levels before 2030.

#### Executive Order B-30-15

On April 20, 2015, Governor Edmund G. Brown Jr. signed EO B-30-15 to establish a California GHG reduction target of 40 percent below 1990 levels by 2030. The Governor's EO aligns California's GHG reduction targets with those of leading international governments such as the 28-nation European Union which adopted the same target in October 2014. California is on track to meet or exceed the target of reducing GHG emissions to 1990 levels by 2020, as established in the California Global Warming Solutions Act of 2006 (AB 32, discussed above). California's new emission reduction target of 40 percent below 1990 levels by 2030 will make it possible to reach the ultimate goal of reducing emissions 80 percent below 1990 levels by 2050. This is in line with the scientifically established levels needed in the U.S. to limit global warming to below 2 degrees Celsius, the warming threshold at which major climate disruptions are projected, such as super droughts and rising sea levels.

#### Senate Bill 32 and Assembly Bill 197 of 2016

In August 2016, Governor Brown signed SB 32 and AB 197, which serve to extend California's GHG reduction programs beyond 2020. SB 32 amended the Health and Safety Code to include Section 38566, which contains language to authorize CARB to achieve a statewide GHG emission reduction of at least 40 percent below 1990 levels by no later than December 31, 2030. SB 32 codified the targets established by EO B-30-15 for 2030, which set the next interim step in the state's continuing efforts to pursue the long-term target expressed in EOs S-3-05 and B-30-15 of 80 percent below 1990 emissions levels by 2050. Achievement of these goals will have the co-benefit of reducing California's dependency of fossil fuels and making land use development and transportation systems more energy efficient.

#### Advanced Clean Cars Program

In January 2012, CARB approved the Advanced Clean Cars program which combines the control of GHG emissions and criteria air pollutants, as well as requirements for greater numbers of zero-emission vehicles, into a single package of standards for vehicle model years 2017 through 2025. The new rules strengthen the GHG standard for 2017 models and beyond. This will be achieved through existing technologies, the use of stronger and lighter materials, and more efficient drivetrains and engines. The program's zero-emission vehicle regulation requires battery, fuel cell, and/or plug-in hybrid electric vehicles to account for up to 15 percent of California's new vehicle sales by 2025. The program also includes a clean fuels outlet regulation designed to support the commercialization of zero-emission hydrogen fuel cell vehicles planned by vehicle manufacturers by 2015 by requiring increased numbers of hydrogen fueling stations throughout the state. The number of stations will grow as vehicle manufacturers sell more fuel cell vehicles. By 2025, when the rules will be fully implemented, the statewide fleet of new cars and light trucks will emit 34 percent fewer global warming gases and 75 percent fewer smog-forming emissions than the statewide fleet in 2016 (CARB 2016).

#### Local:

##### 2018 Tuolumne County General Plan:

The 2018 Tuolumne County General Plan provides a framework for addressing issues related to energy efficiency. The Community Development and Design, Housing, Transportation, Economic Development, Water, Air Quality, and Climate Change Elements contain goals and policies that would reduce energy consumption. Specific Goals, Policies, and implementation Programs related to energy that are applicable to the project are as follows:

**Implementation Program 18.A.a:** Include specific GHG emissions reduction measures in the CAP. Examples include, but are not limited to, the following:

- Require compliance with CALGreen Tier 1 Green Building standards and Tier 1 Building Energy Efficiency Standards for eligible alterations or additions to existing buildings;
- Require compliance with CALGreen Tier 1 Green Building standards and Tier 1 standards for all new construction, and phase in Zero Net Energy (ZNE) standards for new construction;
- Require new or replacement residential water heating systems to be electrically powered and/or alternatively fueled systems;
- Promote recycling to reduce waste and energy consumption;

- Refine protection guidelines for existing riparian lands to establish a no-net-loss goal;

**Policy 18.A.5:** Promote energy efficiency and alternative energy while reducing energy demand.

**2022 Climate Action Plan:**

The Board of Supervisors approved the Climate Action Plan (CAP) on November 8, 2022. The CAP identifies existing and projected GHG emissions, sets GHG reduction targets, establishes policies and actions to meet reduction targets, integrates climate adaptation and resilience strategies, engages the community, and provides an implementation program.

**Analysis:**

- a,b) The project entails outdoor storage of commercial equipment, vehicles, and materials. Energy consumption on the project site would include energy consumed for the construction of the site and vehicle usage and movement of materials and equipment once operational. Diesel and gasoline would be utilized to power equipment and vehicles on site. No structures or buildings are proposed. Electricity usage would be limited to the existing single-family dwelling, well, and septic on site. There would be no wasteful, inefficient, or unnecessary energy consumption. The project would be in accordance with all applicable State and County plans, including the Tuolumne County General Plan and Climate Action Plan. Therefore, there would be no impact.

**Mitigation Measure:** None required.

**Mitigation Monitoring:** Not applicable.

## **GEOLOGY AND SOILS:**

### Issues and Supporting Information Sources

Potentially Significant Impact	Less-than- Significant With Mitigation Incorporation	Less-than- Significant Impact	No Impact
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#### **Would the Proposed 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii) Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv) Landslides?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?   | <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 geological feature?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

## **Environmental Setting:**

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

Tuolumne County is located primarily within the Sierra Nevada geomorphic province, with an extremely small portion (less than 10 percent) of the western boundary within the Great Valley province. The Sierra is a tilted fault block nearly 400 miles long. Its east face is a high rugged multiple scarp, contrasting with the gentle western slope that disappears under the sediments of the Great Valley to the west. Deep river canyons are cut into the western slope. Their upper courses, especially in massive granites of the higher Sierra, have been modified by glacial activity, forming such scenic features as Yosemite Valley. The high crest in the Sierra culminates in Mt. Whitney with an elevation of 14,495 feet above sea level near the eastern scarp. The metamorphic bedrock contains gold-bearing veins in the northwest trending Mother Lode. The northern Sierra boundary is marked where bedrock disappears under the Cenozoic volcanic cover of the Cascade Range.

Tuolumne County is located in central California, which is a region known to have limited fault zones and seismic activity. There are four "capable" faults, which are faults with tectonic displacement within the last 35,000 years which could produce a quake, located within Tuolumne County: Negro Jack Point, Bowie Flat,

Rawhide Flat West, and Rawhide Flat East. These faults are located primarily in the western and southwestern portion of the County. Historically, earthquake activity in Tuolumne County has been substantially below the California State average.

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

The project site was mapped using the USDA Natural Resource Conservation Service (NRCS) soil survey maps. The project site contains the Sierra-Verjeles-Aquic Haploxeralfs complex soils, found on 0-8% slopes and the Cumulic Humixerepts-Riverwash complex soils, found on 0 to 8% slopes. Approximately 90% of the site contains the Sierra-Verjeles-Aquic Haploxeralfs with the remainder of the site surrounding Curtis Creek containing the Cumulic Humixerepts-Riverwash soils, which are also located within 0-8% slopes.

### Ground shaking

Earthquake activity within Tuolumne County is significantly below the California state average (Tuolumne County 2018). Over the past century, a total of five historical earthquakes within recorded magnitudes of 3.5 or greater have occurred. Further, there is an approximate 28 percent chance of a major earthquake within 50 kilometers of Tuolumne County within the next 50 years. The probability of a moderate earthquake occurring in the next 30 years is low. Only one major "active fault" is located in Tuolumne County, the New Melones fault, located approximately 5 miles west of the project site (DOC 2018). The fault transects the County, running roughly north to south along the western boundary, and is part of the Foothill fault system which runs along the west base of the Sierra Nevada mountain range. The estimated maximum capability for this fault is Magnitude 6.5 (Tuolumne County 2018).

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

The California Building Code (CBC) identifies seismic factors that must be considered in structural design. Specific minimum seismic safety and structural design requirements are set forth in Chapter 16 of the CBC. Chapter 18 of the CBC regulates the excavation of foundations and retaining walls, while Chapter 18A regulates construction on unstable soils, such as expansive soils and areas subject to liquefaction. Appendix J of the CBC regulates grading activities, including drainage and erosion control. The CBC also contains a provision that provides for a preliminary soil report or geotechnical report to be prepared to identify "...the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects" (CBC Chapter 18 Section 1803.1.1.1). Additionally, the state earthquake protection law (California Health and Safety Code Section 19100 et seq.) requires that structures be designed to resist stresses produced by lateral forces caused by wind and earthquakes.

### Landslides, Subsidence and Liquefaction

Liquefaction is a process whereby soil is temporarily transformed to a fluid form during intense and prolonged groundshaking. Areas most prone to liquefaction are those that are water saturated (e.g., where the water table is less than 30 feet below the surface) and consist of relatively uniform sands that are low to medium density. In addition to necessary soil conditions, the ground acceleration and duration of the earthquake must be of sufficient energy to induce liquefaction. Due to the nature of the soils, groundwater conditions, and low seismicity in the County, the risk and danger of liquefaction and subsidence occurring within the County is considered to be minimal (Tuolumne County 2018).

Naturally occurring landslides do not typically occur in the County. Slopes disturbed by grading or development have failed, especially during periods of heavy rainfall, and have resulted in the destruction of County infrastructure. Within the County, there is a considerable amount of area where the topography can be considered steep to very steep. In the vast majority of this area, the underlying rock formation is very stable, and the soil found on these slopes is shallow and held in place by deep rooted vegetation. These slopes do not typically fail unless disturbed by grading or development (Tuolumne County 2018). Landslides are a primary geologic hazard and are influenced by four factors:

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

### Expansive Soils

Clays are present in some soils both as a weathering product and as native sediments. Clays have the potential for expansion and contraction when they go through wet/dry cycles. Expansive soils (also known as shrink-swell soils) are soils that contain expansive clays that can absorb significant amounts of water into their crystalline structure. The presence of clay makes the soil prone to large changes in volume in response to changes in water content. The quantity and type of expansive clay minerals affects the potential for the soil to expand or contract. Wetting can occur naturally in a number of ways, (e.g., absorption from the air, rainfall, groundwater fluctuations, lawn watering and broken water or sewer lines). When an expansive soil becomes wet, water is absorbed, and it increases in volume, and as the soil dries it contracts and decreases in volume. This (often repeated) change in volume can produce enough force and stress on buildings and other structures to damage foundations and walls.

In hillside areas, as expansive soils expand and contract, gradual downslope creep may occur, eventually causing landslides (see below for more information on landslides and other forms of mass wasting). Clay soils also retain water and may act as lubricated slippage planes between other soil/rock strata, also producing landslides, often during earthquakes or by unusually moist conditions. The shrink-swell characteristics of soils can vary widely within short distances, depending on the relative amount and type of clay. Soils with clay content have been mapped throughout the County and may be susceptible to expansion (USDA 1964).

### Paleontological Resources

Based on geologic mapping, the majority of the County is not considered sensitive for paleontological resources. Paleozoic marine rocks occur in the western portion of the County and may contain fossils of marine invertebrates. Records of paleontological finds maintained by the University of California Museum of Paleontology state that there are 72 localities at which fossil remains have been found in Tuolumne County. These occur primarily in the Mehrten geologic formations (Tuolumne County 2018).

### Erosion:

Erosion is the process by which soil and rock at the earth's surface is gradually broken down and transported to a different location. Erosive processes include rainfall, surface runoff, glacial activity, wind abrasion, chemical dissolution, and gravity in the form of mass wasting (described below). Under normal conditions, these erosive processes, together with physical characteristics of the material being eroded, control the rate at which erosion occurs. Development activities can accelerate that rate, causing excessive erosion and a wide variety of detrimental effects on the environment including sedimentation of waterways (see Section 3.10, "Hydrology and Water Quality"), slope instability, ground instability, loss of agricultural productivity through the removal of topsoil, or even desertification.

The potential for erosion increases as a function of slope steepness. Areas within the County where slopes exceed 30 percent are generally considered to have a high potential for erosion. The majority of development in Tuolumne County is not located on such terrain, and there are no steep slopes on the site. Erosion problems in developed regions of the County are generally limited to areas where grading has resulted in steep slopes where deposits of fill have not stabilized, or where slope stabilization practices have not been employed following grading activities. Rain and runoff have also produced incidents of excessive erosion on burn scars that have not yet sufficiently revegetated. However, by comparison with other areas of the state, such as the coastal mountains, erosion has proven to be a modest hazard in Tuolumne County.

Minor grading associated with drainage, building, and storage would occur. Construction activities would not disturb more than one acre; however, discharge from the project site could potentially enter directly to Curtis Creek, so a stormwater pollution prevention plan (SWPPP) would be required by the Central Valley Regional Water Quality Control Board (RWQCB) and would be prepared before construction and implemented throughout project construction to comply with National Pollutant Discharge Elimination System (NPDES) requirements. The project would also comply with the California Building Code (CBC) and Title 12 of the Tuolumne County Ordinance Code to reduce any potential slope, soil, or erosion impacts.

### **Analysis:**

- a i) The project site is not located within a delineated fault zone or located within a known liquefaction zone or seismic landslide zone as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map. The project site has been located on the Tuolumne County Geotechnical Interpretive System (GIS) Map for the USGS Standard Minute Quadrangle. This map indicates that there are no faults located on the project site or within the vicinity of the project site. The nearest fault as identified on the Tuolumne County Geotechnical Interpretive Map is approximately 3.5± miles west of the project site. However, this fault is not identified as a capable fault within the GIS map. Therefore, there will be no impact.
- a ii-iii) The Environmental Impact Report for the 2018 Tuolumne County General Plan update indicates that there is a low potential for significant seismic activity within the County. There is a low potential for strong seismic ground shaking or seismic related ground failure, including liquefaction. Tuolumne County's Geotechnical Maps show the approximate boundaries of various hazard and resource zones, such as fault rupture zones, erosive soil areas, steep slopes, and limestone deposits. There are no steep slopes on the project site, no limestone deposits, and no fault zones are located within the immediate vicinity of the project site. The nearest fault location as indicated in the GIS maps is located approximately 3.5± miles west of the project site. This fault is not identified as a capable fault. There would be a less than significant impact.
- a iv) The Technical Background Report for the 2018 General Plan indicate that the landslide susceptibility of the County is low. As the project site is flat, and not surrounded by steep slopes, there is no threat from landslides. There are no steep slopes greater than 30% within or surrounding the project site. The soils found within the project site are found within 0-8% slopes. There would be no impact.
- b,c) The project site is flat. The likelihood of landslides, lateral spreading, subsidence, liquefaction, or collapse of these soils is fairly low. The soils contained within the Sierra-Verjeles-Aquic Haploxeralfs complex soils and the Cumulic Humixerpts-Riverwash complex soils are well drained and most of the soils within these soils complexes do not have a hydric rating, as indicated by the USDA NRCS soil survey maps.

Although the erosive and soil failure hazards are fairly low, grading for the development of the project have the potential to result in erosion or loss of the topsoil. Any future grading on the project site is subject to Chapter 12.20 of the TCOC and the project proponent would be required to secure a Grading Permit from the Engineering Division of the Department of Public Works. Grading Permit review from the

Engineering Division will ensure consistency with Chapter 12.20 of the TCOC and ensure that the appropriate measures are taken to stabilize slope, control erosion, and protect exposed soils. Prior to the issuance of a Grading Permit by the Engineering Division of the Department of Public Works, the project proponent is required to submit an erosion control plan to be reviewed and approved which must be implemented during project construction activities. The project will also be conditioned to require that all soils that are disturbed by clearing or grading shall be reseeded or hydro mulched or otherwise stabilized as soon as possible. Emergency erosion control measures shall be utilized as requested by County officials. These standard conditions were included for Grading Permit G2021-00028.

The project proponent is required to submit a Notice of Intent (NOI) to the State Water Resources Control Board Water Permitting Unit to obtain coverage under the General Construction Activity Stormwater Permit for the disturbance of one acre or more. A Stormwater Pollution Prevention Plan (SWPPP) is required to be developed and submitted with the NOI. The SWPPP must be prepared by a qualified professional and includes Best Management Practices (BMPs) to minimize stormwater runoff, erosion, and sediment movement during construction activities.

Based on the above and the requirement of a preparation of a SWPPP with BMPs, the submittal of a NOI and the enforcement of the County's Grading Ordinance through the requirement and review of a grading permit, including implementation of an erosion control plan and stabilization of soils that are disturbed by grading, there will be a less than significant impact.

- d) The project site does not contain expansive soils, as defined in Table 18-1-B of the Uniform Building Code. Therefore, there is no impact.
- e) The site contains a private, on-site sewage disposal system associated with the existing residence on site. As indicated in the "Utilities and Service Systems" section below, the site is not required to connect to public sewer based on the Tuolumne County General Plan and Chapter 13.08 of the TCOC. Because the project entails the rezoning of the site consistent with the existing General Plan land use designation and outdoor storage of commercial vehicles, equipment, and materials, the existing sewage disposal system would not be impacted by the project. No new connections or sources of wastewater would be created or required to be created. Therefore, there would be no impact.
- f) As previously described, paleontological resources within the county are not common. However, if present, these resources occur primarily in the Mehrten geologic formations. The Mehrten formation is a geologic formation dating back to the Neogene period, which is part of the Miocene and later Pliocene geologic epochs (Cenozoic Era). The generalized rock type identified within the project area is metasedimentary rock (Pz) (DOC 2018). This rock type is not associated within the Cenozoic Era, where resources from the Mehrten formation would be present. Construction activities associated with the project would involve site grading and excavation. Because the project site is not located within a geologic area where paleontological resources would likely be present, construction activities resulting from the project would not directly or indirectly result in destruction of a paleontological resource. Impacts would be less than significant.

**Mitigation Measures:** None required.

**Mitigation Monitoring:** Not applicable.



## **GREENHOUSE GAS EMISSIONS:**

### Issues and Supporting Information Sources

Potentially Significant Impact	Less-than- Significant with Mitigation Incorporation	Less-than- Significant Impact	No Impact
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#### **Would the Proposed Project/Action:**

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<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"/>

### **Environmental Setting:**

Certain gases in the earth's atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. GHGs are responsible for "trapping" solar radiation in the earth's atmosphere, a phenomenon known as the greenhouse effect. Prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO<sub>2</sub>), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride.

Human-caused emissions of these GHGs in excess of natural ambient concentrations are believed responsible for intensifying the greenhouse effect and leading to a trend of unnatural warming of the earth's climate, known as global climate change or global warming. It is "extremely likely" that more than half of the observed increase in global average surface temperature from 1951 to 2010 was caused by the anthropogenic increase in GHG concentrations and other anthropogenic factors together (Intergovernmental Panel on Climate Change 2014).

