



County of Calaveras Department of Planning

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Initial Study / Mitigated Negative Declaration

Review Period: December 4, 2020 through January 4, 2021

Initial Study ENVIRONMENTAL CHECKLIST

For: Old Golden Oaks, LLC – “Charboneau Estates”
Conditional Use Permit and Variance 2019-004
Assessor’s Parcel No. 046-001-068

1. Project Title: 2019-004 CUP and VAR for Old Golden Oaks, LLC
2. Lead Agency Name and Address: Calaveras County Planning Department
891 Mountain Ranch Road
San Andreas, CA 95249
3. Contact Person and Phone Number: Scott Speer 209-754-6394
4. Project Location: Un-addressed 8.5 acre parcel at the west ends of Cedar Street and Chestnut Street, Valley Springs, CA
5. Project Sponsor's Name and Address: Old Golden Oaks, LLC.
801 Briarwood Street
Weatherford, TX 76087
6. General Plan Designation: Residential Medium Density (RMD)
7. Zoning: R3-MHP (Multi-Family Residential – Mobile Home Park Combining Zone)
8. Project Description: 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.

9. Surrounding land uses and setting:

Location	General Plan Designation	Zoning	Land Use
North	Residential Low Density (RLD)	Rural Residential (RR)	Vacant Land
South	Residential Low Density (RLD)	Rural Residential (RR)	Church
East	Residential Low Density & Residential Medium Density (RLD & RMD)	Single-Family Residential & Multi-Family Residential (R1 & R3)	Single-family dwellings
West	Resource Production (RP)	Public Service (PS)	Vacant Land

10. Other public agencies whose approval is required: **NONE**

11. Have California Native American Tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code §21080.3.1?
NO

If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? **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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Wildfire | <input checked="" 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.



Scott Speer
Project Planner

November 25, 2020

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

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

Environmental Impact Analysis:

The proposed project is for a Conditional Use Permit (CUP) to establish a 58 unit mobile home park on an 8.5 acre parcel at the ends of Cedar Street and Chestnut Street in Valley Springs, and a variance to remove the RV parking requirement of the MHP combining zone. The mobile park, as proposed, will have an age restriction of 55 years, reducing impacts associated with children. The parcel is currently zoned R3-MHP (multi-family residential – mobile home park). The zoning was established in 1993 in conjunction with the approval of a CUP for a mobile home park that was never constructed. The County General Plan¹ land use designation for this property is RMD (residential medium density) which allows a density of up to 12 dwelling units per acre; the proposed project has a density of approximately 6.8 dwelling units per acre. The RMD designation specifically states that a mobile home park is a compatible use. The proposed removal of RV parking will not have an impact on the environment. The proposed project will be conditioned to include water infrastructure upgrades for the Valley Springs Public Utility District – constructing a new water tank and water lines serving the tank – in order to meet fire-flow requirements. The new tank will be located approximately 800 feet to the west of the subject parcel. For the purposes of this checklist, the project includes both the development of the subject parcel and the off-site water system upgrades.

