



# **County of Calaveras Department of Planning**

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**Gabriel Elliott – Director of Planning**

Phone (209) 754-6394

Fax (209) 754-6540

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

Initial Study / Mitigated Negative Declaration

Review Period: November 22, 2022 through December 22, 2022

# **Initial Study ENVIRONMENTAL CHECKLIST**

For: Joe Pluim

Conditional Use Permit 2022-003

Assessor's Parcel No. 061-040-009

1. Project Title: 2022-003 Conditional Use Permit for Joe Pluim
2. Lead Agency Name and Address: Calaveras County Planning Department  
891 Mountain Ranch Road  
San Andreas, CA 95249
3. Contact Person and Phone Number: Katherine Stefani, Planner I  
[kstefani@co.calaveras.ca.us](mailto:kstefani@co.calaveras.ca.us)  
(209)754-6394
4. Project Location: 33 Copper Cove Court  
Copperopolis, CA 95228  
APN 061-040-009
5. Project Sponsor's Name and Address: Joe Pluim  
15256 Camino Del Parque  
Sonora, CA 95370
6. General Plan Designation: Commercial
7. Zoning: Rural Commercial (RC)
8. Project Description:

The applicant is requesting approval of a Conditional Use Permit (CUP) to construct four (4) self-storage buildings, totaling an additional 33,000 square feet. The parcel is zoned Rural Commercial (RC). A self-storage facility is a conditional use in the RC zone. Existing development on the parcel consists of seven (7) self-storage buildings totaling 39,500 square feet and one (1) sales office. The existing facility currently operates under two CUPs. The facility was originally approved in 1986 by CUP 86-09 and a subsequent CUP in 1999 (99-55) permitted the expansion of the facility. This proposal would modify the existing CUP from 1999 by allowing the construction of four (4) additional self-storage buildings, for a total 72,500 square feet.

The subject parcel is located at 33 Copper Cove Court, Copperopolis, CA. APN 061-040-009 is 5.42 acres in the SW ¼ of the NE ¼ of Section 13, T01N, R12E, MDM.

9. Surrounding land uses and setting:

Location	General Plan Designation	Zoning	Land Use
North	Commercial	Rural Residential	Vacant Grazing Land
South	Commercial	Rural Commercial	Material Storage Yard
East	Commercial	Rural Residential	Equipment Storage Yard.

West	Commercial, Recreational, Residential Medium Density	General Commercial, Recreation, Single-Family Residential-Mobile Home	Retail Businesses, Tennis Courts, Mobile Home Park
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10. Other public agencies whose approval is required: NONE

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

YES or  NO

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

On the basis of this initial evaluation:

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



\_\_\_\_\_  
Katherine Stefani  
Project Planner

\_\_\_\_\_ 11/15/22 \_\_\_\_\_  
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:**