The different types of GHGs have varying global warming potentials (GWPs) (Table 3). The GWP of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere. Because GHGs absorb different amounts of heat, a common reference gas, usually carbon dioxide, is used to relate the amount of heat absorbed to the amount of the gas emissions, referred to as "CO<sub>2</sub> equivalent," and is the amount of a GHG emitted multiplied by its GWP. Carbon dioxide has a GWP of one. By contrast, methane (CH<sub>4</sub>) has a GWP of 21, meaning its global warming effect is 21 times greater than carbon dioxide on a molecule per molecule basis.

<b>Table 3 Global Warming Potentials (GWPs)</b>	
<b>Gas</b>	<b>Global Warming Potential</b>
Carbon Dioxide	1
Methane	21
Nitrous Oxide	310
HFC-23	11,700
HFC-134a	1,300
HFC-152a	140
PFC: Tetrafluoromethane (CF <sub>4</sub> )	6,500
PFC: Hexafluoroethane (C <sub>2</sub> F <sub>6</sub> )	9,200
Sulfur Hexafluoride (SF <sub>6</sub> )	23,900
Source: <a href="http://epa.gov/climatechange/emissions/downloads09/Introduction.pdf">http://epa.gov/climatechange/emissions/downloads09/Introduction.pdf</a>	

As noted above, the earth needs a certain amount of greenhouse gases in order to maintain a livable temperature. However, it is believed by many that global climate change may occur as a result of excess amounts of GHG, which, in turn, may result in significant adverse effects to the environment that will be experienced worldwide. The effects may include the melting of polar ice caps and rising sea levels, increased

flooding in wet areas, droughts in arid areas, harsher storms, problems with agriculture, and the extinction of some animal species. Regardless of whether the rise in GHG is caused by natural cyclic events or not, it is widely believed production of additional GHG should be reduced in order to maintain a “healthy” level of GHG in the atmosphere.

## **Regulatory Setting:**

### **State Legislation**

GHG emission targets established by the state legislature include reducing statewide GHG emissions to 1990 levels by 2020 (Assembly Bill [AB] 32 of 2006) and reducing them to 40 percent below 1990 levels by 2030 (Senate Bill [SB] 32 of 2016). Executive Order S-3-05 calls for statewide GHG emissions to be reduced to 80 percent below 1990 levels by 2050. Executive Order B-55-18 calls for California to achieve carbon neutrality by 2045 and achieve and maintain net negative GHG emissions thereafter. These targets are in line with the scientifically established levels needed in the United States to limit the rise in global temperature to no more than 2 degrees Celsius, the warming threshold at which major climate disruptions, such as super droughts and rising sea levels, are projected; these targets also pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius (United Nations 2015:3).

California’s 2017 Climate Change Scoping Plan (2017 Scoping Plan), prepared by CARB, outlines the main strategies California will implement to achieve the legislated GHG emission target for 2030 and “substantially advance toward our 2050 climate goals” (CARB 2017:1, 3, 5, 20, 25–26). It identifies the reductions needed by each GHG emission sector (e.g., transportation, industry, electricity generation, agriculture, commercial and residential, pollutants with high global warming potential, and recycling and waste).

### **Tuolumne County Regional Blueprint Greenhouse Gas Study**

In 2012, the Tuolumne County Transportation Council (TCTC) conducted a regional blueprint planning effort, which presented the results of a countywide (including incorporated and unincorporated areas) GHG emissions inventory, which evaluated existing (2010) GHG emissions, and projected (2020, 2030, and 2040) emissions for three growth scenarios. It also identified policies and measures Tuolumne County and land use project applicants can implement to reduce GHG emissions consistent with AB 32 and prepare for the potential impacts of climate change. In 2010, Tuolumne County emitted approximately 782,846 metric tons of CO<sub>2</sub> equivalent GHG emissions (MTCO<sub>2</sub>e) as a result of activities and operations that took place within the transportation, residential (energy consumption), nonresidential (energy consumption), off-road vehicles and equipment, agriculture and forestry, wastewater, and solid waste sectors. This equates to 9.8 MTCO<sub>2</sub>e per resident and employee in Tuolumne County’s service population (service population is defined as the total County resident population + people employed in the County). Because the project completed a project-specific GHG study, it does not need to rely on the evaluation and mitigations in the Blueprint GHG Study.

### **2022 Climate Action Plan**

The Board of Supervisors approved the Climate Action Plan (CAP) on November 8, 2022. The CAP identifies existing and projected GHG emissions, sets GHG reduction targets, establishes policies and actions to meet reduction targets, integrates climate adaptation and resilience strategies, engages the community, and provides an implementation program.

### **Significance Criteria**

Tuolumne County and the Tuolumne County Air Pollution Control District (TCAPCD) do not have an adopted GHG threshold for the purposes of determining significance under CEQA. California Air Resources Board’s California’s 2017 Climate Change Scoping Plan (Scoping Plan) states that, for project-level GHG thresholds,

Absent conformity with an adequate geographically specific GHG reduction plan as described in the preceding section above, CARB recommends that projects incorporate design features and GHG reduction measures, to the degree feasible, to minimize GHG emissions. Achieving no net additional increase in GHG emissions, resulting in no contribution to GHG impacts, is an appropriate overall objective for new development. (CARB 2017:101)

Therefore, the project would be considered significant if it results in a net increase in GHG emissions compared to existing conditions. This threshold is specific to the proposed project and may not necessarily apply to other projects in the county. Calculations of the project's GHG emissions can be found in Appendix C.

### **Analysis:**

#### **a,b) Construction**

Construction associated with the proposed project would include grading for the storage pads and on-site roads and driveways. Construction activities would include grading and excavation only as no buildings are proposed. Typical construction equipment would include dozers, excavators, loaders/backhoes, and haul trucks. There are no buildings or paved surfaces proposed, so construction on the site would be minimal. Grading under Grading Permit G2021-00028 has been completed and the applicant is not proposing additional grading.

#### **Operation**

Operation of the proposed project would be minimal as the project entails the outdoor storage of commercial equipment, vehicles, and materials. Occasional movement of the equipment, vehicles, and materials would occur.

As indicated in Table 2 in the Air Quality Section above, project construction and operation would be below thresholds established by TCAPCD. The project has been found to be consistent with the Tuolumne County General Plan, Tuolumne County Regional Blueprint Greenhouse Gas Study, and newly adopted Climate Action Plan. Therefore, the projects construction and operational impacts would be less than significant.

**Mitigation Measures:** None Required.

**Mitigation Monitoring:** Not Applicable.

## **HAZARDS AND HAZARDOUS MATERIALS:**

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than- Significant With Mitigation Incorporation	Less-than- Significant Impact	No Impact
<b>Would the Proposed Project/Action:</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### **Environmental Setting:**

Hazardous substances and wastes that are likely to be generated from the project would include hydraulic fluids and solvents used in construction and gasoline, diesel, and fluids associated with the equipment and vehicles stored on site. All hazardous substances and wastes are highly regulated by federal, state, and local regulations regarding the use, storage, transportation, handling, processing, and disposal. All hazardous substances and waste are required to be stored, transported, handled, processed, and disposed of in accordance with these regulations.

To address compliance of these regulations in the home, Tuolumne County adopted the Household Hazardous Waste Element of the Tuolumne County Integrated Waste Management Plan. This plan aims to reduce the amount of household hazardous waste generated within Tuolumne County through reuse and recycling, to divert household hazardous waste from landfills, to promote alternatives to toxic household products, and to educate the public regarding household hazardous waste management. Household hazardous waste is collected at the Cal Sierra Transfer Station in East Sonora and the Groveland Transfer Station in Groveland. Tuolumne County also holds collection events for household hazardous waste which is organized by the Solid Waste Division of the Department of Public Works.

The project site is located within the Curtis Creek Elementary School district and Sonora High School District. The nearest school to the site is the Safari Learning Academy Preschool, which is located approximately 0.25± aerial miles northeast of the project site. Sonora High School owns the property located across Wards Ferry from the site. However, this site does not contain buildings is used for agricultural purposes and the athletic department. The nearest public school to the project site is Curtis Creek Elementary School, located approximately 0.75± aerial miles northeast of the site.

The California Department of Toxic Substance Control (DTSC) maintains a list of cleanup sites and hazardous

waste permitted facilities on its EnviroStor database. The State Water Resources Control Board regulates spills, leaks, investigation, and cleanup sites and maintains an online GeoTracker database. The GeoTracker database tracks regulatory data about leaking underground storage tank (LUST) sites, fuel pipelines, and public drinking water supplies. These databases were consulted for the project site.

There are two airports located within Tuolumne County. One is located within the community of Columbia and the other airport is located in the community of Groveland. Parcels that are subject to the Tuolumne County Airport Compatibility Plan are designated with the Airport Overlay (-AIR) General Plan land use designation the :AIR (Airport Combining) zoning district. The project site is not located within two miles of an airport.

Information on emergency response plan and evacuation plan is contained in the Natural Hazards Element of the 2018 Tuolumne County General Plan and the Tuolumne County Multi-Jurisdiction Hazard Mitigation Plan. Tuolumne County does not have a static emergency plan or evacuation plan due to the dynamic nature of emergencies. In the event of an emergency, the Tuolumne County Sheriff Office is the responsible entity for declaring and directing evacuations in the case of emergencies. The Sheriff's Department will inform members of the public via the Everbridge Emergency Notification System, local media, and door-to-door when feasible.

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

### **Regulatory Setting:**

#### **Federal:**

##### **Toxic Substances Control Act**

The 1976 Toxic Substances Control Act regulates the manufacturing, inventory, and disposition of industrial chemicals, including hazardous materials. The Model Accreditation Plan, adopted under Title II of the Act, requires that all persons who inspect for asbestos-containing material (ACM) or design or conduct response actions with respect to friable asbestos obtain accreditation by completing a prescribed training course and passing an exam. Section 403 of the Toxic Substances Control Act establishes standards for LBP hazards in paint, dust, and soil.

##### **Resource Conservation and Recovery Act**

RCRA (42 U.S. Code [USC] 6901 et seq.) is the law under which EPA regulates hazardous waste from the time the waste is generated until its final disposal ("cradle to grave"). EPA has authorized DTSC to enforce hazardous waste laws and regulations in California. Under RCRA, DTSC has the authority to implement permitting, inspection, compliance, and corrective action programs to ensure that people who manage hazardous waste follow state and federal requirements. Generators must ensure that their wastes are disposed of properly, and legal requirements dictate the disposal requirements for many waste streams (e.g., banning many types of hazardous wastes from landfills).

##### **Superfund Amendments and Reauthorization Act**

The Superfund Amendments and Reauthorization Act (SARA) of 1986 (Public Law 99-499; USC Title 42, Chapter 116), also known as SARA Title III or the Emergency Planning and Community Right-to-Know Act (EPCRA) of 1986, imposes hazardous materials planning requirements to help protect local communities in the event of accidental release.

EPCRA requires states and local emergency planning groups to develop community emergency response plans for protection from a list of extremely hazardous substances (40 CFR 355 Appendix A). In California, EPCRA is implemented through the Cal ARP program.

### Hazardous Materials Transportation

DOT regulates transport of hazardous materials between states and is responsible for protecting the public from dangers associated with such transport. The federal hazardous materials transportation law, 49 USC 5101 et seq. (formerly the Hazardous Materials Transportation Act 49 USC 1801 et seq.) is the basic statute regulating transport of hazardous materials in the United States. Hazardous materials regulations are enforced by the Federal Highway Administration, the Federal Railroad Administration, and the Federal Aviation Administration.

### Comprehensive Environmental Response, Compensation, and Liability Act

Brownfield sites are areas with actual or perceived contamination and that may have potential for redevelopment or reuse. Brownfields are often former industrial facilities that were once the source of jobs and economic benefits to the community but lie abandoned due to fears about contamination and potential liability. The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, was enacted by Congress on December 11, 1980. This law created a tax on the chemical and petroleum industries and provided broad Federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. Over 5 years, \$1.6 billion was collected and the tax went into a fund for cleaning up abandoned or uncontrolled hazardous waste sites. CERCLA was amended in January of 2002 with passage of the Small Business Liability Relief and Brownfields Revitalization Act. This Act provides some relief for small businesses from liability under CERCLA. It authorizes \$200 million per fiscal year through 2006 to provide financial assistance for brownfield revitalization. CERCLA also facilitated a revision of the National Contingency Plan, which provides the guidelines and procedures needed to respond to releases and threatened releases of hazardous substances, pollutants, or contaminants. The plan also established the generation of EPA's National Priorities List, a list of all the sites with known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States. According to the National Priorities List database, there are no Superfund sites within Tuolumne County (EPA 2018).

### National Emissions Standards for Hazardous Air Pollutants

The asbestos regulations under NESHAP control work practices during the demolition and renovation of institutional, commercial, or industrial structures. Following identification of friable asbestos, OSHA requires that asbestos trained and certified abatement personnel perform asbestos abatement and all ACM removed from on-site structures shall be hauled to a licensed receiving facility and disposed of under proper manifest by a transportation company certified to handle asbestos.

### Clean Water Act

The U.S. Environmental Protection Agency (EPA) is the federal agency primarily responsible for water quality management. The CWA establishes the basic structure for regulating discharges of pollutants into "waters of the United States." The Act specifies a variety of regulatory and non-regulatory tools to sharply reduce direct pollutant discharges into waterways, finance municipal wastewater treatment facilities, and manage polluted runoff. Some of these tools include:

Section 311 details the Spill Prevention and Countermeasure Control (SPCC) rule, which requires facilities to prepare and maintain a SPCC plan. A facility falls under federal jurisdiction and the SPCC rule if it has an aggregate aboveground oil storage capacity greater than 1,320 U.S. gallons or a completely buried storage capacity greater than 42,000 U.S. gallons and there is a reasonable expectation of an oil discharge into or upon navigable waters of the U.S. or adjoining shorelines. A SPCC plan describes oil handling operations, spill prevention practices, discharge or drainage controls, and the personnel, equipment, and resources at a facility that are used to prevent oil spills from reaching navigable waters or adjoining shorelines.

### State:

#### California Accidental Release Prevention Program

Cal ARP (CCR Title 19, Division 2, Chapter 4.5) covers certain businesses that store or handle more than a

specified volume of regulated substances at their facilities. The Cal ARP program regulations became effective on January 1, 1997, and include the provisions of the federal Accidental Release Prevention program (Title 40, CFR Part 68), with certain additions specific to the state pursuant to Health and Safety Code Section 25531 et seq. The list of regulated substances is found in 19 CCR Section 2770.5 of the Cal ARP program regulations. Businesses that use a regulated substance above the noted threshold quantity must implement an accidental release prevention program, and some may be required to complete RMPs. An RMP is a detailed engineering analysis of the potential accident factors present at a business and the mitigation measures that can be implemented to reduce this accident potential. The purpose of an RMP is to decrease the risk of an off-site release of a regulated substance that might harm the surrounding environment and community. An RMP includes the following components: safety information, hazard review, operating procedures, training, maintenance, compliance audits, and incident investigation. The RMP must consider the proximity to sensitive populations located in schools, residential areas, general acute care hospitals, long-term health care facilities, and child day-care facilities, as well as external events such as seismic activity.

#### California Government Code Section 65962.5

California Government Code Section 65962.5 requires DTSC to compile and maintain lists of potentially contaminated sites located throughout the State of California. This "Cortese List" includes hazardous waste and substance sites from DTSC's database, LUST sites from the SWRCB's database, solid waste disposal sites with waste constituents above hazardous waste levels outside of the waste management unit, Cease and Desist Orders and Cleanup and Abatement Orders concerning hazardous wastes, and hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code.

There are no sites in unincorporated Tuolumne County on DTSC's database of hazardous waste and substance sites, and there are no solid waste disposal sites in the County with waste constituents above hazardous waste levels outside of the waste management unit. There are six Cease and Desist Orders and Cleanup and Abatement Orders in the unincorporated County area, but none are apparently concerning hazardous waste. As described above, there are several records of LUST sites in the County (DTSC 2018).

#### Hazardous Waste Control Act

These regulations list more than 800 materials that may be hazardous and establish criteria for identifying, packaging, and disposing of such waste. Under the Hazardous Waste Control Act, Health and Safety Code Section 25100 et seq. and Title 26 of the CCR, the generator of hazardous waste must complete a manifest that accompanies the waste from generator to transporter to the ultimate disposal location. Copies of the manifest must be filed with DTSC.

#### Hazardous Materials Release Response Plans and Inventory Law

The Hazardous Materials Release Response Plans and Inventory Law, Health and Safety Code Section 25500 et seq., aims to minimize the potential for accidents involving hazardous materials and to facilitate an appropriate response to possible hazardous materials emergencies. The law requires businesses that use hazardous materials to provide inventories of those materials to designated emergency response agencies, to illustrate on a diagram where the materials are stored on site, to prepare an emergency response plan, and to train employees to use the materials safely.

#### Transport of Hazardous Materials and Hazardous Materials Emergency Response Plan

The State of California has adopted DOT regulations for the movement of hazardous materials originating within the state and passing through the state. State regulations are contained in Title 26 of the CCR. State agencies with primary responsibility for enforcing state regulations and responding to hazardous materials transportation emergencies are the CHP and Caltrans. Together, these agencies determine container types used and license hazardous waste haulers to transport hazardous waste on public roads.

The State of California has developed an emergency response plan to coordinate emergency services provided by federal, state, and local governments and private agencies. Response to hazardous materials incidents is one part of the plan. The plan is managed by the California Office of Emergency Services, which coordinates the responses of other agencies in the area.

#### Worker and Workplace Hazardous Materials Safety

Cal/OSHA is responsible for developing and enforcing workplace safety standards and assuring worker safety in the handling and use of hazardous materials. Among other requirements, Cal/OSHA obligates many businesses to prepare Injury and Illness Prevention Plans and Chemical Hygiene Plans. The Hazard Communication Standard requires that workers are informed of the hazards associated with the materials they handle. For example, manufacturers are to appropriately label containers, material safety data sheets are to be available in the workplace, and employers are to properly train workers.

#### California State Aeronautics Act

At the state level, Caltrans's Division of Aeronautics administers Federal Aviation Administration regulations. The division issues permits for hospital heliports and public-use airports, reviews potential and future school sites proposed within 2 miles of an airport and authorizes helicopter landing sites at or near schools. In addition, it administers noise regulation and land use planning laws, which regulate the operational activities and provides for the integration of aviation planning on a regional basis.

#### CAL FIRE Regulations

Title 14 of the CCR establishes regulations for CAL FIRE in areas where CAL FIRE is responsible for wildfire protection. These regulations constitute the basic wildland fire protection standards of the California Board of Forestry and Fire Protection. They have been prepared and adopted for the purpose of establishing minimum wildfire protection standards in conjunction with building, construction, and development in state recreation areas. Additionally, Title 14 sets forth the minimum standards for emergency access, fuel modification, setback, signage, and water supply.

