



County of Calaveras Department of Planning

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Initial Study / Negative Declaration

Review Period: July 11, 2023 through August 10, 2023

Initial Study ENVIRONMENTAL CHECKLIST

For: Dorene and Steve Humason
General Plan Amendment 2022–039 and Zoning Amendment
2022-040
Assessor's Parcel No. 068-020-065

1. Project Title: General Plan Amendment 2022-039 and Zoning Amendment 2022-040 for Dorene and Steve Humason
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 II
kstefani@co.calaveras.ca.us
(209)754-6394
4. Project Location: 73 Mitchler Avenue
Murphys, CA 95247
APN 068-020-065
5. Project Sponsor's Name and Address: Dorene and Steve Humason
805 Morton Way
Folsom, CA 95630
6. General Plan Designation: Commercial (C)
7. Zoning: Professional Offices (CP)
8. Project Description:

The applicants are requesting approval of a Zoning Amendment (ZA) and General Plan Amendment (GPA) for a 0.31-acre parcel in Murphys. They are proposing to amend the zoning from Professional Offices (CP) to Multiple-Family Residential (R3), and the general plan designation from Commercial (C) to Residential Medium Density (RMD). The parcel is currently developed with a single-family residence. The applicants have stated that the intent of the ZA and GPA is to allow the existing single-family residence to continue being used as a single-family residence. Without this proposed change, the property will be designated as non-conforming and would require an approved Conditional Use Permit for future additions or modifications. Additionally, such designation, in the applicant's opinion, would make it difficult to sell the property if necessary. No further development of the parcel is proposed as part of this project.

The subject parcel is located at 73 Mitchler Avenue, Murphys, CA. APN 068-020-065 is located in a portion of Section 5, T03N, R14E, MDM.

9. Surrounding land uses and setting:

Location	General Plan Designation	Zoning	Land Use
North	Commercial	Professional Offices, General Commercial	Church, Gas station, Grocery store, Retail uses

South	Residential Low Density	Single-Family Residential	Single-family residences
East	Residential Medium Density, Residential Low Density	Multiple-Family Residential, Single-Family Residential	Residences
West	Commercial, Community Center, Institutional	General Commercial, Local Commercial, Public Service	Retail uses, Murphys Fire Protection District

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"/> General Plan Des/ 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

7/7/23
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 (ZA) and General Plan Amendment (GPA). The applicants are requesting to amend the zoning from Professional Offices (CP) to Multiple-Family Residential (R3), and general plan land use designation from Commercial (C) to Residential Medium Density (RMD). Per the Calaveras County Code, the R3 zone is designed to provide lands for apartments, condominiums, planned unit developments, townhouses, and other high-density land uses. The R3 zone is designated to be located where commercial services, recreation facilities and public services are located within a reasonable distance. The subject property is currently developed with a single-family residence (a permitted use in the R3 zone) and there is no further development proposed at this time. However, because the ZA and GPA would allow for a higher density than is currently developed, a maximum development scenario will be analyzed for the proposed project.

The subject parcel, APN 068-020-065, is located at 73 Mitchler Avenue in Murphys and is a portion of Section 5, T03N, R14E, MDM. Figures 1 and 2 show the location of the parcel in the Murphys area. The parcel is served with water and wastewater utilities by the Union Public Utility District and the Murphys Sanitation District, respectively. The project site is not located within any known earthquake fault. Impacts from liquefaction and erosion of the site are less than significant due to parcel features, the scale of potential development, and application of existing local and state regulations. No Federal Emergency Management Agency (FEMA) flood zones exist on the site. Although the parcel is located within delineated natural diversity database areas, the project was not found to have a significant impact on the listed species.

The environmental analysis provided in this Initial Study follows CEQA Guidelines Appendix G. An explanation is provided for all responses, including “No Impact” responses. This project was not found to require any mitigation measures.

