

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 2019-004 CUP and VAR - Old Golden Oaks, LLC

Lead Agency: Calaveras County Planning Department

Contact Name: Scott Speer

Email: sspeer@co.calaveras.ca.us

Phone Number: 209-754-6394

Project Location: Valley Springs

City

Calaveras

County

Project Description (Proposed actions, location, and/or consequences).

Conditional Use Permit to establish a 58 unit mobile home park on an 8.5 acre parcel at the west ends of Cedar Street and Chestnut Street in Valley Springs. The proposal requires off-site upgrades to the local water infrastructure including new waterlines and a new water tank. A variance to parking standards is also being requested to remove the requirement for RV parking. The subject property is APN 046-001-068; a portion of the SW ¼ of the SW ¼ of Section 13 and the NW ¼ of the NW ¼ of Section 24 of T04E, R10N, MDB&M.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The inability of the local water district to provide adequate fire-flow to the site causes potential significant impacts in the Hazards, Public Services, Wildfire, and Mandatory Findings of Significance sections of the CEQA checklist. The proposed mitigation is to require an upgrade to the water system - including new lines and a water water tank - so the fire-flow can be met. With this proposed condition of approval, the impacts are reduced to a less-than-significant level.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The only issue raised thus far is concerning the need for water infrastructure upgrades, which will be a condition of approval.

Provide a list of the responsible or trustee agencies for the project.

N/A