#### Emergency Services Act

Under the Emergency Services Act, Government Code Section 8550 et seq., the state developed an emergency response plan to coordinate emergency services provided by federal, state, and local agencies. Rapid response to incidents involving hazardous materials or hazardous waste is an important part of the plan, which is administered by the California Office of Emergency Services. The office coordinates the responses of other agencies, including EPA, the CHP, regional water quality control boards, air quality management districts, and county disaster response offices.

#### International Building Code

In January of 2008, California officially switched from the Uniform Building Code to the International Building Code. The International Building Code specifies construction standards to be used in urban interface and wildland areas where there is an elevated threat of fire.

#### 2010 Strategic Fire Plan for California

The 2010 Strategic California Fire Plan is the state's road map for reducing the risk of wildfire. By emphasizing fire prevention, the Fire Plan seeks to reduce firefighting costs and property losses, increase firefighter safety, and to contribute to ecosystem health.

#### **Local:**

##### Certified Unified Program Agency

Pursuant to Senate Bill 1082 (1993), the State of California adopted regulations to consolidate six hazardous materials management programs under a single, local agency, known as the Certified Unified Program Agency. In addition to conducting annual facility inspections, the Hazardous Materials Program is involved with hazardous materials emergency response, investigation of the illegal disposal of hazardous waste, public complaints, and storm water illicit discharge inspections. In January 1997, the Tuolumne County Environmental Health Division was designated as the Certified Unified Program Agency by the Secretary of the California Environmental Protection Agency for Tuolumne County. Accordingly, it is the Environmental Health Division's responsibility to prevent public health hazards in the community and to ensure the safety of water and food. The



Environmental Health Division coordinates activities with federal, state, and regional agencies when planning programs that deal with the control of toxic materials, housing conditions, nuisance complaints, protection of food and water supply, public bathing areas, and sewage and solid waste.

#### Tuolumne County Multi-Jurisdictional Hazard Mitigation Plan

Implementation of the *Tuolumne County Multi-Jurisdictional Hazard Mitigation Plan* (HMP) (2018) is a coordinated effort between Tuolumne County, the City of Sonora, the Tuolumne Utilities District, the Sonora Union High School District, the Groveland Community Services District, Twain Harte Community Services District, Mi-Wuk Sugar Pine Fire Protection District, Belleview Elementary School District, Big Oak Flat-Groveland Unified School District, Jamestown Sanitary District, Columbia Fire Protection District, Columbia Union School District, Curtis Creek School District, Jamestown Elementary School District, Sonora Elementary School District, Summerville Elementary School District, Summerville Union High School District, Twain Harte Long Barn School District, and the Tuolumne Band of Me-Wuk Indians to effectively deal with natural catastrophes that affect the County. The HMP addresses risks associated with numerous hazards, including wildfire, earthquake, flooding, sinkholes, and extreme weather.

#### Tuolumne County Emergency Operations Plan

The Tuolumne County Emergency Operations Plan delineates the County's procedures and policies in response to a significant disaster, including extreme weather, flood or dam failure, earthquakes, hazardous materials, terrorism or civil disturbance, transportation accidents, and wildland fires.

#### County 4290 In Lieu Regulations

California Public Resources Code Section 4290 requires local jurisdictions in California to adopt General Plan Safety elements that meet Section 4290 standards or, in lieu of this requirement, local jurisdictions must adopt local fire safe ordinances addressing issues including emergency access, signing and building numbering, private water supply reserves for emergency fire use, and vegetation modification. The County currently has local fire safe ordinances in place in Titles 11, 15, and 16 of the Tuolumne County Ordinance Code. The California Board of Forestry and Fire Protection certified the County's fire safe ordinances in 2016.

#### 2018 Tuolumne County General Plan

The 2018 General Plan contains goals, policies, and implementation programs related to wildland fires, emergency services, and hazardous materials within the Safety Element and the Public Safety Element. These are contained within Chapters 9 and 17 of the 2018 General Plan.

Waste associated with construction (treated wood waste, organic vegetation waste, rock), and waste associated with project operation (ash, municipal solid waste), would be disposed of at the approved recycling Waste Management Facility located at 14909 Camague Avenue, less than 0.5 mile from the project site. The project would not produce excessive hazardous waste, solid waste for landfills, and may be served by existing facilities. Therefore, impacts would be minimal, and no mitigation is required.

#### **Analysis:**

- a) Construction activities would involve the use of hazardous materials such as fuels, lubricants, and solvents typically associated with construction equipment and vehicles. These materials are commonly used during construction and are not acutely hazardous. The federal Occupational Safety and Health Administration (OSHA) is the agency responsible for assuring worker safety in the handling and use of chemicals identified in the Occupational Safety and Health Act of 1970 (Public Law 91-596, 9 USC 651 et seq.). OSHA has adopted numerous regulations pertaining to worker safety, contained in CFR Title 29. These regulations set standards for safe workplaces and work practices, including standards relating to the handling of hazardous materials and those required for construction activities such as excavation and trenching. Any materials used during construction activities would be handled in accordance with applicable laws, regulations, and protocols related to protect worker, user, and public safety. Operation of the project would not involve the use, emission, or release of hazardous wastes or materials (beyond

small amounts of common household products such as fuels, solvents, and cleaners). Implementation Program 9.I.d of the 2018 Tuolumne County General Plan states for the Tuolumne County Environmental Health Division and Tuolumne County Fire Department to review applications for discretionary projects for compliance with the latest adopted regulations for safety and environmental protection. Both divisions reviewed the project application and provided comments. Compliance with applicable laws, regulations, and protocols and the 2018 General Plan would result in impacts being less than significant.

- b) Reasonably foreseeable upset and accident conditions could include small spills or leaks associated with the use of construction equipment and vehicles, as described in item (a). Any materials utilized during construction activities would be handled in accordance with applicable laws, regulations, and protocols, and operation of the project would not result in the creation of any hazards to the public. As discussed under item (a), operation of the project would not involve the use of or result in the release of hazardous materials. Impacts would be less than significant.
- c) The project site is located within 0.25 mile of a property owned by Sonora Union High School used for agricultural purposes and by their athletic department. However, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Therefore, there would be a less than significant impact.
- d) A review of the Department of Toxic Substances Control (DTSC) database, *EnviroStor*, which includes lists of hazardous materials sites compiled pursuant to California Government Code Section 65962.5, did not identify any sites on or adjacent to the project site that have used, stored, disposed of, or released hazardous materials. Therefore, there will be no impact.
- e) The project site is not located within an area that is subject to the Tuolumne County Airport Land Use Compatibility Plan nor does it contain the Airport Combining District (:AIR) zoning. The nearest airport, Columbia Airport, is located approximately 7 miles northwest of the project site. A helipad supporting the Sonora Regional Medical Center Emergency Room is located approximately 3.3 miles northwest of the project site. The project would be located at a distance far enough from the airstrip that it would not create a unique safety hazard for people working within the project site. Therefore, there would be no impact.
- f) Tuolumne County does not have a static emergency plan or evacuation plan due to the dynamic nature of emergencies. Tuolumne County does not have any designated evacuation routes because fires can happen anywhere and may block specific roads and certain areas may not be safe for travel. The Tuolumne County Sheriff Office is the responsible entity for declaring and directing evacuations in the case of emergencies. The Sheriff's Department will inform members of the public via the Emergency Notification System, local media, and door-to-door when feasible of where the wildfire is located, which routes are safe to use, and which locations are safe to seek refuge from the fire. Generalized emergency information is also contained within the adopted Multi-Jurisdictional Hazard Mitigation Plan. Tuolumne County maintains the Hazard Mitigation Plan and Emergency Operations Plan. Through the development approvals and coordination processes, the County would limit the potential for hazards, particularly associated with wildfire and emergency access, with the General Plan Update policies and implementation programs. The project has been found to be consistent with Chapter 9 Public Safety and Chapter 17 Natural Hazards of the 2018 General Plan, as shown in Section g below. The project consists of a Zone Change consistent with the existing General Plan land use designation and Conditional Use Permit to allow for outdoor storage of commercial equipment, vehicles, and materials on site. The project would not introduce a significant number of vehicles to the roadways as the only commercial aspect would be storage of equipment, vehicles, and materials. The impact is less than significant.
- g) The project site is located within an SRA and is rated as high fire hazard severity zone. The project has

been reviewed by the Tuolumne County Fire Prevention Division. The Fire Prevention Division provided conditions for the project to ensure consistency with the Titles 11, 12, 15 and 16 of the Ordinance Code, the California Building Code, and the California Fire Code. Conditions will be added to the project including requirements for fuel reduction and thinning, building setbacks, road construction standards, driveway construction standards, and fire and life safety requirements. A condition will be added to require all weather surfacing to the log storage areas of the site. The project has been found to be consistent with Chapter 9 Public Safety and Chapter 17 Natural Hazards of the 2018 General Plan. Consistency with specific Goals, Policies, and Implementation Programs will be demonstrated below.

The following Policies of the 2018 Tuolumne County General Plan apply to the proposed project:

**Policy 9.A.1:** *Actively involve fire protection agencies within Tuolumne County in land use planning decisions.*

The Tuolumne County Fire Prevention Division has been consulted with during the processing of the application. The Tuolumne County Fire Prevention Division provided conditions which have been incorporated into the projects' conditions of approval, as discussed above and below.

**Policy 9.E.3:** *Require new development to be consistent with State and County regulations and policies regarding fire protection.*

The development and operation of the site will be consistent with all applicable State and County regulations and policies regarding fire protection. Road and driveway improvement plans will be reviewed by the Tuolumne County Fire Prevention Division and Engineering Division of the Department of Public Works to ensure compliance with the California Fire Code and Titles 11 and 15 of the TCOC.

**Policy 17.E.2:** *Require the maintenance of defensible space setbacks in areas proposed for development if wildland fire hazards exist on adjacent properties.*

The project site is required to comply with all applicable defensible space regulations. The Fire Prevention Division indicated that there is adequate clearance surrounding the log decks on site.

**Policy 17.E.3:** *Require new development to have adequate fire protection and to include, where necessary, design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire.*

Conditions provided by the Tuolumne County Fire Prevention Division have been incorporated into the projects' conditions of approval to minimize fire hazards and to contribute to the protection of the County from the losses associated with wildland fire.

The Tuolumne County Fire Prevention has indicated that the following conditions would apply to the proposed project and storage of logs on site:

The outside storage yard shall comply with all requirements of the 2016 California Fire Code Section 2808 for Log Storage, processing of wood chips, hogged material, fines, compost, and raw product associated with yard waste and recycling facilities (CFC 2808).

Log storage areas shall comply with the following:

- Not to exceed 500' in length, 300' in width and 20' in height.
- All log decks shall be separated from adjacent log decks by not less than 100'.

Additionally, the proposed C-1 zoning does not allow for industrial or commercial processing of the logs on site. These conditions will be incorporated into the conditions of approval for Conditional Use Permit CUP18-013.

The incorporation of these conditions and the project's consistency with Titles 11, 12, 15 and 16 of the Ordinance Code, the Tuolumne County General Plan, the California Building Code, and the California Fire Code would result in a less than significant impact. See the Wildfire Section below for additional information and analysis.

**Mitigation Measures:** None required.

**Mitigation Monitoring:** Not applicable.

## **HYDROLOGY AND WATER QUALITY:**

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than- Significant With Mitigation Incorporation	Less-than- Significant Impact	No Impact
<b>Would the Proposed Project:</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 create 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) impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### **Environmental Setting:**

The project site is bordered by Curtis Creek to the north, which is located within the Stanislaus River watershed. This drainage eventually flows into the Tuolumne River and Lake Don Pedro Reservoir. The project site is served via a private well and private on-site sewage disposal system.

A Water Quality Plan was prepared for Tuolumne County in 2007 and contains a comprehensive program that addressed a wide range of water quality concerns within the county and emphasizes mechanisms for maintaining and improving surface water quality (Tuolumne County 2007). The project site is located within the jurisdiction of the Central Valley Regional Water Quality Control Board (RWQCB).

### **Regulatory Setting:**

The Federal Water Pollution Control Act was adopted to protect the quality of surface waters of the Country and is implemented through the National Pollutant Discharge Elimination System (NPDES). In California, the NPDES is implemented through the Storm Water Permitting Unit of the State Water Resources Control Board. Pursuant to State regulations, land development projects which disturb one acre or more must submit a Notice of Intent (NOI) to obtain coverage under the General Construction Activity Storm Water Permit. A Stormwater Pollution Prevention Plan (SWPPP) is required to be submitted with the NOI. The SWPP is required to be prepared by a qualified professional and includes Best Management Practices (BMPs) to be implemented during project construction to minimize stormwater runoff, erosion, and sediment movement.

The Federal Emergency Management Agency (FEMA) provides information on flood hazards for communities based on its Flood Insurance Rate Maps (FIRM). The project site is located with Flood Zone X, which are areas of minimal flood hazards. A small portion of the site is located within Flood Zone A, which are areas with a 1%

annual chance of flooding where no depths or base flood elevations are shown. Chapter 15.24 of the TCOC provides regulations related to flood hazards. The purpose of Chapter 15.24 is to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by legally enforceable regulations applied uniformly throughout the County to all publicly and privately owned land within flood prone or flood related erosion areas.

Chapter 13.20 of the TCOC provides guidance on management of groundwater within Tuolumne County. The purpose of Chapter 13.20 is to establish an effective county policy that will assure that the overall economy and environment of Tuolumne County are protected from the impacts of the exportation of groundwater out of the county. All wells within Tuolumne County must be constructed and maintained in accordance with Chapter 13.16 and 13.20 of the TCOC.

### **Analysis:**

- a) Runoff from the project site has the potential to transport silt and other sediments to off-site surface waters if soil surfaces exposed during construction on the project site are not stabilized. However, the requirement of preparation of a SWPPP with BMPs and the submittal of a NOI with the State Water Resources Control Board would ensure compliance with water quality standards and waste discharge requirements and would protect the discharge of pollutants into surface or ground water. Additionally, as discussed in the “Biological Resources” section above in this report, Mitigation Measure BIO-2 would require protection of Curtis Creek with Open Space zoning, Mitigation Measure BIO-3 requires BMPs to be implemented when operating within the vicinity of the creek, and Mitigation Measure BIO-4 requires construction and maintenance of a silt fence to prohibit woody material from entering the riparian area.

Compliance with applicable permits and construction measures and incorporation of mitigation measures would ensure that the project would not violate any water quality standards or waste discharge requirements set forth by the Central Valley RWQCB or result in the degradation of surface and groundwater quality. Impacts would be less than significant with mitigation.

- b) The project site is served via a private well. The purpose of the C-1 zoning in Chapter 17.34 of the Tuolumne County Ordinance Code indicates that development within the C-1 district requires public water. As the project entails the rezoning consistent with the General Plan land use designation and outdoor storage of commercial equipment, vehicles, and materials, the project site is not required to connect to public water. Any future commercial development or buildings on the site would require connection to public water. The Fire Prevention Division was consulted, and they indicated that because the logs are stored outside, no fire flow or connection to public water is required. Because the project entails rezoning consistent with the General Plan land use designation and outdoor storage of commercial equipment, vehicles, and materials, increase in water usage would be minimal. There would not be a constant requirement for additional water usage. Water usage would be associated with occasional dust suppressant once operational. Additionally, the project is not proposing buildings or paved areas so there would be permeable areas left on the site to allow for ground water recharge. Therefore, there would be a less than significant impact.
- ci-civ) While Curtis Creek is adjacent to the project site, disturbance is not proposed within this area. Pursuant to Mitigation Measure BIO-2 discussed above in this report, Curtis Creek and surrounding riparian area would be protected within Open Space zoning to ensure that no development, disturbance, or storage of logs would occur in this area. Mitigation Measure BIO-4 discussed in the “Biological Resources Section” above requires a silt fence to be constructed and Mitigation Measure BIO-3 requires BMPs to be implemented when operating or constructing near the creek. These measures would reduce sediment runoff or erosion into the creek.

Chapter 12.20 of the TCOC contains the County's regulations regarding grading activities. The Engineering Division of the Department of Public Works has reviewed the project and responded with conditions in accordance with Chapter 12.20, which will become Conditions of Approval for the project. The project proponent is required to submit an erosion control plan to be reviewed and approved which must be implemented during project construction activities. The project will also require that all soils that are disturbed by clearing or grading shall be reseeded or hydro mulched or otherwise stabilized as soon as possible. Emergency erosion control measures shall be utilized as requested by County officials. These conditions applied to Grading Permit G2021-0028 and would apply to any future grading on site.

Additionally, the project is required to submit an NOI to the State Water Resources Control Board Water Permitting Unit to obtain coverage under the General Construction Activity Stormwater Permit for the disturbance of more than one acre. A SWPPP is required to be developed and submitted with the NOI. The SWPPP must be prepared by a qualified professional and includes BMPs to be implemented to minimize stormwater runoff, erosion, and sediment movement during construction activities.

Implementation Program ES-E.d of the East Sonora Community Plan states the following:

Require as a condition of approval of discretionary entitlements for new development that surface runoff from that development be filtered through sedimentation basins, sand/oil separators or similar devices prior to discharge into Sullivan, Sonora and Curtis Creeks to minimize degradation of their waters.

Compliance with the above conditions and incorporation of Mitigation Measures BIO-2, BIO-3, and BIO-4 would result in a less than significant impact.

- d) The Federal Emergency Management Agency (FEMA) publishes Flood Insurance Rate Maps (FIRM) delineating flood hazard zones for communities. Most of the project site is located in an area identified on the FEMA FIRM Panel Number 06109C0854C (dated April 16, 2009) in "Zone X," an area of very low flood hazard. A small portion of the site is identified to be within the "Zone A" flood risk area (one percent annual chance of flooding) of Curtis Creek. No development would occur within the area designated Flood Zone A and this area is required by Mitigation Measure BIO-2 to be rezoned to Open Space to further restrict potential building. The project would not affect habitable structures, nor locate any people or habitable structures within any areas prone to flood. The project would not result in increased flood risk to people or property for the above reasons and would not alter previous coverage in a manner that would lead to increased flood flows or alter the existing floodplain. The Technical Background Report for the 2018 General Plan indicates that there is no risk of tsunamis in Tuolumne County due to its distance from the ocean. There is also no risk of earthquake-induced seiches within Tuolumne County. No impact would occur.
- e) The goal of the Tuolumne County Water Quality Plan is to minimize the risk of pollution into water sources. This can be achieved by the implementation of BMPs during project development.