Figure 1 – Location Map

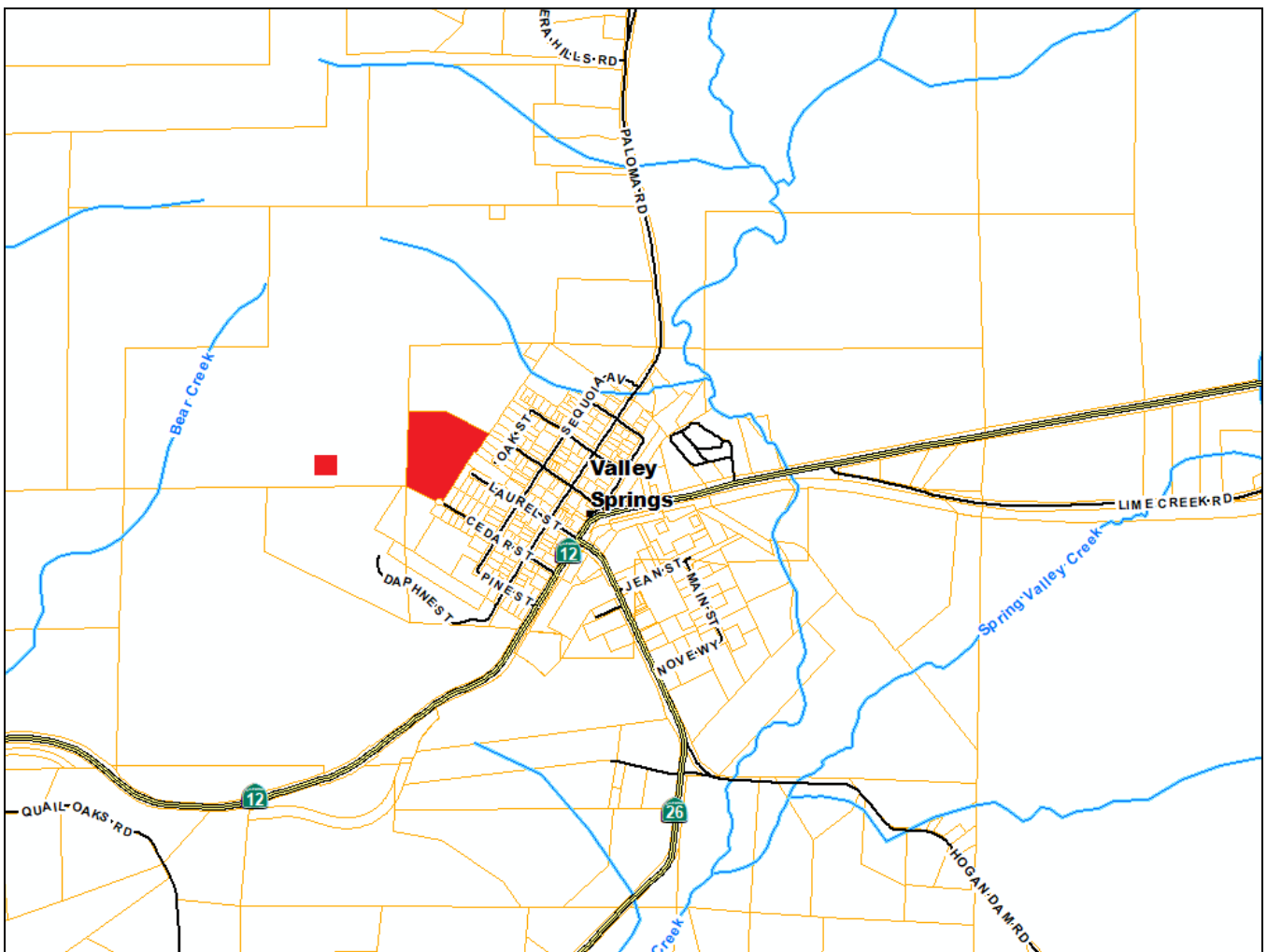


Figure 2 – Aerial Image