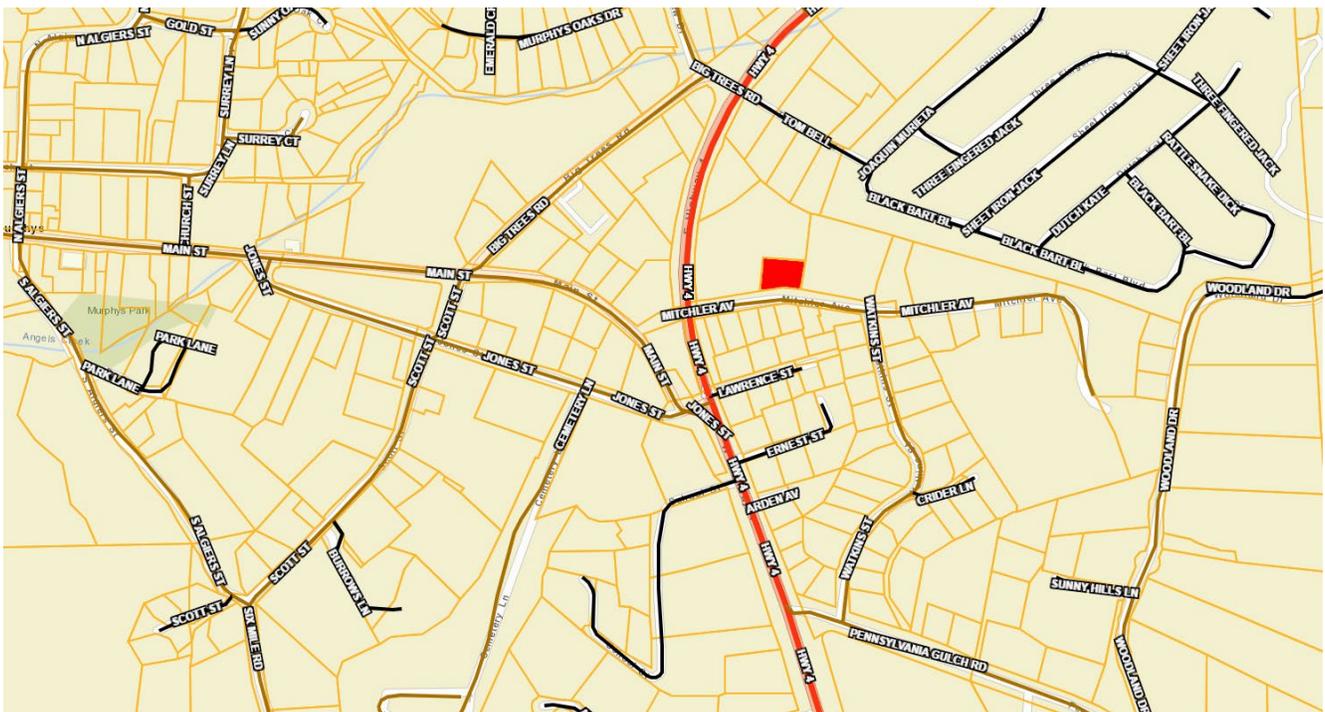


Figure 1 - Location Map

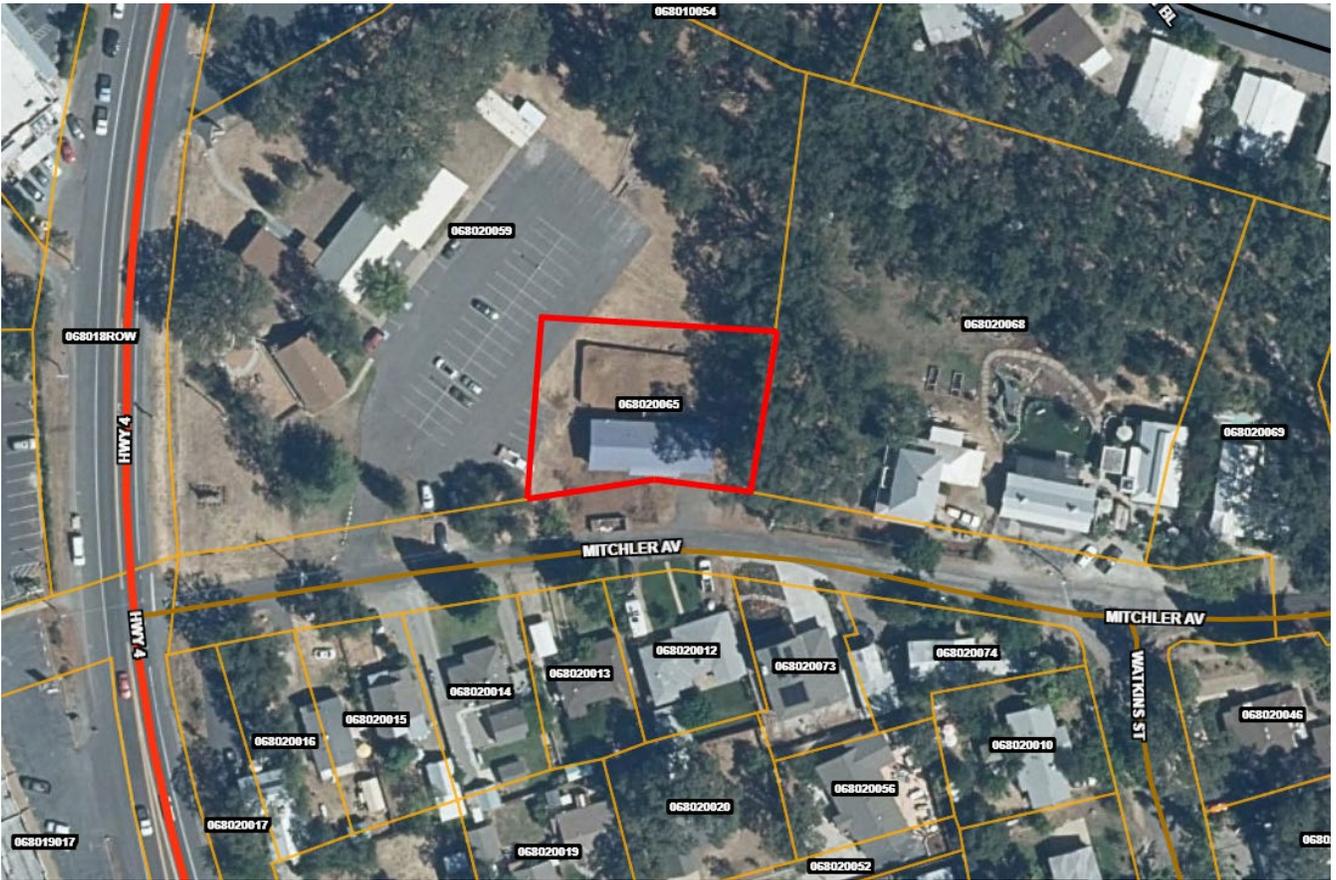


Figure 2 - Aerial Photo (Parcel boundary lines shown in red are approximate)

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 publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a) **No 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.¹ While there are hills in the surrounding area, none of these features are present on the subject parcel. Additionally, there are no designated scenic vistas in the vicinity of the project. Therefore, the rezoning and General Plan amendment of this parcel will not result in a significant impact.
- b) **No Impact** – No resources such as trees, rock outcroppings, or historical buildings will be removed or damaged due to the proposed project. Additionally, although Mitchler Avenue takes from State Highway 4, this portion of Highway 4 is not an officially designated scenic highway.² Therefore, the rezoning and General Plan amendment of this parcel will not result in any damage or impact to scenic resources.
- c) **Less Than Significant Impact** – The existing visual quality of the project site and surrounding area is characteristic of a commercial and residential area. There are no prominent views visible from the parcel or the surrounding area until Highway 4 is reached, largely due to trees in the area which obscure the surrounding hills. A Zoning Amendment to R3 would allow for a maximum building height of 45 feet which is 10 feet taller than the current building height limit of 35 feet, but setback, landscaping, and parking requirements of the zone in conjunction with the limited size of the parcel restrict the physical imposition of any future development. Additionally, the subject parcel setback approximately 300 from Highway 4 and is not

prominently viewed from the state right-of-way. Therefore, any visual impact from future development would be limited and the proposed ZA and GPA would not result in development that would substantially degrade public views of the site and its surroundings.

d) **Less Than Significant Impact** – The subject parcel is currently developed with a single-family residence and no further construction is proposed as part of the project. However, rezoning the parcel and amending the General Plan from CP to R3 and C to RMD, respectively, would allow the construction of up to three multi-family dwelling units, and the amount of light generated from any potential construction would be comparable to and consistent with the light and glare effects of similar existing development in the area. Additionally, Calaveras County Code Chapter 17.28.060.C requires shielding exterior lighting from reflecting or shining directly into the windows and doors of adjoining residences. Through the issuance of building permits, external lighting sources would be verified to ensure that the overuse of outdoor lighting and reflective materials be reduced to a level of less than significant. Therefore, the rezoning and General Plan Amendment of this parcel will not result in a significant impact due to new light sources.