The Water Quality Plan categorizes BMPs into the following categories: prevention, source control, and treatment control. The project is required to submit an NOI with the State Water Resources Control Board. This submittal requires the preparation of a SWPPP, prepared by qualified professional, which must incorporate BMPs to be implemented during project construction. The SWPPP is required prior to the issuance of a Grading Permit by the Engineering Division of the Department of Public Works. Erosion control measures are required to be implemented during site disturbing activities, as required by Title 12 of the Tuolumne County Ordinance Code. The Engineering Division verifies these requirements prior to the issuance of a grading permit. Additionally, the incorporation of Mitigation Measures BIO-2, BIO-3, and BIO-4 would protect water quality within Curtis Creek. These requirements will help reduce impacts to water quality and would support the goals of the Tuolumne County Water Quality Plan.

The project is consistent with the following General Plan goals, policies, and implementation programs:

**Implementation Program 14.C.a:** Maintain local source water protection and wellhead protection programs in the Tuolumne County General Plan, such as setbacks, to protect the sources of drinking water supplies.

There is an existing well on site to serve the residence. The well is located within the southwestern portion of the site and meets all applicable setbacks as indicated in Title 13 of the TCOC.

**Implementation Program 14.C.b:** Implement grading and surface runoff standards, such as retention and detention, permeable surfaces and recharge, necessary to protect water resources in compliance with State and Federal water quality regulations and with the County's water quality plan referenced in Implementation Program 14.C.e.

The project would meet all applicable provisions of Title 12 related to erosion control, dust suppressant, and other BMPs during grading activities on site. These provisions are verified by the Engineering Department of Public Works.

As demonstrated above, the project is consistent with the goals, policies, and implementation programs of the General Plan and the Tuolumne County Water Quality Plan. Therefore, there would be a less than significant impact with mitigation.

**Mitigation Measures:** See "Biological Resources" section of this report.

**Mitigation Monitoring:** See "Biological Resources" section of this report.



## **LAND USE AND PLANNING:**

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than- Significant With Mitigation Incorporation	Less-than- Significant Impact	No Impact
<b>Would the Proposed Project/Action:</b>				
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 of an agency with jurisdiction over the project (adopted for the purpose of avoiding or mitigating an environmental effect)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### **Environmental Setting:**

The project site consists of two parcels totaling 6.3± acres with the GC General Plan land use designation. APN 097-140-007 is 5.4± acres in size and is zoned RE-5 and APN 097-140-009 is 0.9± acres in size and is zoned C-1. Zone Change RZ18-011 proposes to rezone APN 097-140-007 to C-1. Parcels to the north, east, and west of the site contain the Light Industrial General Plan land use designation and are developed with industrial and commercial uses. Parcels to the west are developed with the Green Works green waste facility. The parcels immediately north of the project site contain the GC General Plan land use designation and are developed with a mix of residential and commercial uses. Parcels located southwest of the project site contain the LDR General Plan land use designation and consist of residential uses.

### **Analysis:**

- a) The project includes the rezoning of a 5.4± acre parcel to C-1, consistent with its existing General Plan land use designation. The site is currently developed with a residence, barn, storage building, level pads for storage, and driveways. Conditional Use Permit CUP18-013 would allow for outdoor storage of commercial equipment, vehicles, and materials associated with the Leslie's commercial business. A community will not be divided, therefore there would be no impact.
- b) The GC General Plan land use designation provides for a variety of sales and service establishments which serve both the residents of Tuolumne County and its visitors. This designation is found within urban areas and along highway corridors to provide large scale retail and office operations in buildings not exceeding 50 feet in height. Accessory outdoor storage and display areas are permitted under this designation. The proposed outdoor storage would be compatible with the GC General Plan land use designation upon approval of Conditional Use Permit CUP18-013.

Table 1.3 of the Community Development and Design Element in the 2018 General Plan indicates that the GC land use designation is compatible with the C-1 zoning district. The existing RE-5 zoning on APN 097-140-007 is currently not compatible with the GC General Plan land use designation, pursuant to Table 1.3.

The following Goals, Policies and Implementation Programs of the 2018 Tuolumne County General Plan pertain to this project.

#### **Policy 1.A.3**

*Address the impacts associated with new development on cultural resources and protect such resources.*

A cultural resource study was prepared by Wondjina Research Institute which analyzed potential impacts on cultural resources associated with the proposed project.

#### **Goal 1.A**

*Protect and enhance the quality of life for all residents of Tuolumne County while facilitating growth and development to meet the present and future needs of the County's residents, visitors, and businesses.*

**Policy 1.A.5**

*Promote infill and clustered patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.*

**Goal 1.G**

*Promote the development of industrial uses to meet the present and future needs of Tuolumne County's residents and to provide jobs and promote economic vitality.*

**Policy 1.G.3**

*Encourage industrial businesses which utilize the output of lumber and natural resource processors and other industries that can provide a broad economic base for Tuolumne County.*

**Policy 6.D.6**

*Identify areas within the County which will be appealing to, and capable of accommodating, the amount of industrial and other employment-generating development required to meet the County's needs over the planning horizon of this General Plan.*

The proposed project is located within an area surrounded by commercial and industrial uses. The proposed project would include outdoor vehicle storage, construction equipment, and materials associated with the Leslie's commercial business, which is logging and hauling of materials and equipment. The proposed project would support Goals 1.A and 1.G and Policies 1.A.5, 1.G.3, and 6.D.6 of the Tuolumne County General Plan.

The project site is located within the area that is subject to the East Sonora Community Plan, found in Volume III of the 2018 Tuolumne County General Plan. The following Goals, Policies, and Implementation Programs of the East Sonora Community Plan apply to the project:

***Policy ES-B.3:*** *Encourage new commercial development to be located along Mono Way and Tuolumne Road by utilizing existing structures and constructing on vacant parcels to infill between existing development.*

The project site is located along Tuolumne Road. The site is surrounded by commercial, industrial, and residentially developed parcels.

***Policy ES-B.4:*** *Discourage the spread of commercial development along Mono Way, east of Cavalieri Road and Tuolumne Road, east of Wards Ferry Road.*

The project site is located along Tuolumne Road, west of the intersection of Tuolumne Road and Wards Ferry Road.

***Policy ES-B.7:*** *Encourage landscaping and public art highlighting the aesthetics of East Sonora.*

Landscaping is required for commercial and industrial projects, in accordance with Chapter 15.28 of the TCOC. Mitigation Measure AES-1 requires a landscaping plan to be submitted that conforms to Chapter 15.28 of the TCOC and the East Sonora Design Guidelines

***Policy ES-E.2:*** *Encourage and support voluntary efforts to protect and enhance Sullivan Creek, Elsey's Pool, Curtis Creek, Sonora Creek, and associated riparian vegetation for scenic and recreational values.*

**Implementation Program ES-E.d:** *Require as a condition of approval of discretionary entitlements for new development that surface runoff from that development be filtered through sedimentation basins, sand/oil separators or similar devices prior to discharge into Sullivan, Sonora and Curtis Creeks to minimize degradation of their waters.*

Mitigation Measures BIO-2, BIO-3, and BIO-4 discussed in the “Biological Resources” section above in this report would protect Curtis Creek which is adjacent to the project site.

Figure 4 below shows the surrounding General Plan land use designations and zoning district. The proposed use of the project site would be compatible with the parcels to the north, east, and west which contain the Light Industrial (LI) General Plan land use designation and parcels to the . These parcels are developed with a mix of industrial and commercial uses and facilities. The parcel immediately to the west of the project site contains the Low Density Residential (LDR) General Plan land use designation and contains the RE-2 (Residential Estate, Two Acre Minimum) zoning. Mitigation Measure BIO-2 discussed in the “Biological Resources” section above in this report requires 50 feet of Open Space zoning along the western and northern property boundaries. This would provide a buffer between residential and commercially designation parcels as Open Space would provide an area in which no commercial uses or development can occur.

#### Tuolumne County Ordinance Code

The project site is zoned C-1 and RE-5 under Title 17 of the TCOC. Zone Change RZ18-011 proposes to rezone APN 097-140-007 from RE-5 to C-1 to be compatible with the existing General Plan land use designation of GC (General Commercial). The purpose of the general commercial district is to provide for a variety of sales establishments which serve both the resident and traveling public. Conditional uses within the C-1 zoning district include “outdoor storage” and “open storage of equipment and materials. Therefore, the applicant has applied for Conditional Use Permit CUP18-013.

To ensure that the use of the site would be consistent with the allowable uses and purpose of the C-1 zoning, the following Mitigation Measures have been incorporated. These would be enforced as on-going conditions of the site.

**LU-1:** No commercial log milling or processing shall occur on site and no wood product shall be commercially sold. Any processing of the logs shall be for personal use only.

**LU-2:** Use of equipment to mill or grind the logs or wood product shall be limited to three days per month and shall occur within the hours of 7:00 am to 5:00 pm.

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

<b>Table 4: Future Entitlements</b>	
<b>Permit</b>	<b>Agency</b>
Grading Permit	Engineering Division of the Department of Public Works
Road Encroachment Permit	Engineering Division of the Department of Public Works
General Construction Activity Storm Water Permit	Regional Water Quality Control Board

The project will be conditioned to require securement of the above permits (Table 4) if needed. This will ensure compliance with all applicable policies and regulations of each of the permitting agencies.

As indicated above, the project is consistent with all applicable land use plan, policy, and regulations of

agencies with jurisdiction over the project. Therefore, there is a less than significant impact with incorporation of mitigation.

**Mitigation Measures:**

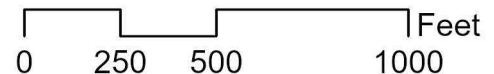
**LU-1:** No commercial log milling or processing shall occur on site and no wood product shall be commercially sold. Any processing of the logs shall be for personal use only.

**LU-2:** Use of equipment to mill or grind the logs or wood product shall be limited to three days per month and shall occur within the hours of 7:00 am to 5:00 pm.

**Mitigation Monitoring:** Mitigation Measures LU-1 and LU-2 will be on-going. These conditions will be monitored through citizen complaints. Confirmed violations will be referred to the Code Compliance Officer for processing consistent with established code compliance procedures outlined in Chapter 1.10 of the Ordinance Code. A Notice of Action will be recorded to advise future owners of the required mitigation measures and the responsibility to comply with said measures.

[illegible]

Project Description: Ordinance for Zone Change RZ18-011 to change the zoning of a 5.4± acre parcel from RE-5 (Residential Estate, Five Acre Minimum) to C-1 (General Commercial), under Title 17 of the Tuolumne County Ordinance Code. 2. Conditional Use Permit CUP18-013 to allow outdoor storage of commercial equipment, vehicles and materials on the site.



## **MINERAL RESOURCES:**

### **Issues and Supporting Information Sources**

#### **Would the Proposed Project:**

	Potentially Significant Impact	Less-than- Significant With Mitigation Incorporation	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

#### **Environmental Setting:**

Tuolumne County has an extensive history as a mining community. Tuolumne County was historically mined for gold during the early 1850s. Current mining operations within Tuolumne County mine for limestone and dolomite, and various crushed rock, gravel, and sand products.

#### **Regulatory Setting:**

The California Surface Mining and Reclamation Act of 1975 (SMARA) requires classification of land in the state according to the known or inferred mineral resource potential of that land, which is provided direction under the State Geologist. The California Department of Conservation Division of Mines and Geology has developed Mineral Resource Zones (MRZ) to classify the areas where significant mineral resources occur or are likely to occur. Areas classified as MRZ-2a or MRZ-2b have been identified as having demonstrated or inferred significant mineral resources.

The Mineral Preserve Overlay (MPZ) General Plan land use designation is used to identify land that has been classified as either Mineral Resource Zone MRZ-2a or MRZ-2b by the State Mining and Geology Board under the State Classification System and meets criteria for relationship to surrounding land uses, access, and other issues. The MPZ overlay designation is found along the Mother Lode gold ore zone, the carbonate belt from Columbia to Algerine, and the table mountain basalt as an aggregate source. The MPZ Overlay is used to direct the development potential towards the types of development that are compatible with possible mineral resource extraction.

#### **Analysis:**

- a,b) The *Mineral Land Classification of a Portion of Tuolumne County, California for Precious Metals, Carbonate Rock and Concrete-Grade Aggregate (1997)*, DMG Open File Report 97-09, was reviewed for the project. For precious metals and aggregate minerals, the project site is located within Pocket Belt-East Belt, which is classified as MRZ-3b and is defined as areas of inferred mineral occurrence with undetermined mineral resources significance.

For carbonate minerals, the project site is located within the Southwestern County Area which is classified as MRZ-3b. For aggregate minerals, the project site is located within the Pocket Belt-East Belt which is classified as MRZ-4. Mineral Resource Zone MRZ-3b are areas of underdetermined resource significance with inferred mineral occurrence. Mineral Resource Zone MRZ-4 are areas of no known mineral occurrence.

The -MPZ overlay designation provides for the extraction and processing of mineral resources. This overlay is used to identify land that has been classified as either Mineral Resource Zone MRZ-2a or MRZ-2b by the State Mining and Geology Board under the State Classification System and meets criteria for relationship to surrounding land uses, access, and other issues. Uses within the -MPZ

overlay designation are those that are compatible with mineral resource extraction and processing. The project site does meet the criteria for the MPZ overlay as the site does not contain mineral deposits classified as MRZ-2a or MRZ-2b. Therefore, there are no known mineral resources of value on site.

Policy 7.C.1 of the Tuolumne County General Plan directs the County to protect lands classified as significant Mineral Resource Zone-2 (MRZ-2) by the State Department of Conservation Division of Mines and Geology, and meeting the criteria established in the General Plan for MPZ overlay, from conflicts, such as incompatible development on surrounding land, which might prevent future mining activities. The project site does not contain the MPZ overlay General Plan land use designation and does not meet the criteria for the MPZ overlay. There are no parcels within the vicinity of the project site that contain the -MPZ overlay designation. Therefore, the project would have a less than significant impact on known mineral resources.

**Mitigation Measures:** None required.

**Mitigation Monitoring:** Not applicable.

## **NOISE:**

### Issues and Supporting Information Sources

	Potentially Significant Impact	Less-than- Significant With Mitigation Incorporation	Less-than- Significant Impact	No Impact
<b>Would the Proposed Project Result in:</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located with the vicinity of a private airstrip or an airport land use plan or, where such 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"/>

### **Environmental Setting:**

Noise (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound power levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz) (Tuolumne County 2018). In addition to the actual instantaneous measurement of sound levels, the duration of sound is important since sounds that occur over a long period of time are more likely to be an annoyance or cause direct physical damage or environmental stress.

One of the most frequently used noise metrics that considers both duration and sound power level is the equivalent noise level ( $L_{eq}$ ). The  $L_{eq}$  is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (Tuolumne County 2018). Typically,  $L_{eq}$  is summed over a one-hour period. The maximum instantaneous noise level ( $L_{max}$ ) can be used to describe short noise events (e.g., construction activities, car pass-by). In addition, the community noise equivalent level (CNEL), is typically used for describing ambient noise levels and sources that generate noise over extended periods of time (e.g., roadway noise). The CNEL is a weighted noise level over a 24-hour period that applies a penalty of 5 dB during the evening hours (7:00 p.m. to 10:00 p.m.) and a 10-dB penalty during the nighttime hours (10:00 p.m. to 7:00 a.m.).

The sound pressure level is measured on a logarithmic scale with the 0-dB level based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). Decibels cannot be added arithmetically, but rather are added on a logarithmic basis. Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dB. Because of the nature of the human ear, a sound must be about 10 dB greater than the reference sound to be judged as twice as loud. In general, a 3-dB change in community noise levels is noticeable, while 1–2 dB changes generally are not perceived. Quiet suburban areas typically have exterior noise levels in the range of 40–50 dBA, while those along arterial streets are in the 50–60+ dBA range. Normal conversational levels are in the 60–65 dBA range and ambient noise levels greater than that can interrupt conversations (Tuolumne County 2018).

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

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



- Ldn: the day/night average sound level. The Ldn is the average equivalent sound level during a 24-hour day, obtained after addition of ten (10) decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.
- dBA: is the "A-weighted" scale for measuring sound in decibels. It weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.
- A-Weighted Sound Level: All sound levels referred to in this document are in A-weighted decibels. A weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A weighting, as it provides a high degree of correlation with human annoyance and health effects.

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

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

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

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

The ambient noise environment in Tuolumne County is largely affected by traffic on highways and County roadways, commercial and industrial uses, agricultural uses, railroad operations, and aircraft. The most prominent sources of noise in the project vicinity are motor vehicles (e.g., automobiles, buses, trucks, and motorcycles) and industrial operations from adjacent land uses.

Motor vehicle noise is of concern because it is characterized by a high number of individual events, which often create a sustained noise level, and because of its proximity to noise sensitive uses. In general, corridors throughout Tuolumne County consist of one or two lanes in each direction with varying speed limits ranging from 35 miles per hour (mph) to 55 mph.

Vibration is an oscillatory motion through a solid medium in which the motion's amplitude can be described in terms of displacement, velocity, or acceleration. Vibration can be a serious concern, causing buildings to shake and rumbling sounds to be heard. In contrast to noise, vibration is not a common environmental problem. It is unusual for vibration from sources such as buses and trucks to be perceptible, even in locations close to major roads.

Receptors sensitive to noise such as schools, day care facilities, hospitals, or senior nursing facilities, are not located within 0.25 mile of the project.

<b>Table 5</b> <b>MAXIMUM ALLOWABLE NOISE EXPOSURE-STATIONARY NOISE SOURCES<sup>1</sup></b>		
	<b>Daytime</b> <b>(7 a.m. to 10 p.m.)</b>	<b>Nighttime</b> <b>(10 p.m. to 7 a.m.)</b>
Hourly $L_{eq}$ , dB <sup>2</sup>	50	45
Maximum level, dB <sup>3</sup>	70	65
<sup>1</sup> This table applies to noise exposure as a result of stationary noise sources. For a development project or land use change involving a noise-sensitive land use, the noise from nearby noise sources will be considered during design and approval of the project, or in determining whether the land use change is appropriate. For development projects which may produce noise, land use changes and project review will consider the effects of the noise on possible noise-sensitive land uses. When considering modification or expansion at a site that already produces noise levels which exceed these standards at noise-sensitive land uses, the modification or expansion shall be reviewed to consider if the proposed action will further raise the existing noise levels received at the noise-sensitive land use(s). Noise-sensitive land uses include urban residential land uses, libraries, churches, and hospitals, in addition to nursing homes or schools which have over 6 beds or students, respectively. Transient lodging establishments which are considered noise sensitive land uses include hotels, motels, or homeless shelters, but not bed and breakfast establishments located in rural areas, campgrounds, or guest ranches. <sup>2</sup> The sound equivalent level as measured or modeled for a one-hour sample period. The daytime or nighttime value should not be exceeded as determined at the property line of the noise-sensitive land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures. <sup>3</sup> Similar to the hourly $L_{eq}$ , except this level should not be exceeded for any length of time.		

