

Initial Study / Negative Declaration  
Review Period: 10-20-2021 through 11-19-2021

# Initial Study ENVIRONMENTAL CHECKLIST

For: APRIL JOHNSON  
ZONING AMENDMENT 2021-023  
Assessor's Parcel No. 030-016-012

1. Project Title: 2021-023 – Zoning Amendment for April Johnson
2. Lead Agency Name and Address: Calaveras County Planning Department  
891 Mountain Ranch Road  
San Andreas, CA 95249
3. Contact Person and Phone Number: Timothy Pitt 209-754-6394
4. Project Location: 33 Avery Sheep Ranch Road, Avery, CA
5. Project Sponsor's Name and Address: April Johnson  
PO Box 2595, Murphys, CA 95247
6. General Plan Designation: Commercial
7. Zoning: CP-PD (Professional Office-Planned Development)
8. Project Description: The proposed project is for the approval of a zoning amendment to change the zoning of a parcel from CP-PD (Professional Office-Planned Development) to C1 (Local Commercial) for the purpose of opening a retail bicycle sales and service shop.

The subject property is located at 33 Avery Sheep Ranch Road. APN 030-016-012 is 0.49 acres in the NW ¼ of the NW ¼ of Section 18, T04N, R15E, MDM.

9. Surrounding land uses and setting:

Location	General Plan Designation	Zoning	Land Use
North	Commercial	CP-PD (Professional Office-Planned Development)	Professional Office General Contractor
South	Commercial	C2-PD (General Commercial-Planned Development)	Open Space
East	Commercial	C2-PD (General Commercial Planned Development)	Retail- Power Equipment Retail- Bar
West	Residential Low Density	R1 (Single Family Residential)	Single Family Residence

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  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.

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire
- 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.



PLANNER NAME  
Project Planner

10/20/2021  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS

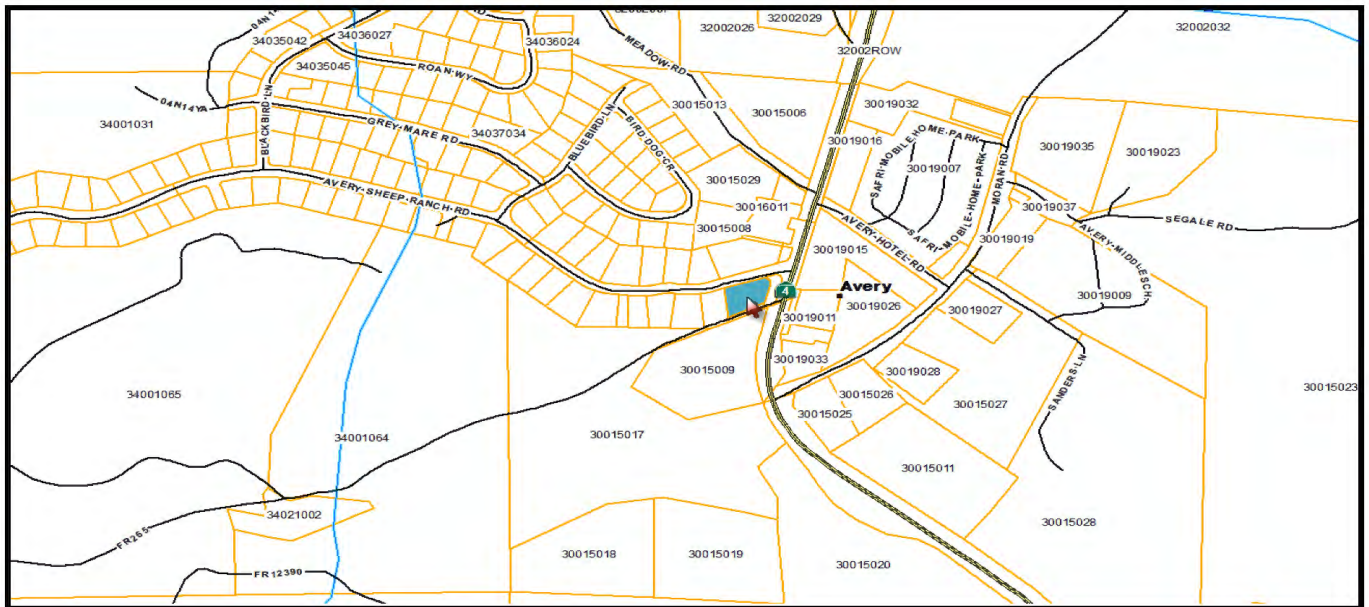
1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact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



