



# **County of Calaveras Department of Planning**

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**Peter N. Maurer ~ Planning Director**

Phone (209) 754-6394

Fax (209) 754-6540

[www.planning.calaverasgov.us](http://www.planning.calaverasgov.us)

Initial Study / Negative Declaration  
Review Period:06-05-2020 through 07-05-2020

# **Initial Study ENVIRONMENTAL CHECKLIST**

For: Russel Irish  
Zoning Amendment 2019-071  
Assessor's Parcel No. 021-001-051

1. Project Title: 2019-071 – Zoning Amendment for Russel Irish
2. Lead Agency Name and Address: Calaveras County Planning Department  
891 Mountain Ranch Road  
San Andreas, CA 95249
3. Contact Person and Phone Number: Ifeatu Samuel 209-754-6394
4. Project Location: 9197 Green Ranch Road, Mountain Ranch CA
5. Project Sponsor’s Name and Address: N/A
6. General Plan Designation: Rural Transition B
7. Zoning: Unclassified
8. Project Description: The applicant is requesting approval of a Zoning Amendment to change the zoning of APN 021-001-051 totaling 10.62 acres from zoned U (Unclassified) to RA (Residential Agriculture) for the purpose of establishing a winery within the existing 40x60 metal building and 800ft<sup>2</sup> outdoor landing on the property . The parcel is located on the west side of Green Ranch Road in Mountain Ranch within Section 33 in Township 05, North Range 13 East MDM.

9. Surrounding land uses and setting:

Location	General Plan Designation	Zoning	Land Use
North	Rural Transition B	Unclassified, General Agriculture	Vacant acreage, Residential
South	Rural Transition B	Unclassified, Rural Agriculture, Agricultural Preserve	Vacant acreage, Residential
East	Resource Production, Working Lands	General Agriculture, Agricultural Preserve	Vacant acreage, Residential
West	Resource Production, Rural Transition A	Unclassified, Agricultural Preserve, General Agriculture	Agriculture, Residential

10. Other public agencies whose approval is required: NONE

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

YES or  NO

If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? YES or  NO

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

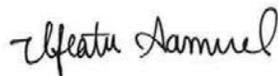
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages.

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

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

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared.
- I find that, although the original scope of the proposed project **COULD** have had a potentially significant effect on the environment, there **WILL NOT** be a significant effect because revisions/mitigations to the project have been made by or agreed to by the applicant. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a potentially significant effect on the environment and an **ENVIRONMENTAL IMPACT REPORT** or its functional equivalent will be prepared.
- I find that the proposed project **MAY** have a potentially significant impact on the environment. However, at least one impact has been adequately analyzed in an earlier document, pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis, as described in the report's attachments. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the impacts not sufficiently addressed in previous documents.
- I find that, although the proposed project could have had a significant effect on the environment, because all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to applicable standards, and have been avoided or mitigated, pursuant to an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, all impacts have been avoided or mitigated to a less-than-significant level and no further action is required.