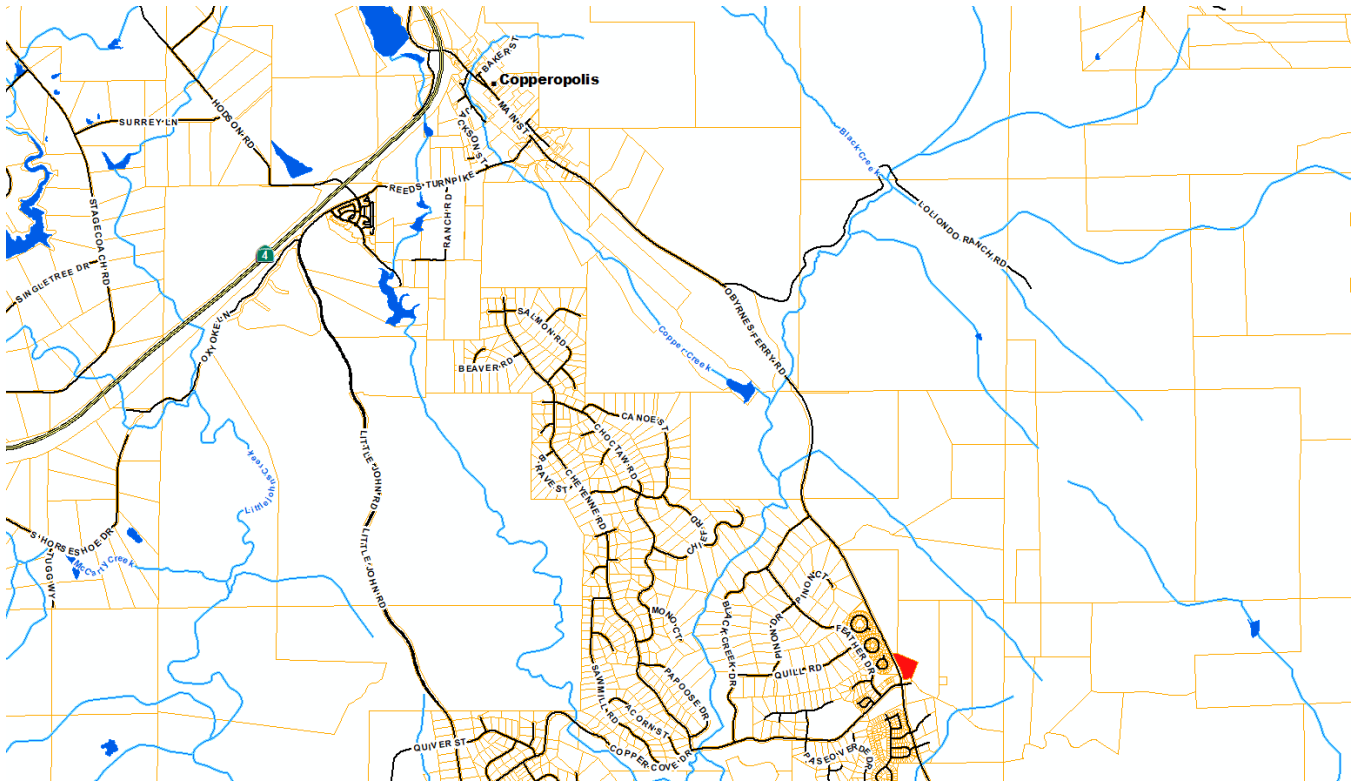
The proposed project is for a Conditional Use Permit (CUP) to expand an existing self-storage facility. The original CUP, 86-09, was approved in 1986 and a subsequent CUP in 1999 (99-55) permitted the expansion of the facility. A total of 39,500 square feet has been constructed to date. The applicant is requesting to modify the CUP to construct four additional self-storage buildings, an additional 33,000 square feet. A California Environmental Quality Act (CEQA) analysis was completed in both 1986 and 1999. The project was revised and amended so that it would not have a significant impact in 1986 and findings were made for a negative declaration in 1999.

The subject parcel, APN: 061-040-009, is located at 33 Copper Cove Court in Copperopolis and is a portion of Section 13, T01N, R12E, MDM. The parcel has a land use designation of Commercial and is currently zoned Rural Commercial (RC). A CUP is required for a self-storage warehouse facility in this zone. The purpose of a CUP is to provide the general public with an opportunity to review a proposed land use that is generally consistent with the purpose of a base zoning district but has the potential to cause conflicts with neighboring land use and zoning. The CUP is a discretionary permit and should be reviewed consistent with Title 17. Because this project is an expansion that was not included in either of the previous CUPs for the existing facility, a modification of the CUP is required prior to the approval and issuance of a building permit.

The parcel is served with water and wastewater utilities by the Calaveras County Water District (CCWD). The project site is not located within any known earthquake fault. No Federal Emergency Management Agency (FEMA) flood zones exist on the site. Liquefaction and erosion of the site is less than significant due to parcel features, the scale of potential development, and application of existing local and state codes. The proposed use of the site is permitted with the approval and validation of a CUP and will not include the use of any hazardous materials, nor will it create any hazardous materials associated with future use of the land for uses allowed pursuant to Title 17.