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))?

d) Result in the loss of forest land or conversion of forest land to non-forest use?

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?

DISCUSSION

- a) **No Impact** – The California Department of Conservation’s Important Farmland Finder map has designated 73 Mitchler Avenue, Murphys as “Urban and Built-Up Land.”³ Therefore, there will be no conversion of prime, unique, or important farmland to a non-agricultural use because of this project, and thus no impact due to the proposed rezone and General Plan Amendment.
- b) **No Impact** – The project site is not restricted by a Williamson Act contract and is not zoned for agricultural use. The existing zoning is Professional Offices (CP) and the General Plan designation is Commercial (C). The existing use on the parcel is a single-family residence, not an agricultural use. Therefore, a rezone and General Plan Amendment of this parcel to R3 and RMD, respectively, will not conflict with existing agricultural zoning or a Williamson Act contract.
- c) **No Impact** – The project site is not restricted by a Timberland Production contract and is not zoned for forest land or timber production. The existing zoning is Professional Offices (CP) and the General Plan designation is Commercial (C), and the current use is a single-family residence. Therefore, a rezone and General Plan Amendment of this parcel to R3 and RMD, respectively, will not rezone forest land or timberland.
- d) **No Impact** – The project site is surrounded by commercial and residential development in the unincorporated community of Murphys. The site has already been developed with a single-family residence and there is no forest land immediately surrounding the project site. Therefore, a rezone and General Plan Amendment of this parcel to R3 and RMD, respectively, will not result in the lost or conversion of forest land to non-forest use.
- e) **No Impact** – The project site is already developed and is surrounded by commercial and residential development. The current use of the property is a single-family residence, and the potential development of multi-family dwelling units due to a rezone to R3 and a General Plan Amendment to RMD would not impact the surrounding parcels, which are not used for agricultural purposes.