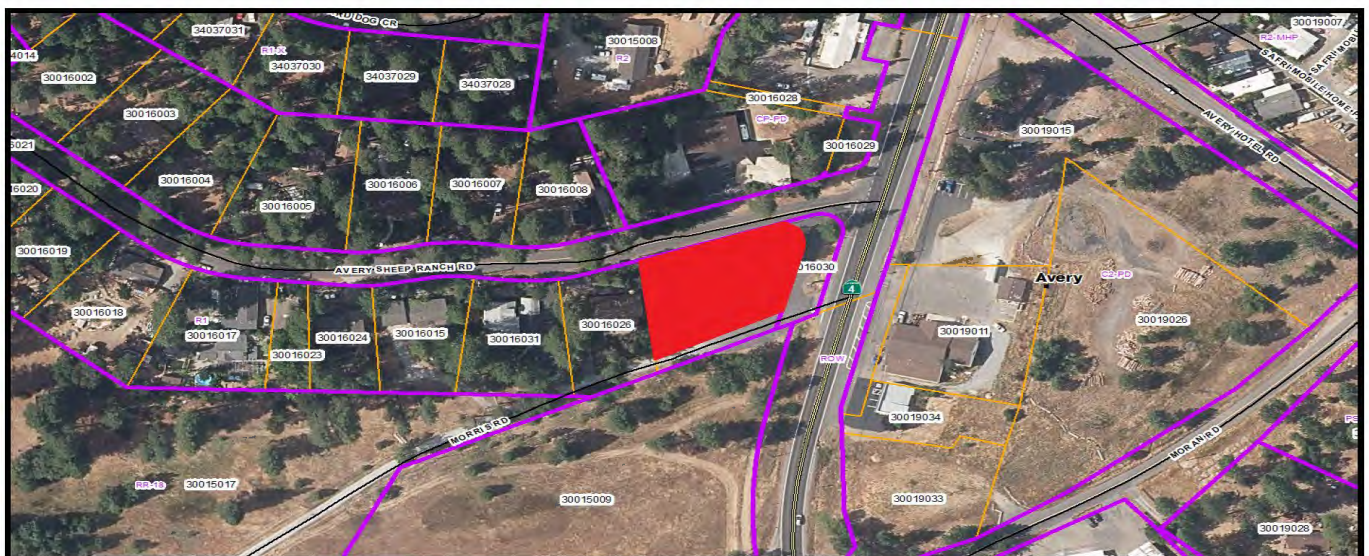
### Environmental Impact Analysis:

The proposed project is for a zoning amendment to rezone a parcel from CP-PD (Professional Office-Planned Development) to C1 (Local Commercial). The applicant is proposing this zone change with the intent of opening a retail bicycle sales and repair shop. The parcel currently consists of a 1,800 square foot building with an asphalt paved parking surface. No modification to the existing structure or additions of new structures are being proposed for this project.

**Figure 1 – Location Map**



**Figure 2 – Aerial Photo**



**Figure 3 – Street View**



**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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION**

- a. No Impact – The Conservation and Open Space element of the Calaveras County General Plan<sup>1</sup> 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. None of these features are present on the subject parcel or surrounding parcels.
- b. No Impact – According to Caltrans<sup>2</sup> this section of Highway 4 is not designated as a State Scenic Highway.
- c. No Impact – The subject parcel is currently developed with an 1873 sq./ft. vacant commercial building surrounded by an asphalt parking lot. No additional development is being proposed and the reoccupation of the commercial will not substantially change the existing visual character of the parcel.
- d. Less Than Significant Impact – Lighting associated with the use of the building would be that of a typical small retail establishment. Any outdoor lighting would be directed and shielded to avoid spillover onto adjacent properties per Calaveras County regulations.

## 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.

Would the project:

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**DISCUSSION**

a-e. No Impact – The parcel in question is not currently farmland nor forest land.