The project site has been adequately conditioned by all appropriate departments and agencies to ensure compliance with local and State codes and regulations.





**Figure 1 - Location Map**



**Figure 2 - Aerial Photo (Parcel boundary lines shown in red do not reflect the actual location)**





- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

**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.<sup>1</sup> None of these features are present on the subject parcel, but there are hills in the surrounding area. There are no designated scenic vistas in the vicinity of the project, however. The subject parcel is already developed with self-storage facilities and the expansion of similar buildings will have a less than significant impact on the surrounding areas.
- b) **No Impact** – Copper Cove Court takes access from O’Byrnes Ferry Road which is not a State Highway. 33 Copper Cove Court is approximately 3.8 miles from the closest State Highway, Highway 4; therefore, it is not located within a state scenic highway.
- c) **Less Than Significant Impact** – The subject parcel is currently developed with self-storage unit buildings and the neighboring parcels to the south and west are developed with single-family residential homes and commercial buildings. The area proposed for the new structures has already been cleared, and no trees will be removed for this project. The addition of more self-storage buildings will not substantially change the existing visual character of the parcel.
- d) **Less Than Significant Impact With Mitigation** – Calaveras County Code Chapter 17.30 does not have requirements to address new sources of light and glare. Mitigation Measure AES-1 is provided to reduce the potential impact to less than significant with mitigation. The Calaveras County Planning Department will check that the appropriate information is submitted during plan check and once again prior to the final inspection to ensure that the mitigation measure is met.

<p><b>Mitigation Measure AES-1</b></p> <ul style="list-style-type: none"> <li>All new lighting shall be shielded and directed in a manner that does not create a substantial new source of light or glare which would adversely affect day or nighttime views in the area. Plans submitted for plan check must identify location and intensity of any proposed exterior lighting features.</li> </ul>
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**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

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 proposed project will not conflict with its existing Rural Commercial (RC) zone. Adjacent parcels are zoned RC, C2 (General Commercial), R1-MH (Single-Family Residential with a Mobile Home combining district), and RR (Rural Residential), with a mix of commercial and residential buildings as well as grazing lands. The proposed project is consistent with the County's Zoning Ordinance, and the use defined under Chapter 17.30 of the Zoning Ordinance.

According to the County General Plan, the proposed project is not located on land classified as high capability agriculture, and there are no agricultural activities occurring within its

boundary. The California Department of Conservation has designated 33 Copper Cove Court, Copperopolis as “Urban and Built-Up Land.”<sup>2</sup> Therefore, there will be no conversion of farmland because of this project. The proposed project site is not restricted by a Williamson Act contract either. The County’s General Plan and Zoning Ordinance does not consider the project site to be high capability timberland or a timber production zone; therefore, the proposed project would not result in loss or conversion of forest land to a non-forest use. Thus, the proposed project will not result in a conversion of farmland or 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 checked="" type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

a) **Less Than Significant Impact** - The California Environmental Quality Act (CEQA) requires that projects be consistent with the local management plan and the State Implementation Plan (SIP). A consistency determination plays an essential role in local agency project review by linking local planning and unique individual projects to the County General Plan and the SIP in the following ways: (1) it fulfills the CEQA goal of fully informing local agency decision makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are fully addressed; and (2) it provides the local agency with ongoing information assuring local decision-makers that they are making real contributions to clean air goals contained in the SIP. Projects that are consistent with the local general plan are, therefore, considered consistent with the air quality management plan. No significant air quality impacts have been identified for either construction or operation of the project. As such, the project is consistent with the goals of County General Plan, the SIP, and does not present a significant air quality impact.

b) **Less Than Significant Impact** – The proposed project is 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 has experienced relatively good air quality, it has been classified as a non-attainment area for the State and Federal ozone standards (8-hour).<sup>3</sup> The project is to expand a self-storage facility. The manufacturing potential for this site is low and will not result in a considerable net increase for ozone pollutants such as NOx. Additionally, the buildings themselves won't release significant amounts of ozone pollutants.