<b>Table 6</b> <b>SIGNIFICANCE OF CHANGES IN CUMULATIVE NOISE EXPOSURE<sup>1</sup></b>	
<b>Ambient Noise Level Without Project<sup>2</sup></b> <b>(Ldn or CNEL)</b>	<b>Significant Impact if Cumulative Level</b> <b>Increases By:</b>
<60 dB	+ 5.0 dB or more
60-65 dB	+ 3.0 dB or more
>65 dB	+ 1.5 dB or more
<sup>1</sup> These standards shall be applied when considering the noise impacts from projects that could cause a significant increase in the cumulative noise exposure of existing noise-sensitive land uses. If it is likely that existing noise-sensitive land uses could experience these increases in cumulative noise exposure, as measured in CNEL or Ldn, then an acoustical analysis that meets the requirements of Table 6 shall be accomplished and the results considered in project design. <sup>2</sup> Ambient Noise is defined as the composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location. Source: Federal Interagency Committee on Noise (FICON), <u>Federal Agency Review of Selected Airport Noise Analysis Issues</u> , August 1992.	

## **Analysis:**

### a) Construction

Construction activities would result in short-term noise. Construction activities would consist of grading and site preparation, which require the use of heavy-duty equipment that generate varying noise levels. Construction activities would be limited to the less noise-sensitive hours (e.g., daytime) of 7:00 a.m. to 7:00 p.m., Monday through Saturday, consistent with Tuolumne County General Plan Maximum Allowable Noise Exposure-Stationary Noise Source standards in Table 5.C of Chapter 5: Noise Element of the General Plan (Tuolumne County 2019).

Construction-generated noise levels would fluctuate depending on the type, number, and duration of equipment used. The effects of construction noise largely depend on the type of construction activities occurring on any given day, noise levels generated by those activities, distances to noise-sensitive receptors, and the existing ambient noise environment at nearby receptors. Construction equipment would vary by phase, but the entire construction process would include operation of dozers, excavators, loaders/backhoes, and haul trucks. Noise generated from these pieces of equipment would be intermittent and short as typical use is characterized by periods of full-power operation followed by extended periods of operation at lower power, idling, or powered-off conditions.

The grading and site preparation phase typically generate the most substantial noise levels because of the onsite equipment associated with grading, compacting, and excavation are the noisiest. Site preparation equipment and activities include graders, dozers, and excavators. The construction phase would be temporary in nature. Construction would be minimal as no buildings or structures are proposed. Grading under Grading Permit G2021-00028 has been completed and no additional grading is proposed at this time.

Tuolumne County does not have adopted daytime construction noise standards. However, when evaluating potential noise impacts, temporary short-term noise occurring during the less sensitive times of the day, when people are active, out of their homes, or otherwise not sleeping, are generally considered less of a nuisance and less likely to disrupt sleep, or otherwise result in significant noise exposure. Thus, considering that construction activities would occur during the daytime hours, in accordance with typical County-required conditions of approval limiting construction activities to Monday through Saturdays from 7:00 a.m. and 7:00 p.m., overall construction activities would be temporary, construction noise would fluctuate, and the loudest levels would occur for a shorter duration than the overall construction duration, existing nearby sensitive receptors would not be substantially affected. To ensure impacts are less than significant, NOI-1 shall be implemented.

### Operation

Noise generated by the project operation would be similar to other stationary noise sources in the area which are industrial and commercial in nature. Noise associated with the project would be intermittent in nature as the site would be utilized for outdoor storage of commercial equipment, vehicles, and materials. Operational noise would be associated with intermittent movement of heavy equipment and vehicles and movement and placement of the logs by heavy equipment and vehicles. The noise levels associated with the operation would be consistent with adjacent industrial and commercial land uses surrounding the site. However, to ensure that any noise generated by the project is reduced to a less than significant level and remain within the allowable thresholds of the General Plan, NOI-2 will be implemented and will be enforced through the Code Compliance process based on citizen complaints. Additionally, Mitigation Measures LU-1 and LU-2 discussed in the "Land Use and Planning" section above in this report would limit the milling and grinding operation on site, which would reduce impacts related to noise.

Incorporation of Mitigation Measures NOI-1, NOI-2, LU-1, and LU-2 would reduce potential impacts to a less than significant level.

- b) Sources of vibration would include construction equipment operating during construction of the facility. Operational activities would consist of intermittent movement of heavy equipment and logs to the site. Construction would occur between 7 a.m. and 7 p.m. to reduce potential disturbance impacts. No construction activities would occur on Sundays or County holidays. Project operations of moving equipment and logs would not be constant and would be limited. Vibration originating at this site would be generally consistent with existing vibration levels from industrial uses in the project vicinity.

Construction would include grading and site preparation. No pile driving or blasting would occur. Typical

equipment that would be used includes dozers, loaders, excavators, and trucks. Construction activities would only take place during the daytime hours, when people are less susceptible to noise.

Considering reference vibration levels for large dozers, FTA's vibration standard of 80 vibration-decibels (VdB) would not be exceeded beyond 40 feet and Caltrans's recommended vibration level for fragile buildings of 0.1 in/sec peak particle velocity (PPV) would not be exceeded beyond 25 feet from construction activity. Existing receptors and structures are located beyond these distances. Considering that construction activities would not include major sources of vibration, would occur during the daytime hours, and existing structures are located at adequate distances from proposed construction activity, no existing structures or sensitive land uses would be exposed to excessive vibration levels. This impact would be less than significant.

- c) The project site is not located near an airport. The nearest airport, Columbia Airport, is located approximately 7 miles northwest of the project site. A helipad supporting the Sonora Regional Medical Center Emergency Room is located approximately 3.3 miles northwest of the project site. Therefore, there is no impact.

#### **Mitigation Measures:**

**NOI-1:** Hours of exterior construction on the project site shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. Exterior construction shall be prohibited on Sunday and County holidays.

**NOI-2:** The noise levels generated by the project shall be restricted to the following exterior noise limits as measured at the property line:

Zoning Classification of Receiving Property	Noise Level (dB) of Sound Source	
	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
MU, R-3, R-2, R-1, RE-1, RE-2, RE-3, RE-5, RE-10, C-O, C-1, C-S, BP	50 L <sub>eq</sub> . (1 hour) <sup>1</sup>	45 L <sub>eq</sub> . (1 hour) <sup>1</sup>

<sup>1</sup>L<sub>eq</sub>. 1 hour refers to the average noise level measured over a one-hour period.

**Mitigation Monitoring:** Mitigation Measure NOI-1 will be required during construction activities on site. Mitigation Measure NOI-2 will be on-going. These conditions will be monitored through citizen complaints. Confirmed violations will be referred to the Code Compliance Officer for processing consistent with established code compliance procedures outlined in Chapter 1.10 of the Ordinance Code. A Notice of Action will be recorded to advise future owners of the required mitigation measures and the responsibility to comply with said measures.

## **POPULATION AND HOUSING:**

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

## **Environmental Setting:**

The population in Tuolumne County in 2018 was at 55,365 for the entire County including the City of Sonora. Between 2010 and 2018 Tuolumne County's growth rate was less than 1% and was negative for some years, as indicated in Figure 5 in the Housing Element found in the Technical Background Report of the 2018 General Plan. The projected population for Tuolumne County in 2024, including the City of Sonora, is estimated at 54,390, which is a decrease from its current population. The proposed project includes the rezoning of a parcel consistent with is General Plan land use designation and outdoor storage of commercial equipment, vehicles, and materials.

The site is currently developed with a residence, barn, storage building, level pads for storage, and driveways, and there are existing roads which serve the project site. Utilities are in the area, including electricity and telecommunications infrastructure. The project site is served by a private well and private sewage disposal method. The project would not require the demolition of the existing single-family dwelling or conversions of the dwelling units to a non-residential use as the applicant plans on maintaining the residential use on site.

## **Analysis:**

- a) Infrastructure including roads, electricity, and telecommunication facilities exist adjacent to the site to serve the development. The project will not induce substantial unplanned population growth in the area either indirectly or directly as the project consists of a Zone Change consistent with the existing General Plan land use designation and a Conditional Use Permit for outdoor storage. Therefore, there would be a less than significant impact.
- b) The project site contains an existing single-family dwelling, which would not be impacted by the proposed project. Therefore, the proposed project would not displace people or housing and the construction of replacement housing elsewhere would not be required as a result of the project. There would be no impact.

**Mitigation Measures:** None required.

**Mitigation Monitoring:** Not applicable.

## **PUBLIC SERVICES:**

### Issues and Supporting Information Sources

<i>Potentially Significant Impact</i>	<i>Less-than- Significant With Mitigation Incorporation</i>	<i>Less-than- Significant Impact</i>	<i>No Impact</i>
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#### **Would the Proposed Project/Action:**

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

Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## **Environmental Setting:**

### Fire Protection

Fire protection services are provided to unincorporated Tuolumne County by Tuolumne County Fire Department (TCFD), California Department of Forestry and Fire Protection (CAL FIRE), seven fire protection districts, and the United States Department of Agriculture in the Stanislaus National Forest (Tuolumne Fire Safe 2008). The majority of unincorporated Tuolumne County falls outside a fire district boundary and is protected by TCFD (administered by CAL FIRE under a contractual agreement with the County since 1975). TCFD has 13 fire stations, eight of which are in the unincorporated area of Tuolumne County. (Source: GPU EIR)

In 2006, Tuolumne County Fire Department and other local and State fire protection agencies entered in the Automatic Aid/Mutual Aid Agreement. This is a mutual cooperation agreement to increase fire and other emergency protection by allowing for the closest fire department to be dispatched for emergency calls, even if the emergency is outside of their jurisdictional boundary.

### Police Protection

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

The California Highway Patrol (CHP) provides additional enforcement along State Highways and County roadways. The CHP offers other services as needed to support the safety for residents of the County. The nearest CHP office to the project site is located at 18437 Fifth Avenue in Jamestown.

## Schools

The project site is within the Curtis Creek Elementary School District and the Sonora Union High School District.

## Parks

Tuolumne County has a variety of recreational opportunities for the public, including Yosemite National Park, Stanislaus National Forest, State parks, and other Federal, State and Local government agencies such as the U.S. Bureau of Reclamation and the Bureau of Land Management. Community based recreation and park districts include the Tuolumne County Recreation Department and the City of Sonora Recreation Department. Tuolumne County operates and maintains approximately 341± acres of parks.

Recreational facilities in the area include Columbia State Park, the Heaven for Children playground and skatepark in Sonora, Tuttletown Recreation Area, and Standard Park. Columbia State Park offers hiking trails, picnic tables, museums and exhibits, and guided tours. The Heaven for Children playground offers a children's playground, skateboard park, and picnic and barbeque facilities. Tuttletown Recreation Area offers access to New Melones Reservoir, and includes camping facilities, a boat launch, day use area, and hiking trails. Standard Park offers baseball and soccer fields.

## **Analysis:**

### Fire Protection

Fire protection services would be provided via Tuolumne County Fire. The project has been reviewed by the Tuolumne County Fire Prevention Division (FPD) for consistency with the National Fire Code, California Fire Code, California Building Code, the Tuolumne County General Plan and Ordinance Code. Any future development on the project site will be subject to the rules and regulations contained in these documents.

The Tuolumne County Fire Prevention Division reviewed the project and indicated that the log decks are within the allowable size limits and provided conditions relative to the maximum size the log decks could be. The Fire Prevention Division also indicated that there is adequate defensible space surrounding the log decks to minimize any potential hazards and provided a minimum separation between log dogs, which will be incorporated into the project's conditions of approval. Additionally, all onsite roads would need to meet road construction standards and turn around areas to support fire apparatus and driveway construction requirements. All weather surfacing will be required on site for the area surrounding the log decks. Additionally, neither the Tuolumne County Fire Prevention Division nor CalFire indicated the need for the development of a new facility based on development of the proposed project.

Application and enforcement of the above-mentioned code requirements would reduce impacts related to fire hazard and fire protection, which would not require the provision of new or physically altered fire protection facilities. Therefore, there would be a less than significant impact.

See the Wildfire Section below for additional analysis.

### Police Protection

The Tuolumne County Sheriff's Division was notified of the proposed project. The Sheriff's Division did not provide a response on the project. The project would not create an increase in the demand for police services as the project consists of Zone Change RZ18-011 to rezone a 5.4-acre parcel from RE-5 to C-1, consistent with the existing General Plan land use designation and Conditional Use Permit CUP18-013 to allow the outdoor storage of equipment, vehicles, and materials associated with an existing commercial business. The project would therefore not impact existing police facilities or require additional facilities to be developed. There would be a less than significant impact.

### Schools

The project would not impact education facilities or require new facilities to be developed as the project consists of Zone Change RZ18-011 to rezone a 5.4-acre parcel from RE-5 to C-1, consistent with the existing General Plan land use designation and Conditional Use Permit CUP18-013 to allow the outdoor storage of equipment, vehicles, and materials associated with an existing commercial business. There would be no associated increase in demand for schools. There would be no impact.

### Parks

The project would not create an increase in the demand of use of recreational facilities as the project consists of Zone Change RZ18-011 to rezone a 5.4-acre parcel from RE-5 to C-1, consistent with the existing General Plan land use designation and Conditional Use Permit CUP18-013 to allow the outdoor storage of equipment, vehicles, and materials associated with an existing commercial business. The project is not expected to overburden existing recreational facilities and will not require the construction of new recreational facilities or the expansion of existing facilities. Therefore, there would no impact.

### Other Public Facilities

Other public facilities would include churches or other places of worship, hospitals, and government buildings. Because the project is a commercial development, the project will not significantly increase the demand to require development of new public facilities. Therefore, there is a less than significant impact.

**Mitigation Measures:** None Required

**Mitigation Monitoring:** Not Applicable



## **RECREATION:**

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

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### **Environmental Setting:**

Tuolumne County has a variety of recreational opportunities for the public, including Yosemite National Park, Stanislaus National Forest, State parks, and other Federal and State government agencies such as the U.S. Bureau of Reclamation and the Bureau of Land Management. Community based recreation and park districts include the Tuolumne County Recreation Department and the City of Sonora Recreation Department. Tuolumne County operates and maintains approximately 341± acres of parks.

The nearest recreational facilities to the project site include Standard Park, the Heaven for Children playground and skatepark in Sonora, Columbia State Park, Tuttletown Recreation Area, and Standard Park. Columbia State Park offers hiking trails, picnic tables, museums and exhibits, and guided tours. The Heaven for Children playground offers a children's playground, skateboard park, and picnic and barbeque facilities. Tuttletown Recreation Area offers access to New Melones Reservoir, and includes camping facilities, a boat launch, day use area, and hiking trails. Standard Park offers baseball and soccer fields.

### **Analysis:**

a,b) Implementation Program 8.D.b. of the Tuolumne County General Plan requires certain new residential development of five units or more to participate in the provision of recreational facilities for their residents. The project does not include construction of residential units, therefore participation in Implementation Program 8.D.b. is not required. The project would not create an increase in the demand of use of recreational facilities as the project consists of Zone Change RZ18-011 to rezone a 5.4-acre parcel from RE-5 to C-1, consistent with the existing General Plan land use designation and Conditional Use Permit CUP18-013 to allow the outdoor storage of equipment, vehicles, and materials associated with an existing commercial business. The project is not expected to overburden existing recreational facilities and will not require the construction of new recreational facilities or the expansion of existing facilities. Therefore, there would no impact.

**Mitigation Measures:** None Required.

**Mitigation Monitoring:** Not Applicable.

## **TRANSPORTATION:**

### **Issues and Supporting Information Sources**

#### **Would the Proposed Project/:**

	<i>Potentially Significant Impact</i>	<i>Less-than- Significant With Mitigation Incorporation</i>	<i>Less-than- Significant Impact</i>	<i>No Impact</i>
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### **Environmental Setting:**

The proposed project will be accessed via Wards Ferry Road, though the project site has frontage along Tuolumne Road. Wards Ferry Road is a County-maintained, publicly dedicated road. Tuolumne Road is utilized to support other industrial uses, so the project would not detrimentally impact the use of the roadway system. The plans will be reviewed by the Engineering Division of the Department of Public Works. An Encroachment Permit would be required prior to work within the County road right-of-way. Currently, two driveway encroachments exist onto Wards Ferry Road. One encroachment is currently under review by the Tuolumne County Public Works department as its location is too close to the intersection of Tuolumne Road and Wards Ferry Road and does not conform to current standards.

Public transit is provided by Tuolumne County Transit. Services are available in the mornings, afternoons, and evenings and are available five days a week. Tuolumne County also has a “dial-a-ride” program available on demand for the route serving the area. There are no sidewalks or bike lanes in the project vicinity.

Goals, policies, and implementation programs regarding Tuolumne County’s circulation system, including transit, roadway, bicycle, and pedestrian facilities, are contained within the Transportation Element in Chapter 4 of the 2018 General Plan. The Regional Transportation Plan (RTP), adopted by the Tuolumne County Transportation Council (TCTC), acts as the planning document to guide transit investments within Tuolumne County for the next 5 years. In addition, the project has been reviewed for consistency with applicable road standards found in Titles 11 and 15 of the Tuolumne County Ordinance Code and the California Fire Code.

#### **Vehicle Miles Traveled**

On August 4, 2020, the Board of Supervisors adopted CEQA thresholds regarding vehicle miles traveled (VMT) as required by Senate Bill (SB) 743. As stated in the legislation, upon adoption of the new guidelines, “automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any.”

The Board of Supervisors adopted screening criteria for projects- if a project meets any of the screening criteria, the project’s impacts on VMT would be less than significant. Included in this screening criteria is residential projects located within a low VMT area defined by Tuolumne County Transportation Council VMT maps.

In addition to analyzing a project’s VMT generation, the County also analyzes projects based on vehicle trips per day or Level of Service, as required in the Tuolumne County General Plan. A site-specific traffic study is

required when traffic generation for a project exceeds 500 vehicle trips per day or 50 trips during peak hours as indicated in the *Tuolumne County General Plan and Regional Transportation Plan Evaluation and Analysis*. A Traffic Study was not required for the proposed project as it did not exceed these thresholds.

**Analysis:**

- a) Goals, policies, and implementation programs regarding Tuolumne County's circulation system, including transit, roadway, bicycle, and pedestrian facilities, are contained within the Transportation Element in Chapter 4 of the 2018 General Plan. Specific road design standards are found in Titles 11 and 15 of the Tuolumne County Ordinance Code. As the project is an infill project, it is not expected to conflict with any transportation related goals, policies, and implementation programs of the General Plan. Pursuant to Chapter 3.54 of the TCOC, the project will be required to pay applicable Traffic Impact Mitigation Fees (TIMF) associated with the outside storage use.

The County's threshold for requiring a Traffic Study is 500 vehicle trips per day or 50 trips at peak hours. The Engineering Division of the CRA did not require a traffic study for the project because the anticipated level of traffic resulting from the project was not large enough to warrant a traffic study. The estimated traffic generation of the project is below the threshold and is therefore considered a less than significant impact.