**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**

The proposed project is located in Calaveras County, which is part of the Mountain Counties Air Basin (MCAB). Air quality within the County is under the jurisdiction of the Calaveras County Air Pollution Control District (CCAPCD). Although the County generally experiences relatively good



air quality, it has been classified as a non-attainment area for the State and Federal ozone standards (1-hour and 8-hour) and particulate matter standards (PM2.5 and PM10). To become designated as a non-attainment area for the State and Federal standards there must be at least one monitored violation of the ambient pollutant standards within the area's boundaries. An area is designated in attainment of the State standard if concentrations for the specified pollutant are not exceeded. An area is designated in attainment for the Federal standards if concentration for the specified pollutant is not exceeded on average more than once per year.

a-c. Less Than Significant Impact – Table 1, below, represents the thresholds established by the San Joaquin Valley Air Pollution Control District<sup>3</sup> and emissions generated by the proposed project. Proposed emissions were calculated using California Emissions Estimator Model (CalEEMod Version 2016.3.2) through the California Air Quality Management District. As depicted in the table, the proposed project will not exceed the thresholds of significance identified for these air pollutants.

	ROG	NOx	CO	PM10
Thresholds of Significance	10 tons/year	10 tons/year	None	15 tons/year
Operations and Area Source (tons/year unmitigated)	0.0437	0.2438	0.2326	0.0157

The nearest sensitive receptor to the project site is a single family residence located directly adjacent to the west of the parcel. However, the amount of pollutants produced by the proposed project do not rise to a level of significance.

d. No Impact – The primary source of odor emissions would be exhaust from vehicles traveling to and from the proposed retail bicycle shop which would dissipate. The proposed project will not create any objectionable odors near a substantial amount of people.

#### IV. BIOLOGICAL RESOURCES

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**DISCUSSION**

- a. No Impact – No candidate, sensitive, or special status species are known to be on or near the parcel in question. The parcel is currently developed.
- b. No Impact – No riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service is known to exist on or near the parcel in question.
- c. No Impact – No State or Federally protected wetlands exist on or near the parcel.
- d. No Impact – No migratory wildlife corridors, or native wildlife nursery sites are known to exist on the property. The property is currently developed and no further development is being proposed.
- e-f. No Impact – No policies, ordinances, or conservation plans are in effect within the area where the subject parcel is located.

**V. CULTURAL RESOURCES**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- c) Disturb any human remains, including those interred outside of dedicated cemeteries?

**DISCUSSION**

a-c. No Impact – There are no known cultural or historic resources located on the parcel or in the surrounding area. The site is already fully developed and no new development is being proposed.

**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. Less Than Significant Impact – The proposed bicycle shop will use electric power from the grid and will follow all current energy codes to prevent energy waste and unnecessary consumption.
- b. Less Than Significant Impact – Calaveras County has not adopted a local renewable energy efficient plan. No new construction is being proposed but any future development must comply with adopted State regulations.

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

evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| ii. Strong seismic ground shaking?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii. Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv. Landslides?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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

Calaveras County lies within the Sierra Block, an area of historically low seismicity. Although ground shaking from earthquakes with epicenters located elsewhere have been felt, no major earthquakes have been recorded within the County. The closest source of earthquake activity 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 development in the County.

a.

i) Less Than Significant Impact – Alquist-Priolo Zone: Based on the “Fault Rupture Hazard Zones of California, Special Publication 42, Revision 2018”<sup>4</sup>, published by the State of California Conservation Department, the site is not located within an identified Alquist-Priolo Earthquake Hazard Zone. Therefore, impacts are considered to be less than significant.

ii) Less Than Significant Impact - Seismic Ground Shaking: Seismic ground shaking is influenced by the proximity of the site to an earthquake fault, and the intensity of the seismic event. Given that the site is not located on an earthquake fault the risk from ground shaking is less than significant.

iii) Less Than Significant Impact - Seismic Ground Failure (Liquefaction): Sites in Calaveras County with liquefaction potential would be those alluvial deposits having groundwater and sand or silt layers of uniform grain sizes within about 30 feet of the surface. Such conditions are not found on the subject parcel and are generally not present in the County. Any potential impacts are considered to be less than significant.

iv) Less Than Significant Impact - Landslide: According to the California Geological Survey Seismic Hazard Zonation Program, the site is not located within a designated area where previous occurrence of landslide movement or local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for landslides. In addition, the subject parcel is relatively flat with an asphalt paved parking surface and is not in the vicinity of slopes that would be susceptible to landslides. Impacts from landslides are less than significant.