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 projects to 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 (AQMP). The proposed ZA and GPA are compatible with one another, and the current single-family residence is a use permitted by right in the R3 zone. 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 (1-hour and 8-hour) and particulate matter standards (PM₁₀).⁴ The primary source of ozone precursors (i.e., ROG and NO_x) is mobile sources, including cars, trucks, buses, construction equipment, and agricultural equipment. Common sources of particulate matter pollution in the County include residential, development, and land management related activities such as woodstoves, windblown dust

and/or diesel from construction activities, and forestry management burning. The County General Plan states that pollutant exceedance is due mainly to emissions produced elsewhere in the state, particularly the Valley and Bay Area, and transported into the county by prevailing winds.⁵

The ZA and GPA do not propose any construction, will not allow for any manufacturing potential on this site, and will not result in a considerable net increase of pollutants. The ZA and GPA would allow the construction of up to three dwelling units (two more than currently exist), but the impact of an additional two dwelling units to air quality is comparable to existing development in the area. Additionally, any residential buildings themselves won't release a significant amount of pollutants, and would be subject to all applicable state, regional, and local regulations related to construction and building emissions. Therefore, the ZA and GPA of the subject property will result in a less than significant increase in air pollutants.

Redevelopment of the parcel would also be subject to the applicable CCAPCD rules and regulations in addition to the General Plan policies and actions that aim to improve air quality and minimize pollutant concentrations. Therefore, the proposed ZA and GPA would have a less than significant impact related to the potential to conflict with or obstruct implementation of the applicable air quality plan, or to 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.

- c) **Less Than Significant Impact** – The proposed project is in a residential area which includes single-family and multi-family dwellings, including a 55-year-and-older mobile home park, to the south, west, and northwest. The primary source of emissions would be from vehicles associated with the dwelling units which is typical in a residential neighborhood near a commercial area. The potential construction and use of three multi-family dwelling units in this area would not be considered to have a significant impact.
- d) **Less Than Significant Impact** – Approval of the proposed Zoning and General Plan Amendment would not result in emissions that would adversely affect a substantial number of people. The allowed uses in the R3 zone do not include uses that would result in emissions that would adversely affect people. The allowed uses in the R3 zone are the same as the permitted uses in the surrounding R1 and R3 zones, although the R3 zone allows for a higher density. Any potential home businesses would be subject to Chapter 17.68 of the Calaveras County Code of Ordinances which prohibits businesses that produce odors, noise, or dust. The primary source of odor emissions would be from the exhaust of vehicles traveling to and from the dwelling units. These sources of odor would dissipate over time.

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

or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

- 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?
- 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?
- 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?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 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** – The subject parcel is within California Natural Diversity Database designated areas for the Stanislaus monkeyflower, yellow-lip pansy monkeyflower, western bumble bee, and copper-flowered bird’s foot trefoil. However, the designated area for these species is 2 miles in diameter and encompasses the entirety of the Murphys community area, and records indicate that these species have not been observed in the area for decades. The parcel is currently developed with a single-family residence and has been fenced and landscaped. Additionally, the parcel is immediately surrounded by development including a church and associated parking lot, a gas station, and several residential dwelling units to the north, south, and east. If the subject parcel is developed fully under the proposed R3 zone, the impact to any candidate, sensitive, or special-status species is anticipated to be less than significant.
- 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 subject parcel. Therefore, the rezoning and General Plan Amendment of this parcel will have no impact.
- 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 forested/shrub wetland approximately

2,500 feet west of the subject parcel. Therefore, the rezoning and General Plan Amendment of this parcel will have no impact.

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 with a single-family residence and a large portion is fenced. The potential development of three multi-family dwelling units and the associated site improvements required will not interfere with the movement of any species or use of migratory corridors or nursery sites to a significant degree when compared to the existing structure on the parcel and in the surrounding area. Therefore, the rezoning and General Plan Amendment of this parcel will have a less than significant impact.

e-f) **No Impact** – The subject parcel is not located within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. Therefore, the proposed ZA and GPA will not conflict with any local policies, ordinances or plans protecting biological resources.

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 has already been developed with a single-family residence and no further development is proposed as part of this project. However, a ZA and GPA would allow the potential development of three multi-family dwelling units which would be subject to parking and landscaping requirements. If during future development any remains or artifact 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?