- b) The VMT threshold in this area is 34.7 VMT per employee for the East Sonora subarea. The site is located in an area where VMT per Capita is below the County Average, or 2-14% below County average. Because the project is in an area that is below the County average, it is classified as a "Low VMT" area on the TCTC VMT maps, and the project's impacts on VMT are less than significant.
- c) Project plans that have been submitted to staff do not indicate that any hazardous or incompatible designs are proposed. The driveway plans and internal circulation roadways will be reviewed by the Engineering Division of the Department of Public Works and the Tuolumne County Fire Prevention Division to ensure compliance with Title 11 and Title 15 to ensure that the onsite circulation will not introduce hazardous or incompatible design.

A new encroachment application was submitted to construct driveway access approximately 480± feet southwest of the intersection of Wards Ferry Road and Tuolumne Road to allow for additional site distance when exiting the site. The new encroachment would be the main access point to the site. The existing encroachment would not be utilized as secondary access to the site but would not be utilized by heavy trucks or equipment. The new encroachment would meet all applicable provisions of Title 11 and would be verified by the Engineering Division of the Department of Public Works during the encroachment permit review. Therefore, there will be a less than significant impact.

- d) The proposed driveways and internal roadways will be designed and constructed in accordance with all applicable regulations contained in Titles 11 and 15 of the Tuolumne County Ordinance Code and the California Fire Code to allow for sufficient emergency vehicle access, including width and clearance of the roadways, the surfacing of the roadways, and turnaround bulbs and hammerheads for emergency vehicles to be able to turn around. The Tuolumne County Fire Prevention Division reviewed the proposed project and provided conditions to ensure compliance with these requirements. A condition will be incorporated to require all weather surfacing within the area surrounding the log storage to allow for emergency vehicle access. Therefore, there will be a less than significant impact.

**Mitigation Measures:** None required.

**Mitigation Monitoring:** Not applicable.

## **TRIBAL CULTURAL RESOURCES:**

### **Issues and Supporting Information Sources**

<i>Potentially Significant Impact</i>	<i>Less-than- Significant with Mitigation Incorporation</i>	<i>Less-than- Significant Impact</i>	<i>No Impact</i>
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Would the Proposed Project/Action:

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

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or pursuant to Section 15064.5?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

### **Environmental Setting:**

The project site is located in East Sonora, near the community of Standard. The project site consists of modifications made in the Twentieth Century consisted of access roads and industrial and commercial development. The Central Sierra Miwok settled in much of Tuolumne County are known to have lived in the area including the project site.

### **Regulatory Setting:**

CEQA requires lead agencies to consider whether projects will affect tribal cultural resources. PRC 21074 states the following:

- a) "Tribal cultural resources" are either of the following:
  - 1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
    - A) Included or determined to be eligible for inclusion in the CRHR.
    - B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
  - 2) 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.
- b) A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- c) A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

AB 52, signed by the California Governor in September of 2014, establishes a new class of resources under CEQA: "tribal cultural resources." It requires that lead agencies undertaking CEQA review must, upon written request of a California Native American tribe, begin consultation once the lead agency determines that the application for the project is complete, prior to the issuance of a notice of preparation of an EIR or notice of intent to adopt a negative declaration or mitigated negative declaration.

To date, two tribal entities have contacted the Tuolumne County Community Development Department to request formal consultation under the AB 52 process. The Chicken Ranch Rancheria of Me-Wuk Indians and Tuolumne Band of Me-Wuk Indians have requested formal consultation under the AB 52 process for projects subject to CEQA.

Formal consultation letters were sent to the contacts for the Chicken Ranch Rancheria of Me-Wuk Indians and Tuolumne Band of Me-Wuk Indians Tribes. AB 52 consultation letters were sent via certified mail on July 19, 2022. Neither Tribe has requested consultation or provided comments on the proposed project. Project notification letters were sent to both Tribes during the initial project notification period.

**Analysis:**

- a,b) In accordance with Assembly Bill 52, formal consultation letters were sent to the contacts for the Chicken Ranch Rancheria of Me-Wuk Indians and Tuolumne Band of Me-Wuk Indians Tribes. AB 52 consultation letters were sent via certified mail on July 19, 2022. To date, neither Tribe has responded to the proposed project or requested consultation.

As indicated in the "Cultural Resources" Section above, the project site contains cultural resources consisting of Native American resources. Per an agreement with the Tuolumne Me-Wuk Tribe, two of the resources were covered in place and the third resource was removed per the direction of the Tribe. There would be no impact to these resources.

Mitigation Measures CUL-1 and CUL-2 would ensure protection of resources that are potentially unearthed or discovered during construction activities.

Incorporation of Mitigation Measures CUL-1 and CUL-2 will result in a less than significant impact on Tribal Cultural Resources.

**Mitigation Measures:** See the "Cultural Resources" section of this report.

**Mitigation Monitoring:** See the "Cultural Resources" section of this report.

## **UTILITIES AND SERVICE SYSTEMS:**

Issues and Supporting Information Sources	Potentially Significant Impact	Less-than- Significant With Mitigation Incorporation	Less-than- Significant Impact	No Impact
<b>Would the Proposed Project/Action:</b>				
a) Require or result in the relocation or construction of new or expanded water 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## **Environmental Setting:**

Water is currently provided via an on-site private well and sewer services are provided via a private on-site sewage disposal system. Connection to public water and public sewer would not be required for the current project.

Pacific Gas and Electric (PG&E) provides electric service to the project site. There is no natural gas consumption in Tuolumne County. There are existing telecommunications facilities that serve the area. Potential wireless internet providers include Xfinity, AT&T, Conifer Communications, Hughes Net and Cal.net. Cellular providers include Verizon and AT&T.

Cal Sierra Disposal Inc, which is owned by Waste Management, is responsible for garbage and recycling collection in the Sonora area and would provide weekly trash service to the site. Chapter 8.05 of the Tuolumne County Ordinance Code contains the County's regulations for refuse, rubbish, and recycling handling and storage. All of the solid waste generated within the County is processed at one of the transfer stations where solid waste is sorted to remove recyclables and hazardous materials from the waste stream. Residual waste is transported to the Highway 59 Landfill located in Merced. The maximum capacity of the Highway 59 Landfill is 30,012,352 cubic yards.

Cal Sierra Disposal operates a buy-back center at 14959 Camage Avenue, in East Sonora. Untreated wood and yard waste are presently accepted by Cal Sierra Disposal at its Earth Resources Facility located at 14909 Camage Avenue. Such material is accepted for a fee and is ground up or chipped and sold as compost or any other uses deemed appropriate for such material.

## **Analysis:**

- a) The project site is adjacent to utilities that can serve the project. There are existing roads, electrical facilities, and telecommunication facilities readily available to serve the site. Storm water drainage is provided via natural drainages and channels. The project will not require the construction of new or expanded water wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. Therefore, there will be a less than significant impact.

- b) The project site is served via a private well. The purpose of the C-1 zoning in Chapter 17.34 of the Tuolumne County Ordinance Code indicates that development within the C-1 district requires public water. As the project entails the rezoning consistent with the General Plan land use designation and outdoor storage of commercial equipment, vehicles, and materials, the project proponent is not required to connect to public water for the proposed project. Any future commercial development or buildings on the site would require connection to public water. The Fire Prevention Division was consulted, and they indicated that because the logs are stored outside, no fire flow or connection to public water is required. Because the project entails rezoning consistent with the General Plan land use designation and outdoor storage of commercial equipment, vehicles, and materials increase in water usage would be minimal. There would not be a constant requirement for additional water usage. Water usage would be associated with occasional dust suppressant once operational. Additionally, the project is not proposing buildings or paved areas so there would be permeable areas left on the site to allow for sufficient ground water recharge. Therefore, there would be a less than significant impact.
- c) The project site is served via a private, on-site sewage disposal system. The proposed project consists of a Zone Change consistent with the General Plan land use designation and outdoor storage of commercial equipment, vehicles, and materials. These activities would not impact the wastewater system on site. Additionally, Chapter 3 “Utilities” of the Tuolumne County General Plan and Chapter 13.08 of the TCOC indicate that public sewer is considered available if it is located 300 feet or less from the proposed building as measured over an existing public right of way of public utility easement. The project is not proposing any buildings. The Tuolumne Utilities District (TUD) indicated in their response that the nearest sewer main is located more than 300 feet to the project site. Therefore, pursuant to the Tuolumne County General Plan and Chapter 13.08 of the TCOC, the project is not required to connect to public sewer. Therefore, there would be no impact.
- d,e) Cal Sierra Disposal Inc provides weekly trash service to the area and would dispose of waste at the Highway 59 Landfill. The Highway 59 Landfill is below its maximum capacity; therefore, there is capacity to serve the project. Any future construction on the project site or land use would be required to comply with all applicable Federal, State, and Local statutes and regulations related to solid waste. Conditions have been added to the project to ensure compliance with the provisions of Chapter 8.05 of the TCOC, which contains the County’s regulations for the storage and handling of solid waste. Therefore, there would be a less than significant impact.

**Mitigation Measures:** None required.

**Mitigation Monitoring:** Not applicable.

## **WILDFIRE:**

### Issues and Supporting Information Sources

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

## **Environmental Setting:**

In 2018, a Multi-Jurisdictional Hazard Mitigation Plan (Plan) for Tuolumne County was prepared to provide mitigation solutions to minimize each jurisdiction's vulnerability to the identified hazards and ultimately reduce both human and financial losses subsequent to a disaster. The Plan includes existing information on typical hazards, such as earthquakes, flooding, and fire, and provides risk assessments of each hazard and the potential for occurrence within the County. Specific wildland fire objectives provided in the Plan include vegetation management, code enforcement, GIS mapping, and compliance with the planning process.

Mitigation actions provided in the Plan range from improving water supply systems and conveyance systems for potential fire needs, initiating fuel thinning and chipping projects in high-priority areas, to updating existing and preparing new fire protection and evacuation plans. The Plan states that Tuolumne County Fire Protection District/CAL FIRE along with seven fire districts and one city fire department provide life and property emergency response. In addition to services traditionally provided by most fire protection agencies nationwide, these agencies work cooperatively with the U.S. Forest Service and the National Park Service in providing wildfire response in Tuolumne County. Although there are existing plans, programs, ordinances, and regulations in place within the County, wildland fire risks and the potential for future fire hazards occurring within the County is considered high (Tuolumne County 2018).

Tuolumne County does not have a static emergency plan or evacuation plan due to the dynamic nature of emergencies. In the event of an emergency, the Tuolumne County Sheriff Office is the responsible entity for declaring and directing evacuations in the case of emergencies. The Sheriff's Department will inform members of the public via the Emergency Notification System, local media, and door-to-door when feasible.

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

## **Analysis:**

- a) Tuolumne County does not have a static emergency plan or evacuation plan due to the dynamic nature of emergencies. Tuolumne County does not have any designated evacuation routes because fires can



happen anywhere and may block specific roads and certain areas may not be safe for travel. The Tuolumne County Sheriff Office is the responsible entity for declaring and directing evacuations in the case of emergencies. The Sheriff's Department will inform members of the public via the Emergency Notification System, local media, and door-to-door when feasible of where the wildfire is located, which routes are safe to use, and which locations are safe to seek refuge from the fire. Generalized emergency information is also contained within the adopted Multi-Jurisdictional Hazard Mitigation Plan.

In an emergency, Wards Ferry Road or Tuolumne Road would be utilized. From there, residents could travel towards various directions, depending on which route was the safest for travel. The addition of project would not significantly impact the ability for roads in the vicinity of the project site to be used as evacuation routes in the event of an emergency. Approval of this project would result in a less than significant impact on Tuolumne County's emergency or evacuation plans.

- b,c) The slopes on the site are relatively flat. Due to the location of the project site to existing roadways and other developed areas, it is unlikely that the project would exacerbate wildfire risks.

The project has been reviewed by the Tuolumne County Fire Prevention Division (FPD) for consistency with the National Fire Code, California Fire Code, California Building Code, the Tuolumne County General Plan and Ordinance Code. Any future development on the project site will be subject to the rules and regulations contained in these documents.

The Tuolumne County Fire Prevention Division reviewed the project and indicated that the log decks are within the allowable size limits and provided maximum size allowances. They also indicated that there is adequate defensible space surrounding the log decks to minimize any potential hazards and provided minimum separation requirements between log decks. Additionally, all onsite roads would need to meet road construction standards and turn around areas to support fire apparatus and driveway construction requirements. All weather surfacing would be required within the area of the site surrounding the log decks to provide access. Additionally, neither the Tuolumne County Fire Prevention Division nor CalFire indicated the need for the development of a new facility based on development of the proposed project.

The Tuolumne County Fire Prevention Division also provided conditions to ensure that the internal roadways and driveways would meet applicable fire code regarding width, clearance, surfacing, and to prohibit obstructions of roadways.

The Tuolumne County Fire Prevention has indicated that the following specific conditions would apply to the proposed project and storage of logs on site:

The outside storage yard shall comply with all requirements of the 2016 California Fire Code Section 2808 for Log Storage, processing of wood chips, hogged material, fines, compost, and raw product associated with yard waste and recycling facilities (CFC 2808).

Log storage areas shall comply with the following:

- Not to exceed 500' in length, 300' in width and 20' in height.
- All log decks shall be separated from adjacent log decks by not less than 100'.

Application and enforcement of the above-mentioned code requirements would reduce impacts related to fire hazards. Therefore, there would be a less than significant impact.

The following Policies of the 2018 Tuolumne County General Plan apply to the proposed project:

**Policy 9.A.1:** *Actively involve fire protection agencies within Tuolumne County in land use planning decisions.*

The Tuolumne County Fire Prevention Division has been consulted with during the processing of the application. The Tuolumne County Fire Prevention Division provided conditions which have been incorporated into the projects' conditions of approval, as discussed above.

**Policy 9.E.3:** *Require new development to be consistent with State and County regulations and policies regarding fire protection.*

The development and operation of the site will be consistent with all applicable State and County regulations and policies regarding fire protection. Road and driveway improvement plans will be reviewed by the Tuolumne County Fire Prevention Division and Engineering Division of the Department of Public Works to ensure compliance with the California Fire Code and Titles 11 and 15 of the TCOC.

**Policy 17.E.2:** *Require the maintenance of defensible space setbacks in areas proposed for development if wildland fire hazards exist on adjacent properties.*

The project site is required to comply with all applicable defensible space regulations. The Fire Prevention Division indicated that there is adequate clearance surrounding the log decks on site.

**Policy 17.E.3:** *Require new development to have adequate fire protection and to include, where necessary, design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire.*

Conditions provided by the Tuolumne County Fire Prevention Division have been incorporated into the projects' conditions of approval to minimize fire hazards and to contribute to the protection of the County from the losses associated with wildland fire.

The incorporation of these conditions and compliance with the National Fire Code, California Fire Code, California Building Code, the Tuolumne County General Plan, and Tuolumne County Ordinance Code would reduce the risk of wildfire and would not exacerbate wildfire risks or the risk of uncontrolled spread of wildfire. Project development would not require the installation or maintenance of associated infrastructure. Therefore, there would be a less than significant impact.

- d) As discussed under "Geology and Soils," and "Hydrology and Water Quality," runoff occurs naturally at the project site and flooding and landslide events are not common within the project area. Once operational, onsite drainage would not affect offsite drainage conditions, including runoff that naturally occurs to Curtis Creek. The project site and surrounding areas have not been subject to burns such that downslope areas would be affected by project development. Impacts would be less than significant.

**Mitigation Measures:** None required.

**Mitigation Monitoring:** Not applicable.

## **MANDATORY FINDINGS OF SIGNIFICANCE:**

### **Supporting Information Sources**

Potentially Significant Impact	Less-than- Significant With Mitigation Incorporation	Less-than- Significant Impact	No Impact
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### **Proposed Project/Action:**

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"/>
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b) Does the project have impacts that are individually limited, but cumulative considerable? ("Cumulative considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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### **Analysis:**

- a) As discussed under "Biological Resources," the project site provides suitable habitat for nesting birds. Mitigation has been included that requires preconstruction surveys to identify the presence of these species, avoid or remove them from the construction area (if they are present), and establish disturbance buffers to ensure they are not disturbed during construction.

As discussed in the "Cultural Resources" section, there is the potential for unmarked, previously unknown Native American or other graves to be present and be uncovered during construction activities. Mitigation has been included that would ensure that proper procedures would be followed in the event of the discovery of previously unknown human remains.

For the reasons above, all impacts would be a less-than-significant impact with mitigation incorporated.

- b) As discussed throughout the "Environmental Checklist," all potentially significant impacts would be reduced to a less-than-significant level with mitigation. In addition, aesthetic, biological resources, cultural and tribal cultural resources, and noise impacts discussed above would result from temporary construction activities and would be limited to the immediate project site, and, therefore, would not combine with impacts from other past, present, and probable future development. Noise-related impacts are also localized and limited to the immediate project vicinity. Operation of the project would be limited to noise similar in nature to the commercial and industrial land uses in the area. The project's potential contribution to significant cumulative impacts would not be considerable and this impact would be less than significant.
- c) As discussed above in the "Hazards and Hazardous Materials," construction activities would require the use of hazardous materials such as fuels, lubricants, and solvents. However, all construction activities would be required to comply with existing regulations that would limit exposure of nearby sensitive receptors and construction workers to hazardous materials. Operation of the project would not include the use or storage of any hazardous material and would not result in adverse effects on people. This impact would be less than significant.