\_\_\_\_\_  
Ifeatu Samuel  
Project Planner

\_\_\_\_\_  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS

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

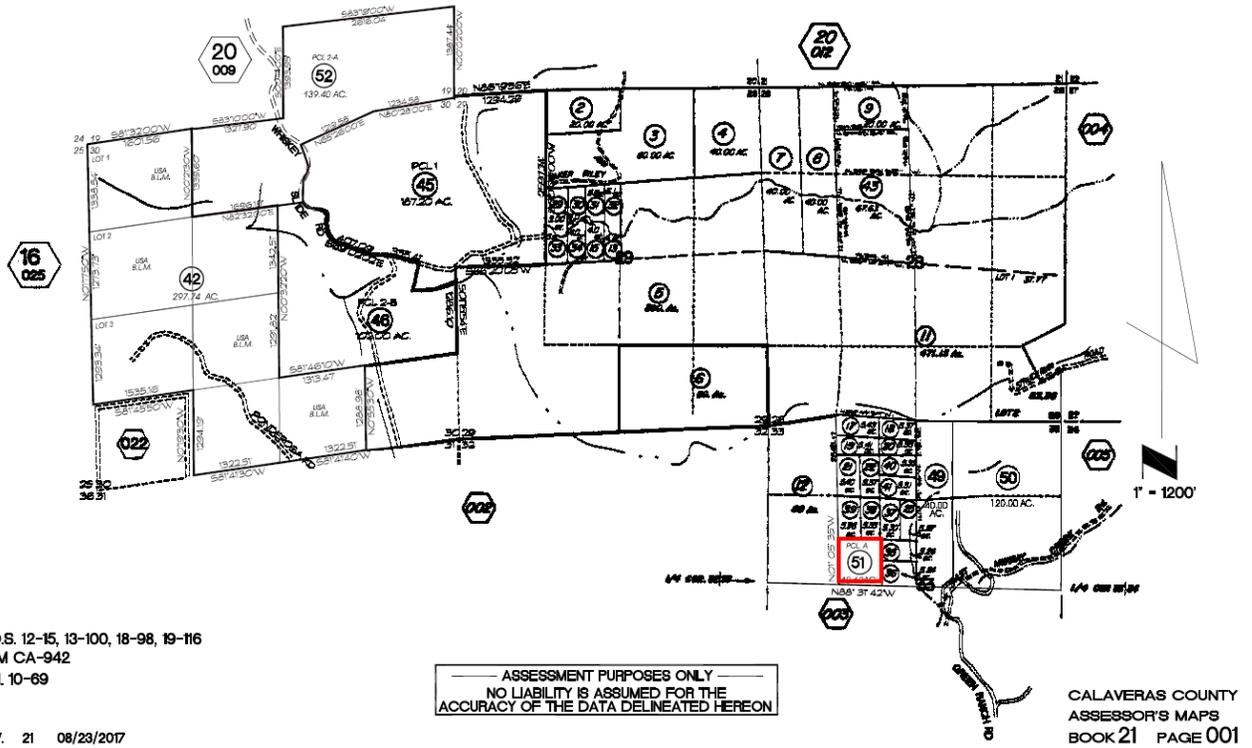


Figure 1 – Assessor Parcel Map

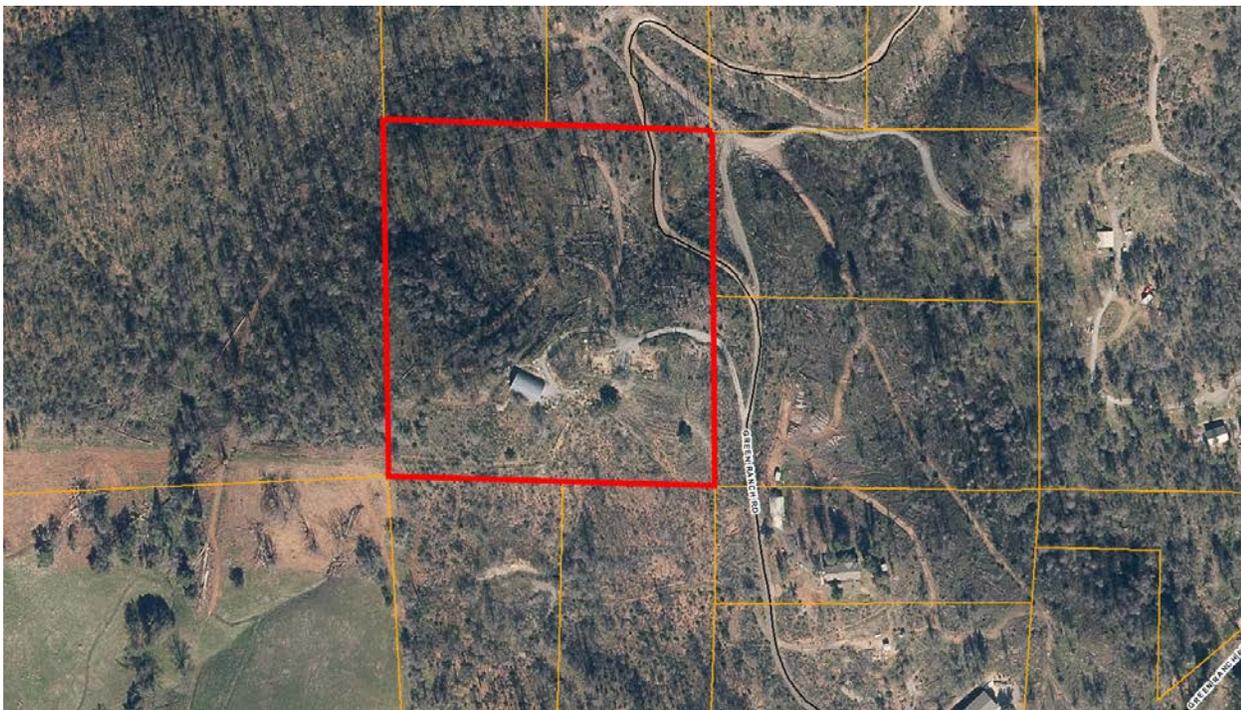


Figure 2 - Aerial Image

**Environmental Impact Analysis:**

The proposed project is a Zoning Amendment to change the zoning of APN 021-001-051 from U to RA for the purpose of establishing a winery operation, a permitted use in the RA zone.

**I. AESTHETICS**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Except as provided in Public Resources Code §21099, would the project:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

a-c. No Impact – According to the County General Plan<sup>1</sup>, scenic vistas refer to scenic resources such as trees, rock outcroppings, rolling hills, oak woodlands, reservoirs, streams or, historic buildings that exist in the county. The General Plan further identifies views from the State Scenic Highway as being important. Some of these scenic resources are present within surrounding vicinity. This project does not propose any uses or structures that will significantly obstruct the view of these resources. The site is not located within the viewshed of the State Scenic Highway.

d. No Impact – The applicant proposes to establish a winery and vineyard within the existing 40x60 metal building and 800ft<sup>2</sup> outdoor landing on the property. No additional structures or construction is proposed with the application. This project will not create a new source of substantial light or glare due to the absence of significant reflective materials being used. Agricultural structures are permitted uses in the Unclassified zone, therefore this zoning amendment will not change the potential for other structures to be built.

## II. AGRICULTURE AND FORESTRY RESOURCES

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

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

### DISCUSSION

a. No Impact – This amendment does not convert farmland to a nonagricultural use, instead it would allow for small scale agricultural uses.

b. No Impact – This parcel is currently not zoned for agriculture and is not within a Williamson Act contract.

c-d. No Impact – This parcel is currently zoned unclassified which is intended to apply to lands until more precise zoning is adopted. This parcel is not compatible with forestry uses and has historically not been used as such.

e. The zoning change to RA (Residential Agriculture) does not convert farmland or forest land, instead it would permit personal scale agricultural uses.