- b. Less Than Significant Impact – According to the USDA Natural Resources Conservation Service soil maps<sup>5</sup>, the subject parcel contains soil classified as Holland Family Moderately Deep-Deep Complex, 5 to 35 percent slopes. This soil type has a K Factor of 0.24 giving it a low susceptibility for erosion and runoff. The parcel is currently developed with a commercial building and an asphalt parking area.
- c. Less Than Significant Impact – The soil conditions at the site are not considered to be susceptible to liquefaction and the site is not located within a designated area where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface conditions indicate a potential for landslides. In addition, the site is relatively flat and is not in the vicinity of slopes that would be susceptible to landslides. Any potential for impacts due to these factors would be considered less than significant.
- d. No Impact – There is no evidence that expansive soils exist on the subject parcel. Therefore, no known or anticipated impacts will occur as a result of implementation of the project.
- e. No Impact – the project proposes to use an existing on-site septic system to dispose of wastewater. Utilization of the existing commercial building for a retail bicycle shop will not increase the need for use of the existing on-site wastewater disposal system.
- 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION**

- a. Less Than Significant Impact – No new construction is being proposed for this project. The existing structure located on the parcel is under 2,000 square feet, falling well below the threshold of significance. The change in use of the parcel from professional office to local commercial will result in a less than significant impact.
- b. Less Than Significant Impact – The project does not conflict with the County General Plan or state and federal regulations for the purposes of reducing GHG emissions. The location of a commercial business in a commercial zone will have a less than significant environmental 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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION**

- a. No Impact – The proposed use of the parcel includes the sale and repair of bicycles, the sale of protective clothing, helmets and bicycle parts none of which involve the routine transport, use, or disposal of hazardous materials as defined by the United States Environmental Protection Agency.
- b. No Impact – The project involves the sale and repair of bicycles as well as the sale of bicycle related accessories. As none of these products are considered hazardous as defined by the United States Environmental Protection Agency, it is not reasonably foreseeable that hazardous materials could be released into the environment.
- c. No Impact – Although Avery Middle School is located less than ¼ mile from the subject parcel, the retail business does not handle hazardous materials, substances, or hazardous waste as defined by the United States Environmental Protection Agency, therefore no hazardous emissions could be reasonably expected to occur.
- d. No Impact – Research of the California Environmental Protection Agency’s website determined that the project site is not located on any of the lists which constitute the Cortese List<sup>6</sup>.
- e. No Impact – The project site is located more than 20 miles from the nearest public airport or public use airport in San Andreas, CA. Nor is the project located within an airport land use plan area. No such plan is proposed for the Avery area in Calaveras County.
- f. No Impact – The proposed use of the subject parcel will be entirely contained within the existing building located on the parcel. The proposed use will not interfere with any County emergency response plan or emergency evacuation plan.
- g. Less Than Significant Impact – According to the California Department of Forestry and Fire Prevention Fire Hazards Severity Zone Map<sup>7</sup>, the project site is located in a High Fire Hazard Severity Zone. The subject parcel is currently developed with a 1,800 square foot building and an asphalt paved parking area with an existing encroachment to California State Highway 4 that allows sufficient access for fire equipment to the site. The surrounding land uses range from commercial to the north and east to residential immediately west of the parcel. The parcel to the south is open space grassland. The developed characteristics of the subject parcel and the majority of the surrounding parcels make the potential to increase the risk for death and injury due to a wildfire less than significant.