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

DISCUSSION

a) **Less Than Significant Impact** – The parcel is currently developed with a single-family residence and there is no further development currently proposed. A ZA and GPA to the R3 zone with a RMD General Plan designation would allow for the potential construction of three multi-family dwelling units. Should further development occur, construction would consume energy in the form of machinery run by petroleum-based fuels and there are no site characteristics that indicate construction would be less energy efficient than normal construction practices. Construction would be temporary and fuel consumption would end when construction is complete. Any future dwelling units would use electric power from the grid on a long-term basis but would be built to all applicable State and local energy codes to prevent energy waste and unnecessary consumption. The potential increased energy usage resulting from three dwelling units, when compared to the existing baseline of the current development on the site and 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 and local regulations, and any future development would not be more energy intensive than similar development. Therefore, the proposed project would result in a less than significant impact.

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"/>
	<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

- 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. According to the California Department of Conservation, the subject parcel is not within an Earthquake Fault Zone.⁶ 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.⁷ These faults are located east of the County and the risk of surface rupture is not considered significant enough to restrict development in the County. The areas of 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 2,200 feet, the parcel is relatively level, and has no ravines, gulches, rivers, or stream channels. The nearest creek is Angels Creek, which is 800 feet to the north and although this creek is a designated flood zone, the flood zone is approximately 480 feet from the subject parcel. Calaveras County is not considered to be at risk for liquefaction hazards as no portion of the County is in a Seismic Hazard Zone and liquefaction generally occurs in conjunction with seismically induced ground shaking.⁸ 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) **Less Than Significant Impact** – Soils at the project site are mapped as Urban Land – Millvilla complex 1-25% slopes. This soil is typically a very gravelly clay loam. Loam does have erosion potential, but the property in general is not characteristic of land with a high hazard for erosion. Erosion related to the project is unlikely as the site is already developed, and no construction is proposed as part of this project. However, should the parcel be redeveloped, a normal amount of erosion and topsoil loss is to be expected. Existing codes and Best Management Practices (BPMs) that regulate erosion control would be implemented

as part of the grading and building permit processes to mitigate the impact of erosion. Therefore, the project will have a less than significant impact.

- c) **Less Than Significant Impact** – As mentioned in Section VII(a), unstable areas particularly susceptible to hazards such as landslides and liquefaction are typically associated with high elevations and ravines associated with waterways. The subject parcel and surrounding parcels are relatively flat at approximately 2,200 feet in elevation, and there are no rivers, streams, or floodplains on or near the parcel. Soil conditions associated with liquefaction aren't found on the subject site. If erosion of soils were to occur, the risk of loss, injury or death is low. Additionally, any grading that is needed at any point will require the use of BMPs to reduce the risk of erosion. Therefore, the project will have a less than significant impact.
- d) **Less Than Significant Impact** – The soil of the subject parcel is categorized as loamy, and largely gravelly and paracobbly.⁹ The soil is categorized as being well draining and is not considered an expansive soil. The subject parcel is developed with a single-family residence and no construction is proposed as part of this project. However, if the property is redeveloped to accommodate the maximum density allowed in the R3 zone (three multi-family dwelling units), a building permit would be required. A soils report would be required prior to construction as part of the permitting process, which would address whether the proposed development could be accommodated on-site due to soil conditions. Additionally, compliance with the California Building Code, related laws, and the implementation of BMPs for erosion control, would be required during construction. Therefore, the proposed project would result in a less than significant impact.
- e) **No Impact** – The subject parcel is served by the Murphys Sanitary District for public sewer services. Therefore, there is no impact due to soils incapable of adequately supporting septic tanks or alternative wastewater systems.
- f) **No Impact** – There are no known unique paleontological resources or sites or unique geologic features on or near the subject parcel, and therefore there is no impact.

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** – No development is proposed as part of this project. However, a ZA and GPA from CP to R3 and C to RMD, respectively, would permit up to three multi-family dwelling units on the subject parcel. If development were to occur, an incremental increase in greenhouse gas (GHG) emissions would be generated through

construction due to construction operations and auto emissions from households. 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 any new construction are therefore already reviewed under the standards contained in Title 24. Auto emissions are the primary source of 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 conflict with any such plan or program. Additionally, the potential addition of two more dwelling units than currently exist is assumed to have a less than significant impact on greenhouse gas emissions.

