



County of Calaveras

Department of Planning

Peter N. Maurer ~ Interim Planning Director
Phone (209) 754-6394 Fax (209) 754-6540
www.planning.calaverasgov.us

Initial Study / Negative Declaration

Review Period: September 13, 2024, through October 14, 2024

Initial Study

ENVIRONMENTAL

CHECKLIST

For: Vinh Trong Luong and Ngan Hoai Huynh Le-Luong
Conditional Use Permit 2024-054
Assessor's Parcel Nos. 020-013-017

1. Project Title: 2024-054 – Conditional Use Permit Vinh Trong Luong and Ngan Hoai Huynh Le-Luong
- 2.
3. Lead Agency Name and Address: Calaveras County Planning Department
891 Mountain Ranch Road
San Andreas, CA 95249
4. Contact Person and Phone Number: John Franklin, Planner II, (209) 754-6394
5. Project Location: 19500 Jesus Maria Road, Mountain Ranch CA, APN 020-013-017 in a portion of Section 15, T05N, R13
6. Project Sponsor's Name and Address: Vinh Trong Luong and Ngan Hoai Huynh Le-Luong
3412 Fallen Oak Drive
Modesto, CA 95355
7. General Plan Designation: Rural Transition B
8. Zoning: Residential Agriculture with a five-acre minimum (RA-5)
9. Project Description: The applicant is requesting approval of a Conditional Use Permit (CUP) to permit a meditation facility. The facility is a rebuild of a previous burned down barn of the same size, thirty (30) feet by seventy (70) feet. The facility is proposed to run by the landowners, and a proposed occupancy of less than 50 people. The proposal describes two small offices for administrative purposes, two ADA compliant bathrooms, no seating in the meditation area, and no overnight lodging. A parking lot with 17 spaces to support the use is included in the proposal.
10. Surrounding land uses and setting:

The subject parcel is an approximately 6-acre lot which is accessed via Jesus Maria Road, a County maintained road. The subject parcel contains two single-family residences and two storage sheds. There are also ground mounted solar panels on the site. Jesus Maria Road is a 60-foot-wide, paved, county-maintained road. A commercial encroachment will be required. No other additional frontage improvements or offers of dedication are required as part of this application. The existing driveway is graveled, and the proposal indicated they will be using a graveled parking lot with seventeen spaces. The subject parcel is surrounded by other residentially used parcels of similar size or larger.

Location	General Plan Designation	Zoning	Land Use
North	Rural Transition B	Rural Residential (RR)	Residential
South	Rural Transition B, Resource Production	General Agriculture (A1) Residential Agriculture (RA) Rural Residential (RR)	Residential,
East	Rural Transition B, Resource Production	Residential Agriculture (RA) General Agriculture (A1)	Residential
West	Rural Transition B, Resource Production	Residential Agriculture (RA) Agriculture Preserve (AP)	Residential, Agricultural

11. Other public agencies whose approval is required: Central Calaveras Fire and Rescue Protection District; Cal Fire; Calaveras County Environmental Management Agency; Calaveras County Public Works Department.

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

If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

NO

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input 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.



John D. Franklin
Project Planner

9/10/2024
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:

Vinh Trong Luong and Ngan Hoai Huynh Le-Luong are the owners of the subject parcel, an approximately 6-acre residential property at 19500 Jesus Maria Road, Mountain Ranch CA. The applicant is requesting approval of a Conditional Use Permit (CUP) to permit a meditation facility with an occupancy with up to fifty (50) people. The Project site has a General Plan land use designation of Rural Transition B and is zoned Residential Agriculture with a five-acre minimum (RA-5). The RA zone is intended to be a district in which an equal emphasis is assigned to residential and agricultural uses.

A “meditation facility” is allowed in the RA zone as a Retreat center. County Code section 17.04.020 provides that a Retreat Center means an establishment engaged in recreation, educational, therapeutic and similar activities, with day use and overnight facilities to serve guests. Establishments are often focused on self-improvement or relaxation in a natural setting, although indoor facilities such as conference rooms, lodging, and dining facilities for the guests may be included. While no overnight lodging, dining facility, or conference room is proposed as part of this project, a meditation facility would fall under the use as a therapeutic use that focused on self-improvement and relaxation in a natural setting.

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 uses and zoning. The CUP is a discretionary permit, reviewed by the Planning Commission, which can approve a CUP by making the findings in Section 17.82.020 in the Calaveras County Code.