Figure 3 – Proposed Site Plan

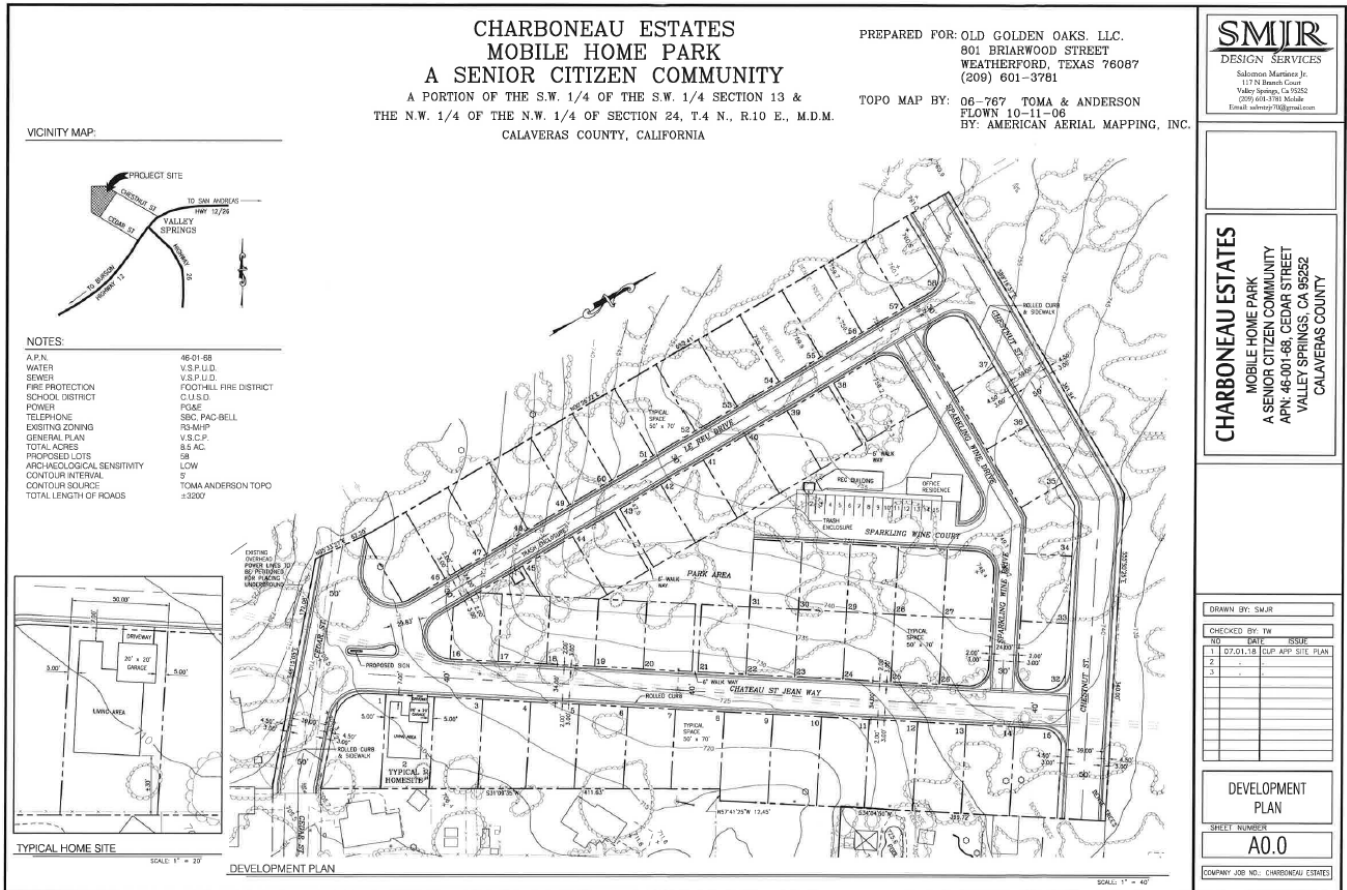
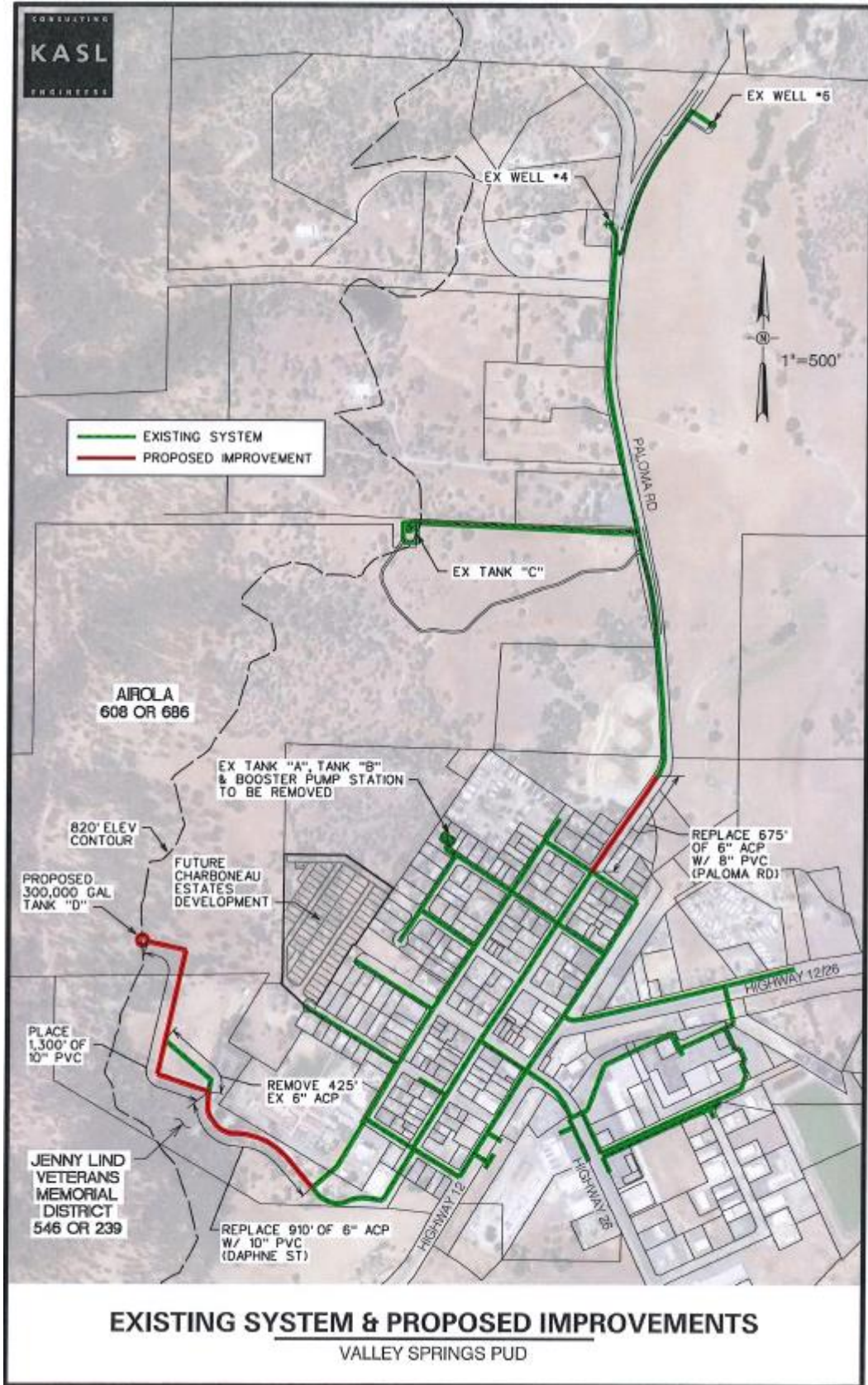