### III. AIR QUALITY

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

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

### DISCUSSION

a. No Impact – Residential agricultural uses such as personal scale farming and ranching would not obstruct or conflict with local or state air quality plans due to small scale of the proposed winery and parcel.

b-d. Less Than Significant Impact – Ranching and farming of any scale has the potential to emit odors or pollutants due to various equipment. However, if such equipment is used it would likely only be on a seasonal or temporary basis. Such short term activity will not have a significant impact or be non-attainment.

### IV. BIOLOGICAL RESOURCES

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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WITH  
MITIGATION

Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**DISCUSSION**

a-b. Less Than Significant Impact – *Horkelia parryi*, a Sensitive Species identified by the Bureau of Land Management and the U.S. Forest Service has previously been sighted within 1 mile from the project site. A biological survey was conducted on April 9, 2020 and found no evidence of Parry’s horkelia on the project site. Though the literature on the species indicates that it blooms from April to September, the nearest four occurrences were found from March 27 to May 21. Therefore, the species would not have been missed, if onsite, due to the survey being conducted too early in the season. It is also unknown how fire tolerant the species is as no literature on this issue could be found. However, if relatively fire intolerant, it may require more than five years to begin appearing again. Regardless of the reasons for its absence, the species was not found during the survey. Therefore, no adverse effects to the species can be attributed to the proposed rezoning and any subsequent land uses that occur from the rezoning.

c. No Impact – According to the National Wetland Inventory, this parcel is not within a wetland.

d. No Impact – According to the USFWS Critical Habitat database, native critical wildlife is not on the parcel or within the vicinity.

e. No Impact – Little to no vegetation is left on the parcel because of the 2015 Butte Fire. Oak Woodlands are not onsite and will not be impacted.

f. No Impact – Analysis of USFWS data determined that the permitted uses in the RA zone will not conflict with local, regional or state conservation plans due to the lack of endangered plants and wildlife on the parcel.