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 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-b) **Less than Significant Impact** – The proposed project would not create a significant hazard to the public or environment. Routine construction processes and materials may be used if the property is redeveloped, but these uses would be temporary and must comply with state, regional, and local regulations for the transportation, use, and disposal of any hazardous materials. Additionally, any future uses shall comply with Calaveras County Code Chapter 17.28 – Multiple-Family Residential (R3), which does not allow uses that would involve the transportation, use, or disposal of hazardous materials by right.
- c) **Less than Significant Impact** – The subject parcel is approximately ¼ mile from an existing school. However, the project does not propose the emission or handling of hazardous materials, substances, or waste. As mentioned, the R3 zone does not permit uses that involves the storage, handling, or emission of hazardous materials, substances, or waste.
- d) **No Impact** – The subject parcel is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. ^{10 11 12}
- 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) **No 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** – According to The California Department of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP), this area of the county has a high to very high fire risk.¹³ However, the project was routed to all applicable fire protection districts and agencies and no comments were received. The subject parcel is currently developed with a single-family residence and does not propose further development. Any new construction allowed by the ZA and GPA would be subject to all applicable state, regional, and local fire and safety regulations. 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>
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 off-site; | <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 ZA and GPA will not violate any water quality standards, wastewater discharge requirements, or otherwise substantially degrade water quality. The subject site is already developed with a single-family residence and no further development is proposed currently. Approval of the ZA and GPA would allow the potential redevelopment of the parcel to have a maximum of three multi-family dwelling units, but development and operation of uses on the parcel would be subject to all applicable state, regional, and local regulations regarding stormwater runoff and retention, waste discharge, and water quality.
- b) **No Impact** – The proposed project will have no impact on the groundwater supply as the subject parcel is served through the Union Public Utility District for public water and therefore will not use groundwater.
- c) **Less Than Significant Impact** – The subject parcel has an existing single-family residence, and no additional development is proposed. If future development does occur as allowed by the proposed ZA and GPA, Best Management Practices (BMPs) during all construction related activities, such as grading and excavating, are required to be used and enforced by the Public Works and the Building Departments during the permitting process and actual construction, which would result in a less than significant effect.
- d) **No Impact** – The subject parcel is not in a flood hazard, tsunami, or seiche zone.^{14 15}

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

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) 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 subject parcel is currently developed with a single-family residence and no further development is currently proposed. Approval of the ZA and GPA would allow the construction of up to three multi-family dwelling units, but redevelopment would be limited to the existing parcel and would not result in the physical division of an established community.

b) **No Impact** – The project would require approval of the Zoning Amendment and General Plan Amendment. Following the approval of these applications, the project would have no impact related to any plan, policy, or regulation to avoid or mitigate an environmental effect.

XII. MINERAL RESOURCES

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) 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** – The subject parcel is not located within the County’s Mineral Resource Overlay, and there are no known mineral resources on the subject parcel.¹⁶ The parcel is also not located near an active mining operation. The project would not result in the loss or availability of any known mineral resources of value to the region or result in the loss of a locally important mineral resource recovery site delineated on a local General Plan, Specific Plan, or other land use plan.

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** – Certain land uses are particularly sensitive to noise and vibration. In general, these uses include residences, schools, hospital facilities, houses of worship, and open space/recreation areas where quiet environments are necessary for the enjoyment, public health, and safety of the community. There are sensitive receptors in the area of the subject parcel including a church to the northwest and residences to the north, east, and south. However, the project will not have a significant noise impact on these receptors.

The parcel in question is currently developed and is being used as a single-family residence, and no additional development is currently proposed. Approval of the ZA and GPA would allow the construction of three multi-family dwelling units though; construction of which would temporarily increase the ambient noise levels in the area. However, construction would be subject to Chapter 9.02 of the Calaveras County Code of Ordinances. Chapter 9.02.060.D requires that all construction in and around residential areas be limited to the hours of 7:00 AM and 6:00 PM and noise levels associated with the construction of multi-family dwelling units would be temporary.

Additionally, amending the zoning from CP to R3 and the General Plan designation from C to RMD will lower the allowable sound level by 10 decibels.¹⁷ If the property is redeveloped to the maximum residential density allowed in the R3, the noise produced by the use would be similar to the surrounding residential uses. The R3 zone does not allow for any uses that would routinely use heavy machinery or produce excessive noise. Furthermore, any home occupation would be subject to the regulations of Calaveras County Code Chapter 17.68 - Home Occupations, which specifically addresses potential nuisances and complaints about noise. Therefore, any noise generated from the project would have a less than significant impact.

- 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, therefore there is no impact.