Figure 4 – Proposed Water System Improvements



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:				
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 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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a. **Less Than Significant Impact** – The Conservation and Open Space element of the Calaveras County General Plan considers scenic vistas to include forests, rolling hills, ranches, agricultural land, historic landscapes, oak woodlands, rock formations and other unique topographical features, river corridors, lakes, and streams. The only aspect of the project that could be considered a scenic vista would be the presence of oak trees on the property. However, the proposed project is located directly adjacent to the townsite of Valley Springs and as a result is not as visible to the surrounding area as it might otherwise be. The development of the project will require some clearing of oak trees, however, this clearing will not affect the more visible existing oak woodland upslope of the project area. The new off-site water tank to the west of the development will be the most visible aspect of the proposed project, however there is an existing water tank approximately 1,800 feet to the north of the project site at the same elevation and the same size as the proposed tank that has little effect on any views of the area.
- b. **No Impact** – The project area is located approximately 1,200 feet from state highways 12 and 26. According to Caltrans², Highways 12 and 26 are not designated as state scenic highways.
- c. **Less Than Significant Impact** – As mentioned previously, the proposed project is located directly adjacent to the townsite of Valley Springs and as a result is not as visible to the surrounding area as it might otherwise be. The proposed water tank will be visible to the

surrounding area, but will not be out of character, as there is another tank nearby that currently exists that has little effect on the local aesthetics. Due to its specific location, only the highest elevations of the housing portions of the project will be visible from publically accessible vantage points and will blend with the existing views of the Valley Springs townsite.

- d. **Less Than Significant Impact** – No aspect of the project will create a substantial source of glare. The proposed water tank will be painted, which will reduce the potential for glare to an insignificant amount. The proposed housing will not be a source of glare. The housing will create new light sources, however, the lighting will be required to meet the lighting standards found in County Code, reducing any effect it may have to be less than significant.

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

Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

a-e. **No Impact** – The project area is not farmland or forest land, and has been zoned for the proposed use for over 25 years.

III. AIR QUALITY

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

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

DISCUSSION

Calaveras County is part of the Mountain Counties Air Basin (MCAB). Air quality within the County is under the jurisdiction of the Calaveras County Air Pollution Control District (CCAPCD). The County has been classified as a non-attainment area for the State and Federal ozone standards (1-hour and 8-hour) and particulate matter standards (PM2.5 and PM10). To become designated as a non-attainment area for the State and Federal standards, there must be at least one monitored violation of the ambient pollutant standards within the area’s boundaries. An area is designated in attainment of the State standard if concentrations

for the specified pollutant are not exceeded. An area is designated in attainment for the Federal standards if concentration for the specified pollutant is not exceeded on average more than once per year.

a-c. **Less Than Significant Impact** – Table 1, below, represents the County-established thresholds for any proposed project. Table 2 represents the operational emissions of a 58 unit mobile home park, calculated using CalEEMod version 2016.3.2.