## V. CULTURAL RESOURCES

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

### DISCUSSION

a-c. Less Than Significant Impact – Historical (or architectural) resources include standing buildings (e.g., houses, barns, cabins) and intact structures (e.g., dams, bridges). These resources are not present and have not previously existed on site. Historic and/or cultural resources have not be identified on site and therefore will not be impacted.

## VI. ENERGY

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

**DISCUSSION**

- a. Less Than Significant Impact – Various farming and ranching practices have the potential to consume energy during operations but the RA zone is intended for small scale ranching and farming and does not permit intense uses that require significant energy consumption. The parcel is 10.62 acres and the applicant is proposing a 20x10 workspace within the existing 40x60 metal building and an 800ft<sup>2</sup> outdoor landing which would not require additional or excessive energy consumption.
- b. No Impact – Currently in Calaveras County Green House Gas measures have not yet been initiated. However, the county is compliant with the California Energy Efficiency Plan (CEEP). The permitted uses in the RA zone do not conflict with the CEEP or its initiatives.

**VII. GEOLOGY AND SOILS**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(1994), creating substantial direct or indirect risks to life or property?

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**DISCUSSION**

a. Less Than Significant Impact – Calaveras County lies within the Sierra Block, an area of historically low seismicity. Although the County has felt ground shaking from earthquakes with epicenters located elsewhere, no major earthquakes have been recorded within the County. Based on estimates of the Probabilistic Seismic Hazard Assessment for California completed by the California Geological Survey, PGA in Calaveras County could reach or exceed less than 0.1 to 0.2 g (1 chance in 475 of being exceeded each year). Such levels of ground shaking would equate to an intensity value of I, which few people recognize as earthquakes when felt<sup>5</sup>. Based on the information above and the topography of the parcel, permitted uses in the RA zone would have a less significant impact on causing seismic actions or landslides.

b. Less Than Significant Impact – Activities such as grading could occur and may result in the disturbance of soils. However, all grading must comply with the Calaveras Grading and Drainage Ordinance, which addresses standards for all grading construction. The Ordinance helps to maintain safe grading conditions and erosion control in order to avoid potentially significant impacts related to property, the public, and environmental health.

c-d. No Impact – The parcel has soils that are typified by acid, rocky, or stony soil over slate rock. This soil type is considered stable and non-expansive.

e. No Impact – The parcel has a 200 gallon/minute well and a septic system in place that has been verified by the On-site Waste Disposal Department as capable of serving a winery and a residence. Therefore, the soil on the property is capable of supporting the proposed use.

f. Less Than Significant Impact – According to the County’s archeological records, the parcel is in an area with low archeological sensitivity due to its low proximity to a waterway. A paleontological resource or geologic feature may exist but based on the study and the scathing effects of the butte fire to the property, discovery of such resources is unlikely.

**VIII. GREENHOUSE GAS EMISSIONS**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**DISCUSSION**

- a. Less Than Significant Impact – Air Quality in Calaveras County is protected by the Calaveras County Air Pollution Control District (CCAPCD). In order to evaluate air pollutant emissions from land use projects, the CCAPCD established project-level significance thresholds for emissions. The significance threshold, of 150 pounds per day (lbs/day), serve as air quality standards in the evaluation of air quality impacts associated with proposed development projects. Thus, if a proposed project’s emissions exceed the CCAPCD thresholds, the projects could have a significant effect on regional air quality and attainment of federal and State AAQS. Permitted RA uses on a 10 acre property usually consists of earthwork and use of heavy off-road equipment that would temporarily generate exhaust emissions and fugitive dust. Short-term, construction and agriculture-generated emissions would not exceed CCAPCD mass emission threshold. This impact would be less than significant.
- b. Less Than Significant Impact – Calaveras County has not yet implement a climate action plan or a similar Green House Gas emission reduction plan. However, the thresholds generated by the CCAPCD are compliant with regional and state air quality plans and since this project would not exceed thresholds, it will not have a significant impact.