- c) **Less Than Significant Impact** – The closest sensitive receptor is a mobile home park located across O'Byrnes Ferry Road west of the project site. Construction activities will create temporary emissions of dust and construction equipment exhaust. However, these activities are temporary and not considered to be significant.
- d) **Less Than Significant Impact** – The primary source of odor emissions would be exhaust from vehicles traveling to and from the storage facility 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, 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?

**DISCUSSION**

- a) **Less Than Significant Impact** – No candidate, sensitive, or special status species are known to be on or near the parcel in question. The parcel is currently developed with seven self-storage buildings in an area of residential and commercial uses.
- b) **Less Than Significant 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 subject parcel.
- c) **No Impact** – No state or federally protected wetlands exist on or near the subject parcel. The closest delineated wetland based on FEMA data is a freshwater pond over 2,000 feet east of the subject parcel.
- d) **Less Than Significant Impact** – No migratory wildlife corridors, or native wildlife nursery sites are known to exist on the property. The property is currently developed and fenced, and the proposed expansion of development will not interfere with the local wildlife to a significant degree when compared to the existing structures on the parcel and in the surrounding area.
- 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

- a-c) **No Impact** – There are no known cultural or historic resources located on the parcel or in the surrounding area. The site where the new buildings are proposed has already been disturbed and if any remains or artifacts are found construction will be halted.

## 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 storage units will use electric power from the grid and will be built to all applicable energy codes to prevent energy waste and unnecessary consumption. The increased energy usage resulting from the additional structures when compared to the existing baseline in the surrounding area is less than significant.
- b) **Less Than Significant Impact** – Calaveras County has not adopted a local renewable energy or energy efficient plan. All new construction 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 evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input 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) **Less Than Significant Impact** – Calaveras County is within the Sierra Block, an area of historically low seismic activity. Although ground shaking from earthquakes with epicenters located elsewhere have been felt, no major earthquakes have been recorded within the County. The closest known Alquist-Priolo Earthquake Fault Zones are the West Tahoe-Dollar Point Fault Zone and the Carson Range Fault System along the eastern margin of the Sierra Nevada.<sup>4</sup> This fault is located east of the County and the risk of surface rupture is not considered sufficient to restrict the development found in the County. According to the California Department of Conservation, the subject parcel is not within an Earthquake Fault Zone.<sup>5</sup> The areas of particular landslide concern are those that include high elevations with steep ravines and gulches associated with river and stream channels. Located at an elevation of approximately 720 feet, the parcel is relatively level, and has no ravines, gulches, rivers, or stream channels. The nearest ravine is an unnamed blue line stream, which is 1,300 feet to the southeast and appears fairly shallow. Calaveras County is not considered to be at risk for liquefaction hazards as no portion of the County is located in a Seismic Hazard Zone and liquefaction generally occurs in conjunction with seismically-induced ground shaking. 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.

b-c) **Less Than Significant Impact** – The soil of the subject parcel is categorized as Group 4, being shallow and having a rocky texture. The base rock is slate and serpentine.<sup>6</sup> Utilization of best management practices to reduce the risk of erosion is a requirement of all grading and building in the County.

d) **Less Than Significant Impact** – Group 4 soils have a low shrink-swell behavior and are not considered expansive soils.<sup>7</sup>

e) **No Impact** – The proposed additional self-storage units will not create an increased need for use of on-site wastewater disposal.