Table 1 – County Established Thresholds

Thresholds of Significance (lbs/day)			
	ROG	NOx	PM10
Construction Emissions	150	150	150
Operational Emissions	150	150	150

Table 2 – Proposed Project Emissions

Proposed Project Emissions (lbs/day)			
	ROG	NOx	PM10
Construction Emissions	6.004	13.29	1.25
Operational Emissions	23.05	4.46	5.13

As can be seen in the tables above, the projected emissions of the project are considerably below the established thresholds of significance for the County. The proposed project will create emissions, however these emissions are not enough to be considered significant, nor are they enough to cumulatively increase pollutants to a level of significance.

d. **No Impact** – No additional odors are expected to be emitted from a residential mobile home park that would be considered to be impactful to the surrounding area.

IV. BIOLOGICAL RESOURCES

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, 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 checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

- a. **No Impact** – A biological assessment was conducted by Moore Biological Consultants in 2018 and amended to include the proposed off-site water system upgrades in 2020³. The assessment concluded that there are no known special status species on or near the project area.
- b. **Less Than Significant Impact** – The biological assessment identified no riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the Department of Fish and Wildlife on or near the project area except for a portion of oak woodlands. The biological assessment states that the area surrounding the project consists of a mosaic of oak woodlands and annual grasslands, with approximately 5 acres of the woodlands to be disturbed. The biologist determined the loss of oak woodlands in the project area to be a less than significant impact on the environment.
- c. **No Impact** – No state or federally protected wetlands are located on or adjacent to the project area.
- d. **Less Than Significant Impact** – The biological assessment did not find any significant impact to migratory species or nursery sites. Bird surveys are recommended if tree removal is scheduled during nesting season, and will be a condition of approval.
- e. **No Impact** – The County General Plan has numerous policies in place to protect biological resources. The biological assessment found no impacts to biological resources that would be in conflict with these policies.
- f. **No Impact** – No conservation plan is in effect in the surrounding area that would either affect or be affected by the proposed project.

V. CULTURAL RESOURCES

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

DISCUSSION

a-c. **No Impact** – Cultural surveys have been conducted on the project site. ASI Archaeology and Cultural Resource Management investigated the property in 2010 and found no significant cultural or archeological resources⁴. In 2020, Solano Archaeological Services studied the area relevant to the off-site improvements and likewise found no significant cultural or archeological resources⁵. If any resource or remains are unearthed as part of this project, all construction activities will cease and the discovery will be reported in accordance with State law.

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"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a-b. **Less Than Significant Impact** – The project as proposed is expected to comply with all applicable energy codes and other regulations regarding the wasteful, inefficient, or unnecessary consumption of energy resources, and is expected to comply with any state or local plan for renewable energy or energy efficiency. There is no aspect of the proposed project that is inherently wasteful, inefficient, or unnecessary regarding the consumption of energy.

VII. GEOLOGY AND SOILS

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a. **No Impact** – Calaveras County lies within the Sierra Block, an area of historically low seismicity. Although the County has felt ground shaking from earthquakes with epicenters located elsewhere, no major earthquakes have been recorded within the County. The closest known source of large earthquakes is the Sierra Frontal Fault System along the eastern margin of the Sierra Nevada, which includes the Carson Valley Fault. This fault is

located east of the County, and has been evaluated as capable of generating earthquakes of up to the magnitude 7.0. However, the risk of surface rupture is not considered sufficient to restrict the development found in the County. Sites in Calaveras County with liquefaction potential would be those on alluvial deposits having groundwater and sand or silt layers of uniform grain sizes within about 30 feet of the surface. The project area is located on well-drained soil on a gentle slope. According to the USDA Natural Resources Conservation Service soils maps⁶, the project area contains 2 soil classifications: “Amador sandy loam, 2-15% slopes” and “Ultic Haploxeralfs – Typic Palexerults – Aquualtic Haploxeralfs complex, 1-12% slopes.” These soil types are not prone to liquefaction or landslides. The areas of particular landslide concern are those that include high elevations with steep ravines and gulches associated with river and stream channels. The project area is not at high elevation, nor is it within a ravine or gulch.

- b-c. **Less Than Significant Impact** – The Amador sandy loam and Ultic Haploxeralfs – Typic Palexerults – Aquualtic Haploxeralfs complex soil types are classified as being well drained with a moderate potential for erosion – the potential increasing as the slope increases. Utilization of Best Management Practices to reduce the risk of erosion is a requirement of all grading and building in the County. With the application of Best Management Practices, and all applicable County and State laws regarding grading and erosion control, the susceptibility of erosion remains less than significant.
- d. **No Impact** – The Amador sandy loam and Ultic Haploxeralfs – Typic Palexerults – Aquualtic Haploxeralfs complex soil types are not considered expansive as they have adequate drainage and low-clay composition. During the plan check process, building plans are examined for compliance with the uniform building code. This process requires a soils report be submitted with all construction plans to ensure the proposed structure will not be compromised due to unstable soil conditions. The standards vary depending on the location and type of structure proposed.
- e. **No Impact** – The project area is served by a local sewage district.
- f. **No Impact** – There are no known unique paleontological resources or sites or unique geologic features on or near the subject parcel.