**Mitigation Measures:** See the Mitigation Monitoring and Reporting Program Table Below.

**Mitigation Monitoring:** See the Mitigation Monitoring and Reporting Program Table Below.

**Table 7: Mitigation Monitoring and Reporting Program**

Mitigation Measure	When Implemented	Monitored by	Verified by
<p><b>AES-1:</b> A Landscaping Plan, developed by a qualified professional, shall be submitted and approved by the Land Use and Natural Resources Division. The landscaping plan shall be consistent with the East Sonora Community Plan in Volume III of the 2018 Tuolumne County General Plan and the East Sonora Design Guidelines. The landscaping shall be located adjacent to Wards Ferry Road and shall be planted with an equal combination of drought-tolerant shrubs and trees at a five gallon minimum and shall not block sight lines of motorists using/entering/existing onto Wards Ferry Road or Tuolumne Road. The landscaping layout shall not hamper County of Tuolumne Public Works road maintenance operations, such as roadside ditch maintenance, or potentially encumber the road right-of-way with overhanging foliage in the traveled lanes of the existing roadways. Appropriate erosion control countermeasures shall be reflected in the design and construction of the landscaping.</p> <p>Vegetation along Tuolumne Road and Curtis Creek on the project site shall remain in its current form and be maintained for visual screening-if any vegetation is removed, it shall be replaced in kind. This vegetation in this area shall also be identified on the Landscaping Plan with a note that it is to remain and be maintained. Any planting within the Open Space zoning shall be reviewed by the Land Use and Natural Resources Division prior to installation. The Landscaping Plan shall be submitted to the Land Use and Natural Resources Division for review within 60 days of project approval. Within 60 days of approval of the Landscaping Plan, the vegetation shall be installed on the project site according to the approved plan. The applicant shall also be responsible for continued maintenance of the landscaping, including irrigation if necessary, and any</p>	<p>The Landscaping Plan shall be submitted to the Land Use and Natural Resources Division for review within 60 days of project approval. Within 60 days of approval of the Landscaping Plan, the vegetation shall be installed on the project site according to the approved plan.</p>	<p>Tuolumne County Community Development Department (CDD)</p>	<p>Land Use and Natural Resources (LUNR) Division</p>

dead or dying vegetation planted as a result of the plan shall be replaced in-kind.			
<b>AES-2:</b> A lighting plan shall be submitted and approved by the Land Use and Natural Resources Division prior to the placement of permanent exterior lighting on the site associated with the storage of commercial equipment, vehicles, and materials. Any exterior lighting shall incorporate the following features: direct the light downward to the area to be illuminated, install shields to direct light and reduce glare, utilize low rise light standards or fixtures attached to the buildings, and utilize low or high pressure sodium lamps instead of halogen type lights.	The submittal and approval of a lighting plan will be required prior to the placement of permanent exterior lighting on the site associated with the storage of commercial equipment, vehicles, and materials and will be verified by the Land Use and Natural Resources (LUNR) Division. A Notice of Action will be recorded to advise future owners of the required mitigation measures and the responsibility to comply with said measures.	CDD	LUNR Division
<p><b>BIO-1:</b> For construction activities expected to occur during the nesting season of raptors (February 1 to August 31) and migratory birds, a pre-construction survey by a qualified biologist shall be conducted to determine if active nests are present on or within 500 feet of the project site where feasible. Areas that are inaccessible due to private property restrictions shall be surveyed using binoculars from the nearest vantage point. The survey shall be conducted by a qualified biologist no more than seven days prior to the onset of construction. If no active nests are identified during the pre-construction survey, no further mitigation is necessary. If construction activities begin prior to February 1, it is assumed that no birds will nest in the project site during active construction activities and no pre-construction surveys are required. If at any time during the nesting season construction stops for a period of two weeks or longer, pre-construction surveys shall be conducted prior to construction resuming.</p> <p>If active nests are found on or within 500 feet of the project site, the applicant shall notify CDFW and explain any additional measures that a qualified biologist plans to implement to prevent or minimize disturbance to the nest while it is still active. Depending on the conditions specific to each nest, and the relative location and rate of construction activities, it may be feasible for</p>	The nesting bird surveys are required prior to ground disturbance or construction activities on site and would be verified by the LUNR Division prior to the issuance of a grading permit issued by the Department of Public Works or building permit issued by the Building and Safety Division. A Notice of Action will be recorded to advise future owners of the required mitigation measures and the responsibility to comply with said measures.	CDD/ Tuolumne County Department of Public Works (DPW)	LUNR Division

<p>construction to occur as planned within the 500-foot buffer without impacting the breeding effort. Appropriate measures may include restricting construction activities within 500 feet of active raptor nests and having a qualified biologist with stop work authority monitor the nest for evidence that the behavior of the parents have changed during construction. Nests that are inaccessible due to private property restrictions shall be monitored using binoculars from the nearest vantage point. Appropriate measures would be implemented until the young have fledged or until a qualified biologist determines that the nest is no longer active. Construction activities may be halted at any time if, in the professional opinion of the biologist, construction activities are affecting the breeding effort.</p>			
<p><b>BIO-2:</b> The northern and western 50 feet of the project site as shown in Figure 3 of the Initial Study shall be rezoned to Open Space. The rezone shall be approved by the Tuolumne County Board of Supervisors.</p>	<p>BIO-2 shall be approved by the Tuolumne County Board of Supervisors in conjunction with Zone Change RZ18-011.</p>	<p>CDD</p>	<p>LUNR Division</p>
<p><b>BIO-3:</b> The project applicant should implement construction best management practices (BMPs) when operating in the northern portion of the project site adjacent to the riparian mixed hardwood habitat and Curtis Creek. BMPs will include those required by the project Stormwater Pollution Prevention Plan and the Tuolumne County Biological Resources Review Guide, and may include the following:</p> <ul style="list-style-type: none"> <li>• Install fiber rolls, a sandbag barrier, or a straw bale barrier between the active construction site and the riparian mixed hardwood habitat/Curtis Creek to intercept runoff and remove sediment from runoff.</li> <li>• Maintain all diesel- and gasoline-powered equipment per manufacturer's specifications, and in compliance with all state and federal emissions requirements. Prior to the start of project activities, inspect all equipment for leaks and inspect everyday thereafter until equipment is removed from the site. Any equipment found leaking will be promptly removed to prevent</li> </ul>	<p>The BMPs are required prior to ground disturbance or construction activities on site and would be verified prior to the issuance of a grading permit issued by the Department of Public Works or building permit issued by the Building and Safety Division. A Notice of Action will be recorded to advise future owners of the required mitigation measures and the responsibility to comply with said measures.</p>	<p>CDD/DPW</p>	<p>Engineering Division and Building and Safety Division</p>

<p>inadvertent discharge into Curtis Creek.</p> <ul style="list-style-type: none"> <li>• Equipment storage, working areas, and spoils should be limited to project staging areas.</li> <li>• Equipment should not be serviced within areas within 100 feet of riparian mixed hardwood habitat and Curtis Creek, or in any locations that would allow grease, oil, or fuel to pass into Curtis Creek.</li> <li>• Disturbed soils and all other disturbed areas should be stabilized as soon as possible and before the rainy season begins (but no later than October 15<sup>th</sup> of the construction year) in accordance with the County and Caltrans landscape guidelines and specifications.</li> <li>• Prior to working in or near any stream, equipment should be thoroughly cleaned to prevent introduction of invasive aquatic species.</li> </ul>			
<p><b>BIO-4:</b> Within 60 days of project approval, a silt fence consistent with design criteria of the East Sonora Design Guidelines shall be constructed along the riparian area of Curtis Creek to prohibit woody material from entering the riparian area. The fence shall be located along the portion of areas of the site utilized for log storage within 100 feet of Open Space zoning. The Fence shall be located outside of the Open Space zoning as required by Mitigation Measure BIO-2. The fence shall be present and maintained year-round and shall not be removed.</p>	<p>The fence will be required to be installed within 60 days A Notice of Action will be recorded to advise future owners of the required mitigation measures and the responsibility to comply with said measures.</p>	<p>CDD</p>	<p>LUNR Division</p>
<p><b>CUL-1:</b> In the unlikely event that buried cultural deposits (e.g., prehistoric stone tools, milling stones, historic glass bottles, foundations, cellars, privy pits) are encountered during project implementation, all ground-disturbing activity within 100 feet of the resources shall be halted and a qualified professional archaeologist (36 Code of Federal Regulations [CFR] 61) shall be notified immediately and retained to assess the significance of the find. Construction activities could continue in other areas. If the find is determined to be significant by the qualified archaeologist (i.e., because it is determined to constitute either a historical resource or a unique</p>	<p>Required during construction activities on site. A Notice of Action will be recorded to advise future owners of the required mitigation measures and the responsibility to comply with said measures.</p>	<p>CDD</p>	<p>LUNR Division</p>



archaeological resource), the archaeologist shall develop appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures could include but would not necessarily be limited to preservation in place, archival research, subsurface testing, or contiguous block unit excavation and data recovery.			
<b>CUL-2:</b> In accordance with the California Health and Safety Code (CHSC), Section 7050.5, and the Public Resources Code (PRC) 5097.98, regarding the discovery of human remains, if any such finds are encountered during project construction, all work within the vicinity of the find shall cease immediately, a 100-foot-wide buffer surrounding the discovery shall be established, and the County shall be immediately notified. The County Coroner shall be contacted immediately to examine and evaluate the find. If the coroner determines that the remains are not recent and are of Native American descent, the County Coroner will notify the Native American Heritage Commission, which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.	Required during construction activities on site. A Notice of Action will be recorded to advise future owners of the required mitigation measures and the responsibility to comply with said measures.	CDD	LUNR Division
<b>LU-1:</b> No commercial log milling or processing shall occur on site and no wood product shall be commercially sold. Any processing of the logs shall be for personal use only.	This condition will be on-going and will be monitored through citizen complaints. Confirmed violations will be referred to the Code Compliance Officer for processing consistent with established code compliance procedures outlined in Chapter 1.10 of the Ordinance Code. A Notice of Action will be recorded to advise future owners of the required mitigation measures and the responsibility to comply with said measures.	CDD	LUNR Division
<b>LU-2:</b> Use of equipment to mill or grind the logs or wood product shall be limited to three days per month and shall occur within the hours of 7:00 am to 5:00 pm.	This condition will be on-going and will be monitored through citizen complaints. Confirmed violations will be referred to the Code Compliance Officer for processing	CDD	LUNR Division

	consistent with established code compliance procedures outlined in Chapter 1.10 of the Ordinance Code. A Notice of Action will be recorded to advise future owners of the required mitigation measures and the responsibility to comply with said measures											
<b>NOI-1:</b> Hours of exterior construction on the project site shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. Exterior construction shall be prohibited on Sunday and County holidays.	Required during construction activities on site. Will be monitored through citizen complaints. Confirmed violations will be referred to the Code Compliance Officer for processing consistent with established code compliance procedures outlined in Chapter 1.10 of the Ordinance Code. A Notice of Action will be recorded to advise future owners of the required mitigation measures and the responsibility to comply with said measures.		CDD	Building and Safety Division								
<b>NOI-2:</b> The noise levels generated by the project shall be restricted to the following exterior noise limits as measured at the property line: <table border="1"><thead><tr><th rowspan="2">Zoning Classification of Receiving Property</th><th colspan="2">Noise Level (dB) of Sound Source</th></tr><tr><th>Daytime (7 a.m. to 10 p.m.)</th><th>Nighttime (10 p.m. to 7 a.m.)</th></tr></thead><tbody><tr><td>MU, R-3, R-2, R-1, RE-1, RE-2, RE-3, RE-5, RE-10, C-O, C-1, C-S, BP</td><td>50 Leq. (1 hour)<sup>1</sup></td><td>45 Leq. (1 hour)<sup>1</sup></td></tr></tbody></table>	Zoning Classification of Receiving Property	Noise Level (dB) of Sound Source		Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)	MU, R-3, R-2, R-1, RE-1, RE-2, RE-3, RE-5, RE-10, C-O, C-1, C-S, BP	50 Leq. (1 hour) <sup>1</sup>	45 Leq. (1 hour) <sup>1</sup>	Required as an on-going condition. Will be monitored through citizen complaints. Confirmed violations will be referred to the Code Compliance Officer for processing consistent with established code compliance procedures outlined in Chapter 1.10 of the Ordinance Code. A Notice of Action will be recorded to advise future owners of the required mitigation measures and the responsibility to comply with said measures.		CDD	LUNR Division
Zoning Classification of Receiving Property		Noise Level (dB) of Sound Source										
	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)										
MU, R-3, R-2, R-1, RE-1, RE-2, RE-3, RE-5, RE-10, C-O, C-1, C-S, BP	50 Leq. (1 hour) <sup>1</sup>	45 Leq. (1 hour) <sup>1</sup>										

**AGENCIES CONTACTED:****Tuolumne County:**

Community Development Department, Building and Safety Division  
Community Development Department, Environmental Health Division  
Curtis Creek Elementary School District  
Department of Public Works, County Surveyor  
Department of Public Works, Engineering Division  
Department of Public Works, Solid Waste Division  
Department of Public Works, Roads  
Fire Department, Fire Prevention Division  
Sheriff's Department  
Sonora Union High School District  
Soulsbyville Elementary  
Superintendent of Schools  
Tuolumne County Transportation Council

**State of California:**

Department of Fish and Wildlife  
Department of Forestry and Fire Protection  
Department of Highway Patrol  
Department of Transportation, Caltrans District 10  
Regional Water Quality Control Board

**Other:**

AT&T  
Audubon Society  
Central Sierra Environmental Resource Center  
Chicken Ranch Rancheria of Me-Wuk Tribal Council  
Citizens for Responsible Growth  
Comcast Cable Communications  
Pacific Gas & Electric Company  
Sierra Club, Tuolumne Group  
Jamestown School District  
Sonora Union High School District  
Tuolumne County Association of Realtors  
Tuolumne County Farm Bureau  
Tuolumne Heritage Committee  
Tuolumne Me-Wuk Tribal Council  
Tuolumne Utilities District  
United States Fish and Wildlife Service  
U.S. Army Corp of Engineers

**SOURCES REVIEWED:****Tuolumne County:**

2018 General Plan  
EIR for the 2018 General Plan Update  
Zoning Ordinance (Title 17)  
Land Divisions Ordinance (Title 16)  
Road Standards (Title 11)  
Connecting Roadways (Chapter 12.04)  
Grading Ordinance (Chapter 12.20)  
Water and Sewers (Title 13)

Construction Codes (Chapter 15.04)  
Fire Code (Chapter 15.08)  
Fire Safety Standards (Chapter 15.20)  
Traffic Impact Mitigation Fees (Chapter 3.54)  
County Service Impact Mitigation Fees (Chapter 3.50)  
Rubbish, Refuse and Recyclables (8.05)  
Geotechnical Interpretive Maps  
General Plan Maps  
Wildlife Habitat Maps  
Tuolumne County Wildlife Handbook  
Wildlife Aerial Photography  
Fire Hazard Maps  
Deer Herd Maps  
Regional Transportation Plan  
Historic/Archeological Index to Studies

**Other:**

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California Environmental Quality Act

California Public Utilities Commission. 2018. California Renewables Portfolio Standard (RPS). Available: <https://www.cpuc.ca.gov/rps/>. Accessed September 9, 2020.

Census Bureau - Biannual Population Estimates, Department of Finance

Consulting Engineers and Land Surveyors of California: "2018 Planning and Zoning Law"

Federal Transit Administration. 2006 (May). *Transit Noise and Vibration Impact Assessment*. FTA-VA-90-1003-03. Washington, DC.

Natural Investigations Company. 2021. Cultural Resources Inventory Report and Paleontological Resources Assessment for the Tuolumne Bioenergy, Inc. Project, Tuolumne County, California.

Natural Diversity Data Base Maps, Department of Fish & Wildlife

Office of Environmental Health Hazard Assessment. 2015 (February). *Air Toxics Hot Spots Program: Risk Assessment Guidelines, Guidance Manual for Preparation of Health Risk Assessments*. Available: <https://oehha.ca.gov/media/downloads/crnrr/2015guidancemanual.pdf>. Accessed September 9, 2020.

*Report of Class I-II Cultural Resources Investigation in Accordance with the Tuolumne County Historic Preservation Review Commission Demolition Review Committee Decision for the Demolition Review D18-002 of the "Ruth Gray Homestead Site,"* Wondjina Research Institute, Twain Harte, California, August 31, 2021.

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**PREPARED BY:** Natalie Rizzi, Senior Planner  
Quincy Yaley, AICP, Community Development Director  
Steve Gregory, Fire Prevention Bureau  
Blossom Scott-Heim, P.E., Department of Public Works  
Brian Bell, Chief Building Official



Appendix A:  
CalEEMod Summary Report

## Leslie - Tuolumne County, Annual

## Leslie

### Tuolumne County, Annual

## 1.0 Project Characteristics

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### 1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
User Defined Industrial	1.00	User Defined Unit	7.50	0.00	3

### 1.2 Other Project Characteristics

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	66
<b>Climate Zone</b>	1			<b>Operational Year</b>	2023
<b>Utility Company</b>	Pacific Gas & Electric Company				
<b>CO2 Intensity (lb/MWhr)</b>	641.35	<b>CH4 Intensity (lb/MWhr)</b>	0.029	<b>N2O Intensity (lb/MWhr)</b>	0.006

### 1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Storage of commercial/industrial equipment, vehicles, and materials. Project site 7.5 acres in size. Graded areas and storage areas equal 5.03 acres.