**IX. HAZARDS AND HAZARDOUS MATERIALS**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**DISCUSSION**

a-d. Less Than Significant Impact – The Residential Agriculture zone will permit various residential and agricultural uses on the property. Hazardous materials are not routinely used in agricultural operations such as a winery or during residential construction. However, materials such as pesticides and fertilizers may be routinely used in general farming activities. Use and disposal of pesticides and fertilizers are inspected by the County’s Agricultural Department for proper use and storage to ensure that the release or exposure to people of hazards and hazardous materials would not occur and will not create a significant hazard to the public.

e. No Impact –This parcel is not located within an airport land use plan or within two miles from an airport.

f. No Impact – This amendment will not physically interfere with an adopted emergency response plan or emergency evacuation plan.

g. Less Than Significant Impact – This parcel is within a very high fire hazard zone. However, introduction of agricultural uses and residential development could reduce the amount of fire fuels on the property. In addition, development of any on-site ancillary structures would be reviewed by the Tuolumne/Calaveras Ranger Unit of the California Department of Forestry and Fire Protection, as well as the Central Fire Protection District to reduce the chance of significant impacts.

**X. HYDROLOGY AND WATER QUALITY**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (i) result in substantial erosion or siltation on- or off-site;  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (iv) impede or redirect flood flows?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**DISCUSSION**

- a. Less Than Significant Impact – The establishment of a vineyard may require ground-disturbing activity that may result in erosion and sedimentation. However, the applicant is proposing a small scale vineyard that would not significantly degrade to water quality. In an effort to prevent water degradation, a Waste Discharge Permit would be required through the Central Valley Regional Water Quality Control Board in compliance with water quality and discharge standards.
- b. No Impact – The parcel currently has a 200 gallon/minute well on site capable of serving a winery and residence. Based on this information and the size of the parcel this amendment does not have the potential to substantially deplete groundwater supplies.
- c. Less Than Significant Impact – Ground disturbing activities may result in run-off. Any grading that were to take place must comply with the Calaveras Grading and Drainage Ordinance, which addresses standards for all grading construction. The Ordinance helps to maintain safe

grading conditions and erosion control in order to avoid potentially significant impacts related to property, the public, and environmental health.

d. Less Than Significant Impact – The parcel is not within or near any bodies of water and would not be in risk of inundation.

e. No Impact – The Central Valley Regional Water Quality Control Board (RWQCB) issues permits which govern and restrict the amount of pollutants that can be discharged into the ground or a water body. Construction site erosion control methods and other best management practices (BMPs) would be included in the development of a Storm Water Pollution Prevention Plan (SWPPP), per the requirements of the General Permit. This amendment does not conflict with the RWQCB policies.

## XI. LAND USE AND PLANNING

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

### DISCUSSION

a. No Impact – This parcel is considered to be within the community of Mountain Ranch and the proposed project would not divide the established community.

b. No Impact – This amendment would not conflict with the Calaveras County General Plan or zoning code.

## XII. MINERAL RESOURCES

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

delineated on a local general plan, specific plan or other land use plan?

**DISCUSSION**

a-b. Less Than Significant Impact – Uses permitted in the RA zone would not conflict with the ability to extract mineral resources or result in the loss of availability of state or locally important mineral resources and would have a less than significant impact.

**XII. NOISE**

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

**DISCUSSION**

a-b. Less Than Significant Impact – Construction noise, operation noise, and contribution to traffic noise levels may to be generated but will not be a significant increase in ambient or ground borne noise levels.

c. No Impact – This project is not located within the vicinity of a private airstrip or airport.

**XIV. POPULATION AND HOUSING**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

through extension of roads or other infrastructure)?

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

**DISCUSSION**

- a. No Impact –The RA zone does not permit increased housing density that would increase the population because the density of the RA zone is less than that of the U zone.
- b. No Impact – This project will not displace people or housing.

**XV. PUBLIC SERVICES**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

- a. No Impact – This project will not result in a need for new or expanded government facilities

**XVI. RECREATION**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or				

expansion of recreational facilities which might have an adverse physical effect on the environment?