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

DISCUSSION

a-b. **Less Than Significant Impact** – The County has not adopted a plan or program to reduce GHGs, therefore the proposed project would not conflict with any such plan. The State of California has adopted legislation to reduce GHGs and charges local jurisdictions to develop plans for such reductions. The emissions calculated by the CalEEMod model discussed in the Air Quality section of this checklist include GHGs. The projected emissions generated by the proposed project will not degrade the local air quality to levels of significance, with the impacts to the environment due to GHG emissions also being less than significant.

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

directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

DISCUSSION

- a. **No Impact** – The proposed project will not create or utilize the routine transport, use, or disposal of hazardous materials.
- b. **No Impact** – The proposed project will not utilize hazardous materials that may be released into the environment.
- c. **No Impact** – The project area is located within one-quarter mile of a school, however, the project as proposed will not be a source of hazardous emissions, acutely hazardous materials, substances, or similar waste.
- d. **No Impact** – The proposed project site is not included on a list of hazardous materials sites.
- e. **No Impact** – The project area is not within an airport land use plan, nor is it located within two miles of a public use airport.
- f. **No Impact** – There are no adopted emergency response or evacuation plans in the area that could be affected by the proposed project.
- g. **Less Than Significant Impact With Mitigation** – The California Department of Forestry and Fire Protection’s Fire and Resource Assessment Program has assessed the project area as having a moderate fire hazard potential. The proposed project is located less than one-half mile from a fire station in an easily accessible area. There were some concerns in the initial project proposal in regards to fire safety, namely the inability for the local water district to meet fire-flow requirements. The project will be conditioned to add the needed water infrastructure improvements to provide adequate fire-flow – which includes a new water tank and lines – to mitigate the potential fire risk. With these improvements, the impact becomes less than significant, and the fire district no longer has concerns, determining that the project as conditioned would no longer create a significant risk of loss injury or death involving wildland fires

X. HYDROLOGY AND WATER QUALITY

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

project may impede sustainable groundwater management of the basin?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (i) result in substantial erosion or siltation on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite; | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (iv) impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

- a. **No Impact** – All grading and storm drainage plans must be submitted and approved by the County Public Works Department. The Public Works Department has reviewed the initial plans and has no objections regarding the potential for discharge. There are no streams or other bodies of water on or near the subject parcel that would potentially be affected by the proposed project.
- b. **No Impact** – The local water district – Valley Springs Public Utility District – relies on area wells for the local water supply. The water district has reviewed the proposed project and has no concerns regarding the sustainability of the groundwater supply.
- c. **No Impact** – No streams, rivers, or other bodies of water will be altered as a result of the proposed project. Permits issued by the County Public Works Department will ensure that the requirements to control erosion, not alter or increase runoff, and to not exceed the capacity of local infrastructure will be met.
- d. **No Impact** – The subject parcel does not contain any flood zones, is not located in a dam inundation area, and there are no levees in the vicinity of the property. There are no enclosed or partially enclosed large bodies of water or oceans near the subject property; therefore, there is no danger of a seiche or tsunami occurring. There is no visual evidence of mudflows occurring on the subject property.

e. **No Impact** – There is no water quality control plan or sustainable groundwater management plan in the vicinity that could be effected by the proposed project. The local water district has reviewed the project and has no concerns regarding the quality or availability of groundwater.

XI. LAND USE AND PLANNING

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

DISCUSSION

- a. **No Impact** – The proposed project is adjacent to an existing community and does not create any sort of division or barrier.
- b. **No Impact** – The parcel in question is not part of any environmental mitigation involving any land use plan, policy, or regulation. The proposed project is consistent with the County General Plan Land Use Element adopted in 2019.

XII. MINERAL RESOURCES

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

DISCUSSION

a-b. **No Impact** – No known mineral resources currently exist in the project area.

XII. NOISE

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

DISCUSSION

- a. **No Impact** – The proposed project consists of developing a 58 unit mobile park. Residential units are subject to the noise limitations of the County noise ordinance.
- b. **No Impact** – The project as proposed will not generate groundborne vibration or noise.
- c. **No Impact** – The project area is not within an airport land use plan, nor is it located within two miles of a public use 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, 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"/>

DISCUSSION

- a. **Less Than Significant Impact** – The proposed project is compatible with the current zoning and general plan land use designation. Local infrastructure will be improved to accommodate the development, including the extension of roads. Due to the establishment of the current zoning and prior approval of a mobile home park over 25 years ago, the site has been planned for this type of housing.
- b. **No Impact** – The proposed project is to create housing on currently vacant land.