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

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

**DISCUSSION**

- a. No Impact – The proposed rezoning of the parcel to allow for a slightly more intensive commercial use will not inherently cause any additional waste discharge or similar affluent that would cause the degradation of surface or ground water quality.
- b. No Impact – The project area is located in the community of Avery which is served by the Calaveras County Water District. The public water service will continue without interruption and the site is served by an on-site septic system, neither of which will result in an increase of potential water usage on the subject parcel.
- c. No Impact – The proposed use of the parcel will be contained entirely within the existing structure. In addition to the existing structure, the parcel is fully developed with an asphalt paved parking area. As no new development is proposed the project will not substantially alter the existing drainage pattern of the site, result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would



result in flooding on or offsite, create or contribute additional runoff water which would exceed the capacity of any stormwater drainage systems, or impede or redirect flood flows.

- d. No Impact – According to the California Department of Conservation Tsunami Inundation Map<sup>8</sup> the project area is not in a tsunami hazard zone. There are no bodies of water that are large enough to produce a seiche that could impact the project and according to FEMA the parcel is not located in a flood zone.
- e. No Impact – There is no water quality control plan or sustainable groundwater management plan for the area of the County in which the subject parcel is located.

## 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 does not require any new construction and the retail use will be confined entirely within an existing building. The area is characterized by small lot residential sites and various commercial uses. The subject parcel is directly adjacent to and will connect to California State Highway 4 and will not create any physical barriers that will divide the existing neighborhood.
- b. No Impact – No plan, policy, or regulation to avoid or mitigate an environmental effect currently exists in this area of the county.

## XII. MINERAL RESOURCES

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

**DISCUSSION**

- a. No Impact – The project site is located on a 0.49 acre commercial lot, developed with an 1,800 square foot commercial building and an asphalt paved parking lot. The project site is surrounded by development on 3 sides with an open field on the remaining side. The project will be confined entirely within the existing structure and will not result in the loss of mineral resources.
- b. No Impact – The Calaveras County General Plan land use map identifies the subject parcel as being within the Commercial land use designation allowing for commercial or office uses. This parcel is not recognized as important mineral resource land.

**XII. NOISE**

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

**DISCUSSION**

- a. No Impact – The proposed project is a retail business confined within an existing building. The nature of the business will not generate noise levels in excess of the local noise ordinance.
- b. No Impact – The proposed project is a retail business confined within an existing structure. The nature of the business will not generate excessive groundbourne vibration or groundbourne noise levels.
- c. No Impact – The proposed project is not located within the vicinity of the County’s airport use plan and is over 20 miles from the nearest public county airport. There are no known private airstrips in the general vicinity of the project site.

## XIV. POPULATION AND HOUSING

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

### DISCUSSION

- a. No Impact – The proposed retail use of the parcel will not induce substantial unplanned population growth in the area. The parcel is currently zoned for a commercial office building and the proposed rezone will allow the retail business to utilize the existing structure on the parcel.
- b. No Impact – No new construction is being proposed for this project. The proposed retail business will utilize the existing structure on the parcel and will not displace substantial numbers of existing 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 – The proposed retail business will be occupying an existing structure on the parcel and will not necessitate an increase in fire or police protection, and will not affect schools, parks, or other public facilities in the area. The project application was circulated to various public agencies and none of the agencies responded with concerns regarding the proposed use in the proposed location.

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

## DISCUSSION

- a. No Impact – The proposed project is the reoccupation of an existing commercial structure and will not include the expansion of residential uses which would increase the use of existing neighborhood parks or other recreational facilities.
- b. No Impact – The proposed project is a retail commercial use and will not include or require the construction or expansion of recreational facilities which would have an adverse physical effect on the environment.

## XVII. TRANSPORTATION

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

**DISCUSSION**

- a. No Impact – The proposed project will utilize the existing infrastructure and will not conflict with any plans, ordinances, or policies in regards to transportation. The proposed project was circulated to various agencies including the County Department of Public Works and the California Department of Transportation. No response was received from any agency indicating the proposed use would be in conflict with any plan, ordinance, or policy in this area of the County.
- b. Less Than Significant Impact – The parcel is currently developed with a 1,800 square foot single tenant office building which using the Institute of Transportation Engineers’ trip generation rate of 1.74 trips per 1,000 square feet of gross floor area generates 3.13 trips daily. The conversion of the office building into a retail commercial building will increase the number of trips generated to 4.88 trips per day. The increase of 1.75 trips per day is less than that of one single family residence and does not rise to a level of significance.
- c. No Impact – The proposed project will utilize an existing encroachment which does not have any hazardous design features.
- d. No Impact – The existing facility gains access from California State Highway 4. Local emergency services, including the fire district, have been notified of the project and have not expressed any concerns regarding emergency access to the parcel.