XIV. POPULATION AND HOUSING

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

DISCUSSION

- a) **Less Than Significant Impact** – The project does not currently propose to increase the number of new homes or extend roads or other infrastructure. However, approval of the ZA and GPA to R3 and RMD, respectively, would increase the allowed density of the parcel. The number of allowed units is restricted though by the zoning and General Plan density which both allow a maximum of 12 units per one acre. At 0.31 acres, the subject parcel could have three multi-family dwelling units and would be subject to parking and landscaping requirements. There is currently a single-family residence on the subject parcel. The potential increase from one dwelling unit to three will not have a significant impact on population growth in the area.
- b) **Less Than Significant Impact** – The project as proposed will not result in the displacement or demolition of any existing housing. If the subject parcel is rezoned to R3 with a RMD General Plan designation, a total of three multi-family dwelling units could be constructed and may require the demolition of the existing single-family residence. However, construction of multi-family dwellings would result in a net increase of housing on this site and would not displace a substantial number of people or necessitate the construction of replacement housing elsewhere. Therefore, the project will have a less than significant impact on 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a) **Less than Significant Impact** – The subject property is currently developed with a single-family residence. An amendment to the R3 zone and RMD General Plan designation would allow a maximum of three multi-family dwelling units, which would be subject to Calaveras County Code of Ordinances performance and development standards including landscaping and parking requirements. A ZA to R3 and GPA to RMD would allow a potential increase of two additional dwelling units on the property. The application was routed to local service providers and no comments were received. The project and any potential increase in housing is not significant enough to substantially impact public services or require the expansion of facilities.

XVI. RECREATION

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

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 would result in a significant increase of park use. The approval of the proposed ZA and GPA would allow a potential increase from one single-family dwelling unit to three multi-family dwelling units on the parcel, but this increase would not be substantial enough to accelerate the deterioration of recreation facilities or require the expansion of recreational facilities. Therefore, the proposed project would result in a less than significant impact.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a) **Less Than Significant Impact** – The parcel is currently developed with a single-family residence which will continue to use the existing infrastructure and will not conflict with any plans, ordinances, or policies regarding transportation. The project does not propose any development. If the property is redeveloped with multi-family dwelling units as would be allowed by the R3 zone and RMD General Plan designation, the development will be required to meet standards such as those for on-site circulation, parking, emergency access, and other related County ordinances.

b) **Less Than Significant Impact** – The parcel is currently zoned Professional Offices (CP) and is developed with a single-family residence. The proposed project to amend the zoning and General Plan designation to R3 and RMD, respectively, with no development proposed would not have an impact on transportation. However, approval of the ZA and GPA would allow for the redevelopment of the parcel to have up to 3 multi-family dwelling units.

Pursuant to Senate Bill 743, projects that generate less than 267 vehicle miles traveled (VMT) per day and are consistent with the General Plan and Regional Transportation Plan may be presumed to cause a less than significant VMT impact. One residential unit generates 66.7 VMT per day¹⁸, and with a maximum potential of three units, this parcel would generate up to 200.1 VMT per day. Additionally, the parcel was run through the County’s VMT Metric Model at both the County and sub-region level with varying reductions from the Baseline Year, and in each instance the VMT Metric was below the VMT threshold.¹⁹ Furthermore, development of multi-family dwelling units on the subject parcel may provide the opportunity for workers in the area to live close to their place of work, potentially decreasing VMT by decreasing commute distances. Therefore, the project can be presumed to have a less than significant VMT impact.

c-d) **Less Than Significant Impact** – The parcel is accessed from Mitchler Avenue, a paved, county-maintained road. No new roads or road improvements are proposed as part of this project. The proposed project will continue to use the existing encroachment, which does not

have any hazardous design features, to access the parcel. The project application was routed to the Calaveras County Public Works Department, Murphys Fire District, and CalFire, and no comments were received. If the property is redeveloped with multi-family dwelling units, the construction will be required to meet state, regional, and local standards for parking, on-site circulation, and emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a-b) **No Impact** – As discussed in Section V. Cultural Resources, there are no known cultural or archaeological resources on the subject parcel. The site has already been disturbed to construct the existing single-family residence and no construction is proposed at this time. However, a ZA and GPA would allow the potential development of three multi-family dwelling units which would be subject to parking and landscaping requirements. If during future development any remains or artifact are found construction will be halted.

As part of the processing of the project application, County staff initiated consultation with tribes that have requested formal notification of proposed projects within their geographic area of traditional and cultural affiliation pursuant to AB 52 Notification Request, Public Resources Code Section 21080.3(b) and SB 18, Government Code Section 65352.3. The Calaveras Band of Miwok Indians, the California Valley Miwok Tribe, the Lone Band of Miwok Indians, the Buena Vista Rancheria of Me-Wuk Indians, and the Washoe Tribe of Nevada and California have been notified of this project. No responses were received from the tribes.

XIX. UTILITIES AND SERVICE SYSTEMS

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

DISCUSSION

a-e) **Less Than Significant Impact** –The property is currently developed with a single-family residence and has the infrastructure for sanitary, water, and electrical purposes. No new gas, water, or wastewater is currently proposed as there is no redevelopment of the parcel proposed. The proposed amendments to the zoning and General Plan to R3 and RMD, respectively, would allow a maximum of three multi-family dwelling units on the parcel. The addition of two more residential units than currently exist would not significantly increase demand for water, wastewater, electrical, solid waste, or other referenced services. The project was routed to the Murphys Sanitary District, Union Public Utility District, and the Pacific Gas & Electric Company; no comments were received from these agencies.