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>
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a. **Less Than Significant Impact With Mitigation** – The proposed project has been circulated to the various public agencies that have jurisdiction over the project area, including the Sheriff’s Office, the local fire district, the school district, and others. All agencies – aside from the fire district – had either no comment or standard comments with no objections to the project as proposed. The local fire district – Calaveras Consolidated Fire – had concerns in regards to adequate fire-flow. In response to this concern, the local water district – Valley Springs Public Utility District (VSPUD) – was contacted. After the lengthy process of creating and calibrating a water model of their system, VSPUD determined that adequate fire-flow could only be met with the addition of a new pressure/storage tank. Placing the water infrastructure upgrades as a condition of approval was sufficient to assuage the concerns of Calaveras Consolidated Fire, and as a result, the impact to public services is mitigated to being less than significant. The mitigation measure identified in the discussion under “Hazards” will mitigate this impact.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a. **Less Than Significant Impact** – The proposed project will moderately increase the local population, which may create an increased use of local parks and/or recreational facilities. However, the project as proposed (a mobile park for residents 55+) will not create enough use to substantially degrade the area’s parks and recreational facilities as they are currently adequate to meet the area’s demand.
- b. **No Impact** – The proposed project does include a clubhouse type building, however no park or other facility of that nature is proposed. The project as proposed does not require the construction or expansion of any 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a. **No Impact** – In July 2020, the County adopted the Valley Springs Town Center Conductivity Plan (VSTCCP) which outlined the desired transportation and circulation improvements for

the area surrounding the proposed project. The project as proposed fits within the proposed improvements of the VSTCCP and does not require any alterations to be made to the adopted plan.

- b. **Less Than Significant Impact** – The County currently does not have a model or any established thresholds of significance to evaluate the impact of a project’s vehicle miles traveled. CEQA Guidelines §15064.3(b)(3) allows for a qualitative analysis to be used in lieu of a model, evaluating the project in regards to local factors such as proximity to other destinations. The proposed project is located on the north-western edge of the Valley Springs town center. This location is an advantageous one in Calaveras County from a vehicle miles traveled perspective. Calaveras County is a rural county with few commercial and service-oriented areas. Many County residents must travel multiple miles to other towns for basic shopping or to access basic services. Valley Springs is an area of the County that serves as a local hub for retail and other services. Within one-half mile of the proposed project there are 2 grocery stores, a school, post office, hardware store, pharmacy, numerous restaurants, churches, gas stations, and various retail establishments. According to Toma & Associates, Inc, the total estimated average daily traffic that will be generated by the proposed project is 244 trips/day⁷. Locating development in an area such as Valley Springs will reduce impacts to County infrastructure and keep the accumulated vehicle miles traveled to a minimum, as the bulk of the residents’ needs are able to be served within the immediate vicinity.
- c. **No Impact** – The proposed project gains access from existing roads, extending the existing grid network of the town of Valley Springs. The proposed connections to existing roads and the proposed interior roads do not include any hazardous design feature, nor does the project include any uses that would be incompatible with the road network.
- d. **No Impact** – The proposed interior roads will be constructed according to the required design templates of the County Public Works Department which allow for emergency access. The project gains access from the established street grid from two streets on each side of the project allowing for ample access to the developed area for emergency vehicles.

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>
<p>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:</p> <p>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</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5020.1(k), or

- 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.

DISCUSSION

a-b. **No Impact** – The proposed project was circulated to all local tribes in accordance with the CEQA guidelines and as required by AB 52, Public Resources Code Section 21080.3(b), with no comments being returned. As mentioned in the Cultural Resources section of this checklist, surveys have been conducted on the project site. No significant cultural or archeological resources are known to exist in the project area. If any resource or remains are unearthed as part of this project, all construction activities will cease and the discovery will be reported in accordance with State law.

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 serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

regulations related to solid waste?