**XVIII. TRIBAL CULTURAL RESOURCES**

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
- 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.

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

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

**DISCUSSION**

- a. No Impact – The criteria for eligibility has not been determined. The existing building is not currently listed in the California Historical Landmarks Registry. There is no local historical registry at this time.
- b. No Impact – The proposed project will be entirely within the existing building on the parcel. The existing building has been utilized as a professional office building since its construction and there is no expansion of the building proposed with this application.

**XIX. UTILITIES AND SERVICE SYSTEMS**

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

**DISCUSSION**

- a. No Impact – The proposed business will utilize the existing infrastructure without need to expand or relocate.
- b. No Impact – Public water service is currently provided to the subject parcel by the Calaveras County Water District. Service will continue without the need for improvements. The proposed retail use does not have an increased need for water supply beyond the current level of service.

c. No Impact – The subject parcel is currently served by an on-site septic system. The proposed retail use of the parcel will not create an increased need for wastewater service beyond the current capacity of the existing system.

d-e. No Impact – The County currently has a contract with Cal-Waste Recovery Systems to provide waste disposal and recycling throughout the County. The nature of the proposed business on the parcel does not generate solid waste in excess of the local infrastructure and reduction goals, and the proposed project will comply with all 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 or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION

a. No Impact – The proposed project does not include any new development. The existing development will not impair the Calaveras County Multi-Jurisdictional Hazard Mitigation Plan adopted in 2021. This application was circulated to responsible local and state agencies with no response of concerns regarding the proposed retail business.

b. Less Than Significant Impact – This project is not proposing any new development. The retail business will be conducted entirely within an existing structure. The slope of the subject parcel is relatively flat for the area and the parcel is surrounding by development on three sides, thus

lessening the possibility of uncontrolled wildfire and exposure to dangerous pollutant concentrations created by such fires.

c. No Impact – The proposed project will utilize the existing structure on the parcel and does not require the installation or maintenance of any infrastructure.

d. No Impact – The subject parcel is not in a flood zone, nor does the site have a significant risk of erosion or runoff. Use of the existing building as a commercial retail business will not negatively alter any risk that may or may not currently exist on the subject parcel.

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

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

**DISCUSSION**

a. No Impact – Based on the analysis contained in this initial study, the proposed project consisting of the reoccupation of an existing commercial structure on a commercially zoned parcel would have no impact, or a less than significant impact on the surrounding natural environment.

b. No Impact – Based on the analysis contained in this initial study, the proposed project’s land uses are consistent with the County General Plan and land use designations. The project



would not produce impacts, that considered with the effects of other past, present, and possible future projects, would be cumulatively considerable because potential adverse environmental impacts were determined to be less than significant using the methods of analysis described in this initial study.

- c. No Impact – The proposed project would not expose persons to adverse impacts related to any section of this initial study. All impacts analyzed in this initial study were determined to be of no impact or less than significant impact to human beings, either directly or indirectly.

## **REFERENCES**

1. Calaveras County General Plan, adopted November 12, 2019
2. California Department of Transportation. California Scenic highway Mapping System. <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>
3. San Joaquin Valley Air Pollution Control District. CEQA Project Analysis Levels <https://www.valleyair.org/transportation/ceqaanalysislevels.htm>
4. Fault Rupture Hazard Zones of California, Special Publication 42, Revision 2018 <https://www.conservation.ca.gov/cgs/geohazards/eq-zapp>
5. United States Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey <https://websoilsurvey.sc.egov.usda.gov/app/WebSoilSurvey.aspx>
6. California Department of Toxic Substances Control, Hazardous Waste and Substances Site List – Site Cleanup (Cortese List) <https://dtsc.ca.gov/dtscs-cortese-list/>
7. California Department of Forestry and Fire Prevention Fire Hazards Severity Zone Map <https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/>
8. California Department of Conservation Tsunami Inundation Map <https://www.conservation.ca.gov/cgs/tsunami/maps>