Construction Phase - Would not consist of buildings, paving, or architectural coatings so only put 1 day for each of those to lower emission amounts associated with those construction phases

Demolition -



## Leslie - Tuolumne County, Annual

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	1.00
tblConstructionPhase	NumDays	230.00	1.00
tblConstructionPhase	NumDays	20.00	1.00
tblConstructionPhase	PhaseEndDate	2/28/2024	2/1/2024
tblConstructionPhase	PhaseEndDate	1/3/2024	2/16/2023
tblConstructionPhase	PhaseEndDate	1/31/2024	1/4/2024
tblLandUse	LotAcreage	0.00	7.50
tblLandUse	Population	0.00	3.00

## 2.0 Emissions Summary

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## Leslie - Tuolumne County, Annual

**2.1 Overall Construction****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.0236	0.2195	0.1828	3.4000e-004	1.0100e-003	0.0106	0.0116	2.7000e-004	9.8300e-003	0.0101	0.0000	29.7919	29.7919	8.1800e-003	0.0000	29.9965
2023	0.0368	0.3580	0.2902	5.8000e-004	0.1579	0.0160	0.1739	0.0839	0.0147	0.0986	0.0000	50.8330	50.8330	0.0157	0.0000	51.2246
2024	6.4000e-004	5.4100e-003	8.5700e-003	1.0000e-005	6.0000e-005	2.7000e-004	3.2000e-004	2.0000e-005	2.5000e-004	2.6000e-004	0.0000	1.1783	1.1783	3.3000e-004	0.0000	1.1866
<b>Maximum</b>	<b>0.0368</b>	<b>0.3580</b>	<b>0.2902</b>	<b>5.8000e-004</b>	<b>0.1579</b>	<b>0.0160</b>	<b>0.1739</b>	<b>0.0839</b>	<b>0.0147</b>	<b>0.0986</b>	<b>0.0000</b>	<b>50.8330</b>	<b>50.8330</b>	<b>0.0157</b>	<b>0.0000</b>	<b>51.2246</b>

**Mitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.0236	0.2195	0.1828	3.4000e-004	1.0100e-003	0.0106	0.0116	2.7000e-004	9.8300e-003	0.0101	0.0000	29.7919	29.7919	8.1800e-003	0.0000	29.9965
2023	0.0368	0.3580	0.2902	5.8000e-004	0.1579	0.0160	0.1739	0.0839	0.0147	0.0986	0.0000	50.8329	50.8329	0.0157	0.0000	51.2246
2024	6.4000e-004	5.4100e-003	8.5700e-003	1.0000e-005	6.0000e-005	2.7000e-004	3.2000e-004	2.0000e-005	2.5000e-004	2.6000e-004	0.0000	1.1783	1.1783	3.3000e-004	0.0000	1.1866
<b>Maximum</b>	<b>0.0368</b>	<b>0.3580</b>	<b>0.2902</b>	<b>5.8000e-004</b>	<b>0.1579</b>	<b>0.0160</b>	<b>0.1739</b>	<b>0.0839</b>	<b>0.0147</b>	<b>0.0986</b>	<b>0.0000</b>	<b>50.8329</b>	<b>50.8329</b>	<b>0.0157</b>	<b>0.0000</b>	<b>51.2246</b>

## Leslie - Tuolumne County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	12-8-2022	3-7-2023	0.6364	0.6364
5	12-8-2023	3-7-2024	0.0043	0.0043
		Highest	0.6364	0.6364

## 2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0000	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	2.0000e-005
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	2.0000e-005

## Leslie - Tuolumne County, Annual

**2.2 Overall Operational****Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0000	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	2.0000e-005
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0000</b>	<b>2.0000e-005</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**3.0 Construction Detail****Construction Phase**

## Leslie - Tuolumne County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	12/8/2022	1/4/2023	5	20	
2	Site Preparation	Site Preparation	1/5/2023	1/18/2023	5	10	
3	Grading	Grading	1/19/2023	2/15/2023	5	20	
4	Building Construction	Building Construction	2/16/2023	2/16/2023	5	1	
5	Paving	Paving	1/4/2024	1/4/2024	5	1	
6	Architectural Coating	Architectural Coating	2/1/2024	2/1/2024	5	1	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 10**

**Acres of Paving: 0**

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

## Leslie - Tuolumne County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

**Trips and VMT**

## Leslie - Tuolumne County, Annual

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

## 3.1 Mitigation Measures Construction

## 3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0224	0.2186	0.1751	3.3000e-004		0.0106	0.0106		9.8200e-003	9.8200e-003	0.0000	28.8917	28.8917	8.1200e-003	0.0000	29.0946
<b>Total</b>	<b>0.0224</b>	<b>0.2186</b>	<b>0.1751</b>	<b>3.3000e-004</b>		<b>0.0106</b>	<b>0.0106</b>		<b>9.8200e-003</b>	<b>9.8200e-003</b>	<b>0.0000</b>	<b>28.8917</b>	<b>28.8917</b>	<b>8.1200e-003</b>	<b>0.0000</b>	<b>29.0946</b>

## Leslie - Tuolumne County, Annual

**3.2 Demolition - 2022****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1400e-003	8.4000e-004	7.7300e-003	1.0000e-005	1.0100e-003	1.0000e-005	1.0200e-003	2.7000e-004	1.0000e-005	2.8000e-004	0.0000	0.9002	0.9002	7.0000e-005	0.0000	0.9019
<b>Total</b>	<b>1.1400e-003</b>	<b>8.4000e-004</b>	<b>7.7300e-003</b>	<b>1.0000e-005</b>	<b>1.0100e-003</b>	<b>1.0000e-005</b>	<b>1.0200e-003</b>	<b>2.7000e-004</b>	<b>1.0000e-005</b>	<b>2.8000e-004</b>	<b>0.0000</b>	<b>0.9002</b>	<b>0.9002</b>	<b>7.0000e-005</b>	<b>0.0000</b>	<b>0.9019</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0224	0.2186	0.1751	3.3000e-004		0.0106	0.0106		9.8200e-003	9.8200e-003	0.0000	28.8917	28.8917	8.1200e-003	0.0000	29.0945
<b>Total</b>	<b>0.0224</b>	<b>0.2186</b>	<b>0.1751</b>	<b>3.3000e-004</b>		<b>0.0106</b>	<b>0.0106</b>		<b>9.8200e-003</b>	<b>9.8200e-003</b>	<b>0.0000</b>	<b>28.8917</b>	<b>28.8917</b>	<b>8.1200e-003</b>	<b>0.0000</b>	<b>29.0945</b>



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**3.2 Demolition - 2022****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1400e-003	8.4000e-004	7.7300e-003	1.0000e-005	1.0100e-003	1.0000e-005	1.0200e-003	2.7000e-004	1.0000e-005	2.8000e-004	0.0000	0.9002	0.9002	7.0000e-005	0.0000	0.9019
<b>Total</b>	<b>1.1400e-003</b>	<b>8.4000e-004</b>	<b>7.7300e-003</b>	<b>1.0000e-005</b>	<b>1.0100e-003</b>	<b>1.0000e-005</b>	<b>1.0200e-003</b>	<b>2.7000e-004</b>	<b>1.0000e-005</b>	<b>2.8000e-004</b>	<b>0.0000</b>	<b>0.9002</b>	<b>0.9002</b>	<b>7.0000e-005</b>	<b>0.0000</b>	<b>0.9019</b>

**3.2 Demolition - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.4000e-003	0.0322	0.0295	6.0000e-005		1.5000e-003	1.5000e-003		1.3900e-003	1.3900e-003	0.0000	5.0988	5.0988	1.4300e-003	0.0000	5.1345
<b>Total</b>	<b>3.4000e-003</b>	<b>0.0322</b>	<b>0.0295</b>	<b>6.0000e-005</b>		<b>1.5000e-003</b>	<b>1.5000e-003</b>		<b>1.3900e-003</b>	<b>1.3900e-003</b>	<b>0.0000</b>	<b>5.0988</b>	<b>5.0988</b>	<b>1.4300e-003</b>	<b>0.0000</b>	<b>5.1345</b>

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**3.2 Demolition - 2023****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.3000e-004	1.1900e-003	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1534	0.1534	1.0000e-005	0.0000	0.1536
<b>Total</b>	<b>1.9000e-004</b>	<b>1.3000e-004</b>	<b>1.1900e-003</b>	<b>0.0000</b>	<b>1.8000e-004</b>	<b>0.0000</b>	<b>1.8000e-004</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.1534</b>	<b>0.1534</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.1536</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.4000e-003	0.0322	0.0295	6.0000e-005		1.5000e-003	1.5000e-003		1.3900e-003	1.3900e-003	0.0000	5.0988	5.0988	1.4300e-003	0.0000	5.1345
<b>Total</b>	<b>3.4000e-003</b>	<b>0.0322</b>	<b>0.0295</b>	<b>6.0000e-005</b>		<b>1.5000e-003</b>	<b>1.5000e-003</b>		<b>1.3900e-003</b>	<b>1.3900e-003</b>	<b>0.0000</b>	<b>5.0988</b>	<b>5.0988</b>	<b>1.4300e-003</b>	<b>0.0000</b>	<b>5.1345</b>

## Leslie - Tuolumne County, Annual

**3.2 Demolition - 2023****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.3000e-004	1.1900e-003	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1534	0.1534	1.0000e-005	0.0000	0.1536
<b>Total</b>	<b>1.9000e-004</b>	<b>1.3000e-004</b>	<b>1.1900e-003</b>	<b>0.0000</b>	<b>1.8000e-004</b>	<b>0.0000</b>	<b>1.8000e-004</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.1534</b>	<b>0.1534</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.1536</b>

**3.3 Site Preparation - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0133	0.1376	0.0912	1.9000e-004		6.3300e-003	6.3300e-003		5.8200e-003	5.8200e-003	0.0000	16.7254	16.7254	5.4100e-003	0.0000	16.8606
<b>Total</b>	<b>0.0133</b>	<b>0.1376</b>	<b>0.0912</b>	<b>1.9000e-004</b>	<b>0.0903</b>	<b>6.3300e-003</b>	<b>0.0967</b>	<b>0.0497</b>	<b>5.8200e-003</b>	<b>0.0555</b>	<b>0.0000</b>	<b>16.7254</b>	<b>16.7254</b>	<b>5.4100e-003</b>	<b>0.0000</b>	<b>16.8606</b>

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**3.3 Site Preparation - 2023****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.5000e-004	5.3000e-004	4.7600e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6134	0.6134	4.0000e-005	0.0000	0.6145
<b>Total</b>	<b>7.5000e-004</b>	<b>5.3000e-004</b>	<b>4.7600e-003</b>	<b>1.0000e-005</b>	<b>7.1000e-004</b>	<b>1.0000e-005</b>	<b>7.2000e-004</b>	<b>1.9000e-004</b>	<b>1.0000e-005</b>	<b>2.0000e-004</b>	<b>0.0000</b>	<b>0.6134</b>	<b>0.6134</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>0.6145</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0133	0.1376	0.0912	1.9000e-004		6.3300e-003	6.3300e-003		5.8200e-003	5.8200e-003	0.0000	16.7253	16.7253	5.4100e-003	0.0000	16.8606
<b>Total</b>	<b>0.0133</b>	<b>0.1376</b>	<b>0.0912</b>	<b>1.9000e-004</b>	<b>0.0903</b>	<b>6.3300e-003</b>	<b>0.0967</b>	<b>0.0497</b>	<b>5.8200e-003</b>	<b>0.0555</b>	<b>0.0000</b>	<b>16.7253</b>	<b>16.7253</b>	<b>5.4100e-003</b>	<b>0.0000</b>	<b>16.8606</b>

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**3.3 Site Preparation - 2023****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.5000e-004	5.3000e-004	4.7600e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6134	0.6134	4.0000e-005	0.0000	0.6145
<b>Total</b>	<b>7.5000e-004</b>	<b>5.3000e-004</b>	<b>4.7600e-003</b>	<b>1.0000e-005</b>	<b>7.1000e-004</b>	<b>1.0000e-005</b>	<b>7.2000e-004</b>	<b>1.9000e-004</b>	<b>1.0000e-005</b>	<b>2.0000e-004</b>	<b>0.0000</b>	<b>0.6134</b>	<b>0.6134</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>0.6145</b>

**3.4 Grading - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0655	0.0000	0.0655	0.0337	0.0000	0.0337	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0171	0.1794	0.1475	3.0000e-004		7.7500e-003	7.7500e-003		7.1300e-003	7.1300e-003	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713
<b>Total</b>	<b>0.0171</b>	<b>0.1794</b>	<b>0.1475</b>	<b>3.0000e-004</b>	<b>0.0655</b>	<b>7.7500e-003</b>	<b>0.0733</b>	<b>0.0337</b>	<b>7.1300e-003</b>	<b>0.0408</b>	<b>0.0000</b>	<b>26.0606</b>	<b>26.0606</b>	<b>8.4300e-003</b>	<b>0.0000</b>	<b>26.2713</b>

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**3.4 Grading - 2023****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2500e-003	8.9000e-004	7.9300e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.2000e-003	3.1000e-004	1.0000e-005	3.3000e-004	0.0000	1.0224	1.0224	7.0000e-005	0.0000	1.0242
<b>Total</b>	<b>1.2500e-003</b>	<b>8.9000e-004</b>	<b>7.9300e-003</b>	<b>1.0000e-005</b>	<b>1.1800e-003</b>	<b>1.0000e-005</b>	<b>1.2000e-003</b>	<b>3.1000e-004</b>	<b>1.0000e-005</b>	<b>3.3000e-004</b>	<b>0.0000</b>	<b>1.0224</b>	<b>1.0224</b>	<b>7.0000e-005</b>	<b>0.0000</b>	<b>1.0242</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0655	0.0000	0.0655	0.0337	0.0000	0.0337	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0171	0.1794	0.1475	3.0000e-004		7.7500e-003	7.7500e-003		7.1300e-003	7.1300e-003	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713
<b>Total</b>	<b>0.0171</b>	<b>0.1794</b>	<b>0.1475</b>	<b>3.0000e-004</b>	<b>0.0655</b>	<b>7.7500e-003</b>	<b>0.0733</b>	<b>0.0337</b>	<b>7.1300e-003</b>	<b>0.0408</b>	<b>0.0000</b>	<b>26.0606</b>	<b>26.0606</b>	<b>8.4300e-003</b>	<b>0.0000</b>	<b>26.2713</b>

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**3.4 Grading - 2023****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2500e-003	8.9000e-004	7.9300e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.2000e-003	3.1000e-004	1.0000e-005	3.3000e-004	0.0000	1.0224	1.0224	7.0000e-005	0.0000	1.0242
<b>Total</b>	<b>1.2500e-003</b>	<b>8.9000e-004</b>	<b>7.9300e-003</b>	<b>1.0000e-005</b>	<b>1.1800e-003</b>	<b>1.0000e-005</b>	<b>1.2000e-003</b>	<b>3.1000e-004</b>	<b>1.0000e-005</b>	<b>3.3000e-004</b>	<b>0.0000</b>	<b>1.0224</b>	<b>1.0224</b>	<b>7.0000e-005</b>	<b>0.0000</b>	<b>1.0242</b>

**3.5 Building Construction - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.9000e-004	7.1900e-003	8.1200e-003	1.0000e-005		3.5000e-004	3.5000e-004		3.3000e-004	3.3000e-004	0.0000	1.1590	1.1590	2.8000e-004	0.0000	1.1659
<b>Total</b>	<b>7.9000e-004</b>	<b>7.1900e-003</b>	<b>8.1200e-003</b>	<b>1.0000e-005</b>		<b>3.5000e-004</b>	<b>3.5000e-004</b>		<b>3.3000e-004</b>	<b>3.3000e-004</b>	<b>0.0000</b>	<b>1.1590</b>	<b>1.1590</b>	<b>2.8000e-004</b>	<b>0.0000</b>	<b>1.1659</b>

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**3.5 Building Construction - 2023****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.9000e-004	7.1900e-003	8.1200e-003	1.0000e-005		3.5000e-004	3.5000e-004		3.3000e-004	3.3000e-004	0.0000	1.1590	1.1590	2.8000e-004	0.0000	1.1659
<b>Total</b>	<b>7.9000e-004</b>	<b>7.1900e-003</b>	<b>8.1200e-003</b>	<b>1.0000e-005</b>		<b>3.5000e-004</b>	<b>3.5000e-004</b>		<b>3.3000e-004</b>	<b>3.3000e-004</b>	<b>0.0000</b>	<b>1.1590</b>	<b>1.1590</b>	<b>2.8000e-004</b>	<b>0.0000</b>	<b>1.1659</b>



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**3.5 Building Construction - 2023****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**3.6 Paving - 2024****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.9000e-004	4.7600e-003	7.3100e-003	1.0000e-005		2.3000e-004	2.3000e-004		2.2000e-004	2.2000e-004	0.0000	1.0013	1.0013	3.2000e-004	0.0000	1.0094
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>4.9000e-004</b>	<b>4.7600e-003</b>	<b>7.3100e-003</b>	<b>1.0000e-005</b>		<b>2.3000e-004</b>	<b>2.3000e-004</b>		<b>2.2000e-004</b>	<b>2.2000e-004</b>	<b>0.0000</b>	<b>1.0013</b>	<b>1.0013</b>	<b>3.2000e-004</b>	<b>0.0000</b>	<b>1.0094</b>

## Leslie - Tuolumne County, Annual

**3.6 Paving - 2024****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	3.6000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0493	0.0493	0.0000	0.0000	0.0494
<b>Total</b>	<b>6.0000e-005</b>	<b>4.0000e-005</b>	<b>3.6000e-004</b>	<b>0.0000</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>6.0000e-005</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0493</b>	<b>0.0493</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0494</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.9000e-004	4.7600e-003	7.3100e-003	1.0000e-005		2.3000e-004	2.3000e-004		2.2000e-004	2.2000e-004	0.0000	1.0013	1.0013	3.2000e-004	0.0000	1.0094
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>4.9000e-004</b>	<b>4.7600e-003</b>	<b>7.3100e-003</b>	<b>1.0000e-005</b>		<b>2.3000e-004</b>	<b>2.3000e-004</b>		<b>2.2000e-004</b>	<b>2.2000e-004</b>	<b>0.0000</b>	<b>1.0013</b>	<b>1.0013</b>	<b>3.2000e-004</b>	<b>0.0000</b>	<b>1.0094</b>

## Leslie - Tuolumne County, Annual

**3.6 Paving - 2024****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	3.6000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0493	0.0493	0.0000	0.0000	0.0494
<b>Total</b>	<b>6.0000e-005</b>	<b>4.0000e-005</b>	<b>3.6000e-004</b>	<b>0.0000</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>6.0000e-005</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0493</b>	<b>0.0493</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0494</b>

**3.7 Architectural Coating - 2024****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.0000e-005	6.1000e-004	9.1000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.1277	0.1277	1.0000e-005	0.0000	0.1278
<b>Total</b>	<b>9.0000e-005</b>	<b>6.1000e-004</b>	<b>9.1000e-004</b>	<b>0.0000</b>		<b>3.0000e-005</b>	<b>3.0000e-005</b>		<b>3.0000e-005</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>0.1277</b>	<b>0.1277</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.1278</b>

## Leslie - Tuolumne County, Annual

**3.7 Architectural Coating - 2024****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.0000e-005	6.1000e-004	9.1000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.1277	0.1277	1.0000e-005	0.0000	0.1278
<b>Total</b>	<b>9.0000e-005</b>	<b>6.1000e-004</b>	<b>9.1000e-004</b>	<b>0.0000</b>		<b>3.0000e-005</b>	<b>3.0000e-005</b>		<b>3.0000e-005</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>0.1277</b>	<b>0.1277</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.1278</b>

## Leslie - Tuolumne County, Annual

**3.7 Architectural Coating - 2024****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile****4.1 Mitigation Measures Mobile**

## Leslie - Tuolumne County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

## 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
User Defined Industrial	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

## 4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
User Defined Industrial	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

## 4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
User Defined Industrial	0.494917	0.045179	0.208299	0.152927	0.045754	0.006973	0.019174	0.011899	0.003300	0.001230	0.006642	0.001778	0.001928

## 5.0 Energy Detail

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Historical Energy Use: N

## 5.1 Mitigation Measures Energy

[illegible]

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## 5.2 Energy by Land Use - NaturalGas

### Unmitigated

[illegible]

**Mitigated**

[illegible]



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**5.3 Energy by Land Use - Electricity****Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**6.0 Area Detail****6.1 Mitigation Measures Area**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	2.0000e-005
Unmitigated	0.0000	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	2.0000e-005

## 6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	2.0000e-005
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0000</b>	<b>2.0000e-005</b>

## Leslie - Tuolumne County, Annual

**6.2 Area by SubCategory****Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	2.0000e-005
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0000</b>	<b>2.0000e-005</b>

**7.0 Water Detail****7.1 Mitigation Measures Water**

## Leslie - Tuolumne County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

**7.2 Water by Land Use****Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

## Leslie - Tuolumne County, Annual

**7.2 Water by Land Use****Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

## Leslie - Tuolumne County, Annual

**8.2 Waste by Land Use****Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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## Leslie - Tuolumne County, Annual

**10.0 Stationary Equipment**

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**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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