Figure 1- Location Map

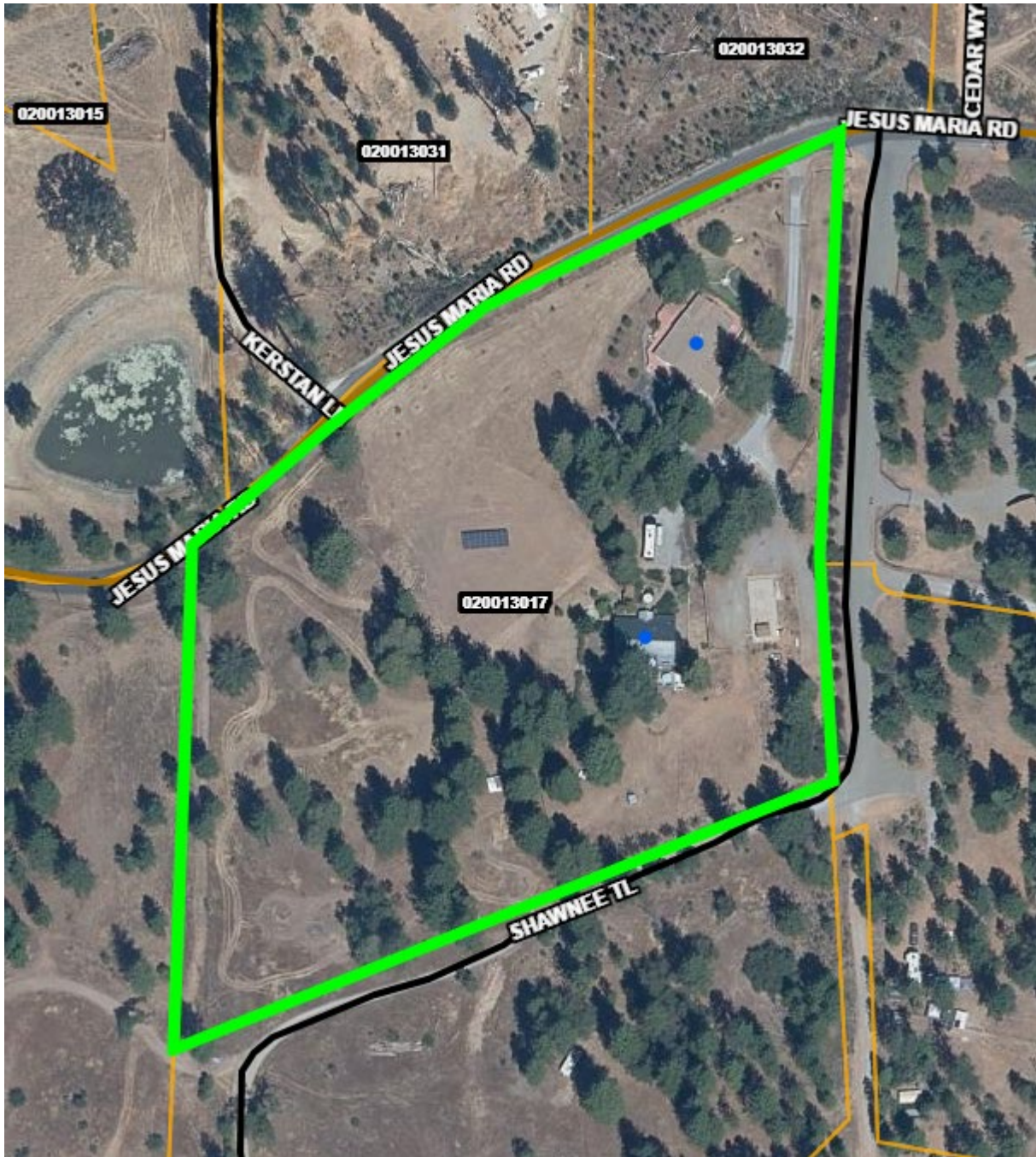


Figure 2- Aerial Photo (Parcel boundary lines shown in green do not reflect the actual location)



Figure 3 – Site Plan

I. AESTHETICS

Except as provided in Public Resources Code §21099, would the project:

- a) Have a substantial adverse effect on a scenic vista?
- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 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?

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) **No Impact** – A scenic vista is an area that is designated, signed, and accessible to the public for the express purposes of viewing and sightseeing. The County General Plan’s Conservation and Open Space Element notes that the County’s scenic resources are some of its most valued assets and include forests, rolling hills, ranches, agricultural land, historic landscapes, oak woodlands, rock formations and other unique topographical features, river corridors, lakes, and streams. The Project site is located in a residential area between the communities of Rail Road Flat and Mountain Ranch. The surrounding parcels are also developed with residences along Jesus Maria Road, Cedar Way, and Shawnee Trail. The Project site is approximately 6 acres in size and developed with two single-family residences, a few small sheds, and the burned down barn’s remaining pad. The parcel contains many pine trees and is primarily pasture. This area of the county is not designated as a scenic vista by the County General Plan, nor does it contain any unique or distinguishing features that would qualify the site for designation as a scenic vista. The Project would include physical change to the property by rebuilding the previously existing structure. Since the proposed structure was previously existing, the proposed Project would not have a substantial adverse effect on a scenic vista. No impact would occur.