- 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-b) **Less Than Significant Impact** – An incremental increase in greenhouse gas emissions may be generated through construction due to construction operations and auto emissions from continued use of the existing facility. Building standards in Title 24 of the California Code of Regulations (California Building Standards Code) dictate high-efficiency materials and construction for residential and non-residential buildings. Emissions from the new construction are therefore already reviewed under the standards contained in Title 24. Auto emissions are the primary source of greenhouse gas (GHG) emissions in Calaveras County, however, the County has not yet adopted a Climate Action Plan or program to reduce GHGs so the proposed project would not be in conflict with any such plan or program. The addition of four new storage buildings would have a less than significant impact.

## IX. HAZARDS AND HAZARDOUS MATERIALS

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**DISCUSSION**

- a-b) **Less Than Significant Impact** – The current commercial use of the property will not be altered by the addition of more storage unit buildings. All applicable Federal, State, and County regulations will apply to all hazardous materials that may be used or stored on the subject parcel in the future.
- c) **No Impact** – The subject parcel is not within ¼ mile of an existing or proposed school.
- d) **No Impact** – The subject parcel is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. <sup>8 9 10</sup>
- e) **No Impact** – The subject parcel is not located in an airport land use plan or within 2 miles of a public use airport.
- f) **Less Than Significant Impact** – Calaveras County has a Hazard Mitigation Plan, but this project will not impair the plan or its implementation and mitigation goals. The proposed project does not impede any traffic or alter any roads.
- g) **Less Than Significant Impact** – The project was routed to all applicable fire protection districts and agencies. No comments were received. The subject parcel is currently developed with storage unit buildings and the parcel has an existing encroachment that allows for access for fire equipment to the site. The potential to increase the risk for death and injury due to a wildfire is 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>
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Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?   | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (i) result in substantial erosion or siltation on- or off-site;  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (iv) impede or redirect flood flows?   | <input type="checkbox"/> | <input type="checkbox"/> | <input 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) **Less Than Significant Impact** – The proposed addition of storage unit buildings will not inherently cause any additional waste discharge or similar affluent that would cause degradation of ground water quality. The proposed self-storage facilities individually or collectively do not generate or discharge waste. During the construction process, there is a possibility of run-off discharge. However, all construction and operation of uses on the parcel are subject to applicable codes, policies, and regulations regarding waste discharge and water quality.
- b) **No Impact** – The proposed addition of storage units will not use groundwater, nor will they increase the potential water usage on the subject parcel.

c) **Less Than Significant Impact** – The addition of storage unit buildings could result in minimal runoff and small amounts of erosion. Best Management Practices (BMPs) during all construction related activities such as grading, excavating, etc., are utilized and enforced by the Public Works Department during grading activities, as well as the Building Department during the actual construction of a structure, resulting in a less than significant effect on the surrounding area.

d) **No Impact** – The subject parcel is not in a flood hazard, tsunami, or seiche zone.<sup>12 13</sup>

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 addition of storage units will not physically divide a community.

b) **No Impact** – No plan, policy, or regulation to avoid or mitigate an environmental effect currently exists for the subject parcel.

## 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** – There are no known mineral resources on the subject parcel.<sup>14</sup>

## XII. NOISE

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

## DISCUSSION

a-b) **Less Than Significant Impact** – The parcel in question is currently developed and being used as a self-storage warehouse facility. The parcel directly south of the subject parcel is developed with commercial uses. The nearest sensitive receptor is a mobile home park across O’Byrnes Ferry Road approximately 120 feet to the west of the project site. Adding four self-storage buildings to the existing facility will not significantly increase the amount of noise experienced.

This project does not require the use of excessive noise generating equipment such as HVAC units or heavy equipment. By expanding the existing use of the property a minor increase in noise is to be expected, however, the addition of 9.6 vehicle trips per day and the absence of heavy, noise generating equipment other than during the construction phase of the project cannot reasonably be assumed to increase the noise level of the project to a level that would violate the 70 decibel limit set by Calaveras County Code Section 9.02.<sup>15</sup>

c) **No Impact** – The parcel is not located within the vicinity of any known private airstrip or an airport land use plan or within two miles of a public airport or 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,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



through extension of roads or other infrastructure)?