**DISCUSSION**

a-b. No Impact – This project does not include recreational facilities and will not increase the use of recreational facilities.

**XVII. TRANSPORTATION**

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

**DISCUSSION**

- a. No Impact – This project will not conflict with the regional transportation plan. There are no transit or bicycle facilities nearby.
- b. Less Than Significant Impact – This project will temporarily increase VMT during construction or seasonally due to agricultural operations but will not will not increase significantly because of the size and density capability of the parcel.
- c. No Impact –The introduction of agricultural operations and new structures to support them will not increase hazards. There will be little to no increase in traffic, existing roads are not proposed to be modified, and the small scale of a vineyard operation on this site will not significantly increase farm vehicles on public roads.
- d. No Impact – There are 2 exists on the project sites, these routes will not be removed due to the rezoning and therefore will not result in inadequate emergency access.

**XVIII. TRIBAL CULTURAL RESOURCES**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**DISCUSSION**

- a. No Impact – This project site has not been listed or is eligible to be listed based on the criteria for designation from the office of historic preservation.
- b. No Impact – This project was initially routed to local Native American tribes for comments and no comments were received. The lead agency has not identified this site as a tribal or cultural resource.

**XIX. UTILITIES AND SERVICE SYSTEMS**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |

**DISCUSSION**

a-b. No Impact – This site currently has a well and septic system adequate for a small scale winery and a single family residential home. Since the winery is proposed be established within the existing 40x60 metal building and outdoor 800ft<sup>2</sup> landing onsite, no further expansion is required or proposed at this time. The current Unclassified zoning allows for agricultural operations, therefor the proposed zoning amendment would not increase the potential for increases to groundwater extraction.

c. No Impact – The parcel is not served by a wastewater agency.

d. Less Than Significant Impact – Calaveras County Code Title 8, Chapter 8.20 requires the property owner/occupant to appropriately collect, store, and arrange for the disposal of solid waste generated on-site. This project may result in an incremental increase in materials deposited at local transfer stations and to landfills, but it is not expected to occur on a scale that would impact the capacity of landfills accepting waste.

e. No Impact – This project is compliant with federal, state, and local management and reduction statutes and regulations related to solid waste

**XX. WILDFIRE**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

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

**DISCUSSION**

a. No Impact – This project will not impend any safety or emergency evacuation plans.

No Impact – The proposed winery facility already exists within the metal building and outdoor 800ft<sup>2</sup> landing onsite which is on flat topography. Therefore the production of wine on site would not expose occupants to increased pollutant concentrations.

b. No Impact – This project does not required installation of maintenance infrastructure.

c. No Impact – Since the RA zone is a density reducing zone, the zoning amendment will not contribute to the exposure of people or structures to wildfire risks.

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

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

adverse effects on human beings, either directly or indirectly?

## DISCUSSION

- a. No Impact – Based on US Fish and Wildlife GIS data and the biological study that was completed for the project, this project does not pose significant impacts to wildlife and/or botanical species.
- b. No Impact –The Mountain Ranch area mainly consists of low density zoning districts and has little to no active land use projects. There are no changes that would result in a significant change or cumulative impacts. The impacts associated with this project are minor in nature or in compliance with County standards, and do not trip established thresholds or create significant and unavoidable impacts.
- c. Less Than Significant Impact – Based on the potential uses permitted in the RA zone, the size of this parcel, and the information stated above, it is not likely that this projects will pose substantial environmental impacts that will harm people directly or indirectly.

## **REFERENCES**

1. Calaveras County General Plan
2. Calaveras County Municipal Code
3. California Department of Conservation, Division of Mines and Geology. Probabilistic Seismic Hazard Assessment for the State Of California; CDOC/DMG Open File Report 96-08 and USDI/USGS Open File Report 96-706; prepared in cooperation with the U.S. Department of the Interior, U.S. Geological Survey; 1996.
4. Calaveras County Air Quality Management District, Best Management Practices, 2004.
5. California Air Resources Board (CARB). State and National Area Designations Maps of California, 2004. Internet address: [www.arb.ca.gov/desig/adm/adm.htm](http://www.arb.ca.gov/desig/adm/adm.htm)