DISCUSSION

a-c. **Less Than Significant Impact** – The proposed project was circulated to local utility purveyors, who had either no comment or standard comments with no objections or concerns in regards to being able to properly serve the project, except for the local water district – Valley Springs Public Utility District (VSPUD) – who had concerns in regards to the needed fire-flow requirements of the fire district. VSPUD determined that adequate fire-flow could only be met with the addition of a new pressure/storage tank, which has been incorporated as a condition of approval and analyzed as a part of the project. With the proposed upgrades incorporated into this project, VSPUD has no concerns serving the proposed residences.

d-e. **No impact** – The proposed project is expected to comply with all federal, state, and local statutes and regulations in regards to solid waste. There is nothing inherent to the project as proposed that would cause concern in its ability to meet any solid waste standards.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation of 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"/>

DISCUSSION

- a. **No Impact** – Being located adjacent to existing infrastructure and not modifying said infrastructure, the proposed project will not have any negative effect on any evacuation or emergency response plans.
- b. **Less Than Significant Impact With Mitigation** – Calaveras Consolidated Fire District initially had concerns regarding fire-flow to hydrants within the proposed project. The project area is adjacent to an existing community at the wildland urban interface. Any increased risk of fire, or potential issues surrounding successful fire prevention, will have an adverse effect on the adjacent community. The project will be conditioned to add the needed water infrastructure improvements – which include a new water tank and lines – to mitigate the potential fire risk. With these improvements, the impact becomes less than significant, and the fire district no longer has concerns. The mitigation measure identified in the discussion under “Hazards” will mitigate this impact.
- c. **Less Than Significant Impact** – The proposed project requires the construction and maintenance of a new water tank and lines for the local water district. These improvements have been incorporated into this environmental analysis and have been found to be less than significant.
- d. **Less Than Significant Impact** – The proposed project is located on a mild slope, however with the project requirements in regards to infrastructure drainage and grading, the impact is less than significant.

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

projects, and the effects of probable future projects)?

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

DISCUSSION

- a. **Less Than Significant Impact** – As mentioned previously in this analysis, the proposed project area has been surveyed for biological and cultural/archeological impacts, and has been circulated to the local tribes. No significant impacts have been determined for this project in regards to its effects on plant or animal life and/or habitat, or to any cultural or archeological sites.
- b. **Less Than Significant Impact** – The proposed project was analyzed as it pertains to the greater community of Valley Springs and the County as a whole. The project as proposed is compatible with the County General Plan and does not create any impacts that are unforeseen or that would raise the existing baseline conditions to a level of significance.
- c. **Less Than Significant Impact With Mitigation** – The proposed project is in accordance with the planned growth patterns of the County as outlined in the County General Plan. There were some concerns in the initial project proposal in regards to fire safety, namely the inability for the local water district to meet fire-flow requirements. No other known potential impacts of the project have been determined to be able to cause substantial adverse effects on human beings. With the addition of off-site water infrastructure improvements – including a new water tank and water lines – the potential impacts to the local population have been reduced to being less than significant.

Mitigation Measure	Timing	Responsibility	Monitoring
IX – Hazards and Hazardous Materials XV – Public Services XX – Wildfire XXI – Mandatory Findings of Significance			
The infrastructure of Valley Springs Public Utility District will be improved to adequately supply the required fire-flow specifications of the Calaveras Consolidated Fire District, including a new storage tank and water lines as outlined by the improvement plans provided to the Planning Department and located in project file 2019-004	Prior to issuance of any building permit	Applicant	Planning Department Valley Springs PUD Calaveras Consolidated Fire District

REFERENCES

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2. California Department of Transportation. California Scenic Highways.
<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>
3. *Biological Resources Assessment at the Charboneau Estates Mobile Home Park and Off-Site Water Tank Project Site, Calaveras County, California*. Moore Biological Consultants, October 20, 2020.
4. *A Cultural Resources Investigation of the Proposed Charboneau Estate Subdivision*. Archaeology and Cultural Resource Management, September 30, 2010.
5. *CEQA Cultural Resources Study – Valley Springs Public Utilities District Water Line Project*. Solano Archeological Services, October 8, 2020.
6. United States Department of Agriculture. Natural Resources Conservation Service. Web Soil Survey.
<https://websoilsurvey.sc.egov.usda.gov/app/WebSoilSurvey.aspx>
7. *Charboneau Estates, Valley Springs – Traffic Estimates*. Toma & Associates, Inc. January 11, 2019
8. Calaveras County Code.
9. Zoning Amendment Application 2019-004 for Old Golden Oaks, LLC.
10. California Department of Forestry. *Fire Hazard Severity Zones in State Responsibility Areas*. Adopted by CAL FIRE on November 7, 2007.
11. 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.
12. Calaveras County Air Quality Management District, *Best Management Practices*, 2004.
13. California Air Resources Board (CARB). *State and National Area Designations Maps of California*, 2004.