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

**DISCUSSION**

- a) **No Impact** – The proposed project does not change the allowed density of housing and is not extending any roads or other infrastructure that would enable further development.
- b) **No Impact** – The proposed project will not result in the displacement or demolition of any existing 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 project is an expansion of the existing use and does not increase the need for any services.

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

substantial physical deterioration of the facility would occur or be accelerated?

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

**DISCUSSION**

a-b) **No Impact** – The proposed project does not include any expansion of residential uses which would increase the use of any existing neighborhood and regional parks or other recreational facilities in the vicinity. No new housing or infrastructure is proposed that could result in an increase of park use.

**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 regard to transportation.

b) **Less Than Significant Impact** – The parcel is currently developed with seven storage facility buildings that total 39,500 square feet of gross floor area. Using the Institute of Transportation Engineers’ trip generation rate of 0.29 trips per 1,000 square feet of gross floor area during the peak PM hour of generation during the week, the site currently generates approximately 11.5 trips per day. The addition of the four proposed self-storage structures totaling 33,000 square feet will increase the number of trips generated by the facility by 9.6 trips per day. The increase from 11.5 trips per day to 21.1 trips per day is less than significant when compared to other uses that are permitted in the RC zone. Restaurants have a generation rate of 18.49 trips per 1,000 square feet of gross floor area during the same period. Specialty retail centers have a trip generation of 5.02 trips per 1,000 square feet of gross floor during the same period.

Both restaurants and specialty retail centers are permitted in the RC zone, and there is a specialty retail center with businesses including restaurants across O'Byrnes Ferry Road to the west of the proposed storage facility expansion.

- 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 Copper Cove Court. Local emergency services, including the fire district, have been notified of the project and no concerns regarding access to the parcel were received.

## 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 5020.1(k), or</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### DISCUSSION

a-b) **Less Than Significant Impact** – The site has already been disturbed and grading is completed.

## 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>
<p>Would the project:</p>				
<p>a) Require or result in the relocation or construction of new or expanded water,</p>				

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-e) **No Impact** – The proposed project will not require the construction or expansion of additional infrastructure. There is adequate power to the site. The Public Works Department has conditioned the permit to require that the County's Grading and Drainage Ordinance is complied with. No new gas, water, or wastewater is proposed nor will be needed. The proposed project will not generate large quantities of solid waste, if any.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

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

**DISCUSSION**

- a) **No Impact** – This area of the County is designated as a high fire hazard area.<sup>16</sup> The proposed expansion does not impair any countywide emergency plans.
- b) **Less Than Significant Impact** – The subject parcel is currently developed with seven storage unit structures. The proposed expansion of the existing facility utilizes an existing encroachment allowing access to the site. The project was routed to the fire protection district that serves the region and no comments or concerns were received.
- c) **No Impact** – The proposed project does not require the installation of any road, nor does it alter any existing roads or impede traffic. Fire access drives providing access to each building will be required to meet fire code standards.
- d) **Less Than Significant Impact** – The subject parcel is not in a flood zone, nor does the site have a significant risk of erosion or runoff. The construction of additional storage facility buildings 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) **No Impact** – There is no known habitat or species that will be impacted by the proposed project. The subject parcel is currently developed with storage unit buildings and parking areas and is developed with commercial businesses to the south and a mobile home park to the west. The construction of additional storage unit buildings will not impact the surrounding environment.
- b) **No Impact** – A Conditional Use Permit and the subsequent construction of additional storage unit structures will not raise the future development potential of the parcel. The construction of additional units will prevent future development of more intense uses because the majority of the parcel will be used for the storage facility.
- c) **No Impact** – The analysis of environmental issues contained in this Initial Study indicates that the project is not expected to have substantial adverse effects on human beings, either directly or indirectly. Best management practices, compliance with standard regulations, and conditions of approval will reduce any impacts to a less than significant level.



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