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?
- 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?
- 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?
- 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-d) **Less Than Significant Impact** – The Calaveras County Emergency Operations Plan (EOP) outlines the functions, responsibilities, and regional risk assessments of Calaveras County for large scale emergencies such as wildland fires, hazardous materials incidents, flooding, and dam failure. The EOP addresses the planned response to extraordinary emergency situations and establishes a flexible, all hazards, emergency management organization required to facilitate the response to, and provide for short term recovery activities related to any significant emergency or disaster affecting Calaveras County.²⁰

The project does not propose activities that would substantially impair an adopted emergency response plan or emergency evacuation plan. The subject parcel is currently developed with a single-family residence and no construction is proposed as part of this project, but the zoning and General Plan amendments would allow the potential redevelopment of the parcel with a maximum of three multi-family dwelling units. The project would not require the installation or maintenance of new infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Construction would be subject to all state, regional, and local regulations regarding fire safety.

The subject parcel is not in a flood zone, nor does the site have a significant risk of erosion or runoff. The project would not 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. The proposed project does not require the installation of any new roads, nor does it alter any existing roads or impede traffic. The potential construction of three multi-family dwelling units on the parcel will not negatively alter any risk that may or may not currently exist on the subject parcel. The project was routed to the fire protection district that serves the region and no comments were received.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

DISCUSSION

- a) **Less Than Significant Impact** – Approval of the proposed ZA and GPA will not significantly impact the surrounding environment. The analysis of environmental issues contained in this Initial Study indicates that the project will not substantially degrade the quality of the environment, substantially reduce habitat or population of wildlife species, or eliminate important cultural or archaeological resources. The parcel has already been disturbed and is developed with a single-family residence. The parcel is in a highly developed area which includes both residential and commercial development in the immediate vicinity. The ZA and GPA are not anticipated to have a significant impact on the environment even if the parcel is redeveloped with the allowable three multi-family dwelling units allowed in the R3 zone and RMD General Plan designation.
- b) **Less Than Significant Impact** – The proposed ZA and GPA would not create a cumulative impact to any of the items discussed in this Initial Study. The existing development is consistent with both the proposed zoning and General Plan designation, and the allowable increase in density (a maximum of three multi-family dwelling units) after approval of the amendments is not significant enough to create a cumulative impact when considered in relation to the impacts of other past, present, or probably future projects.

c) ***Less Than Significant 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 and compliance with standard regulations will reduce any environmental impacts to a less than significant level.

REFERENCES

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3. California Department of Conservation. California Important Farmland Finder Web Map. <https://maps.conservation.ca.gov/DLRP/CIFF/>.
4. Calaveras County General Plan, adopted November 12, 2019.
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6. California State Geoportal. CGS Seismic Hazards Program: Alquist-Priolo Fault Hazard Zones Web Map. <https://gis.data.ca.gov/maps/ee92a5f9f4ee4ec5aa731d3245ed9f53/explore?location=37.120942%2C-119.787889%2C7.00>.
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9. United State Department of Agriculture. Natural Resources Conservation Service. <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.
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11. California Water Resources Control Board. GeoTracker. https://geotracker.waterboards.ca.gov/search?PAGE=62&CMD=search&business_name=&main_street_number=&main_street_name=&city=&zip=&county=&branch=&status=&site_type=LUFT&cleanup_type=&npl=&reporttype=&reporttitle=PROJECT+SEARCH+RESULTS&federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&permitted=&corrective_action=&spec_prog=&national_priority_list=&senate=&assembly=&critical_pol=&business_type=&case_type=&gwbasin=&display_results=&pub=&watershed=&ORDERBY=county&excludenc=False&next=Next+50.
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13. California Department of Forestry and Fire Protection's Fire and Resource Assessment Program. Fire Hazard Severity Zone (FHSZ) Viewer. <https://egis.fire.ca.gov/FHSZ/>
14. Federal Emergency Management Agency (FEMA). FEMA Flood Map Service Center: Search by Address. <https://msc.fema.gov/portal/search?AddressQuery=73%20mitchler%20avenue%2C%20murphys#searchresultsanchor>.
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16. United States Geological Survey. Mineral Resources Online Spatial Data. <https://mrdata.usgs.gov/general/map-us.html>.
17. Calaveras County Municipal Code. Chapter 9.02. https://library.municode.com/ca/calaveras_county/codes/code_of_ordinances?nodeId=CD_ORD_TIT9PUPEMOWE_CH9.02NOCO.
18. Senate Bill 743 Vehicles Miles Traveled Implementation Report, Prepared for: Calaveras Council of Governments. April 13, 2022 by Fehr & Peers.
19. Calaveras COG SB 743 VMT Screening Tool. https://devapps.fehrandpeers.com/Calaveras_COG_VMT_Beta/.
20. Calaveras County General Plan, adopted November 12, 2019.