- b) **No Impact** – The Project site is not located within view of a state scenic highway. The nearest officially designated State Scenic Highway is the portion of State Route 4 (SR 4) known as Ebbetts Pass National Scenic Byway, located approximately 9 miles east of the Project site (Caltrans, 2022). The nearest Eligible State Scenic Highway is State Route 49 (SR 49), located approximately 10 miles West of the Project site (Caltrans, 2022). As the Project site is not visible from any state scenic highways, no impact would occur to scenic resources within a State Scenic Highway.

- c) **No Impact** – As described under response (a), above, the proposed Project would rebuild a previously existing burned structure and would not include any significant physical changes to the subject parcel or the surrounding area. The subject parcel is located in a non-urbanized area, and is primarily rural-residential, with larger agricultural parcels adjacent to a small subdivision. Moreover, because the proposed structure is a rebuild of a previously burned down structure and screened on multiple sides from pine trees, any impact of scenic resources would be minimal. In addition, the site does not contain any unique visual features that would be adversely affected by the Project. Therefore, there would be no impact on the existing visual character of the subject parcel and the surrounding area.

- d) **No Impact** – All new lighting will adhere to Calaveras County Code 17.16.100 D.3. which states that exterior lighting shall be shielded and directed in such a manner that it does not shine directly into adjoining residences. Development is proposed with this application, however, with the adherence to outdoor lighting regulations at the time of future development, the proposed Project would not create new sources of substantial lighting or glare that would generate a significant impact.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by 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"/>

a-e) **No Impact** – The California Department of Conservation Farmland Mapping and Monitoring Program has published map data for Calaveras as of 2020. The California Important Farmland Finder tool was used to identify land surrounding the subject parcel. This land is categorized as “Other Land”, defined as Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and

greater than 40 acres is mapped as Other Land.” This indicates this area including the subject parcel, is not a prime farmland, unique farmland, or farmland of Statewide importance.

According to the County General Plan, the proposed Project is not located on land classified as high capability agriculture. The applicants do not have an agricultural operation on-site nor is one proposed in the future. No prime farmland will be converted as a result of this Project. The subject parcel is not restricted by a Williamson Act contract. 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. The proposed Project is consistent with the County’s Zoning Ordinance, and the use defined under Chapter 17.04 of the Zoning Ordinance (2024). Thus, the proposed Project will not result in a conversion of farmland or forest land. In addition, no trees are proposed to be removed as part of this project.

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"/>

a-d) **Less Than Significant Impact** – The proposed Project is located in the Mountain Counties Air Basin (MCAB) and is under the jurisdiction of the Calaveras County Air Pollution Control District (CCAPCD). CCAPCD manages the County’s air quality through education and enforcement of CCAPCD rules and California Air Resources Board (CARB) measures and regulations. 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). 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. According to the County General Plan EIR, the nonattainment status of the County is predominantly attributable to the overwhelming transport of pollutants from the Central Valley and the Bay Area into the County.

The Project proposes to operate a meditation facility which will have an occupancy of no more than 50 people. The project description indicates 2 people from the residences on site daily and an attendance of twenty people four times a year will be there for Buddhist holidays. A rebuilding of a previously existing building is proposed so there would be temporary construction emissions. Project operations would however result in new sources of air pollutant emissions from vehicles as visitors drive to the site for meditation. Daily vehicle trips are expected to be 0 as the site will not be attended daily expect from the residents who live on the parcel. The proposal indicated 20 people will attend four times a year for Buddhist holidays. However, this number of daily trips for the Project operations is not substantial enough to create emissions that would violate applicable air quality standards or substantially contribute to an existing or projected air quality violation.

The Project is consistent with the General Plan land use designation for the site and would not result in increased impacts associated with air quality. The Project would 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 Project 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.

Sensitive receptors are those individuals within the population that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptors include children, the elderly, and those with pre-existing serious health problems affected by air quality, and sensitive receptor locations include schools, parks and playgrounds, day care center, nursing homes, hospitals, and residences. There are 6 residential parcels located adjacent and to the west of the proposed project, the closest residence being located approximately 350 feet to the East from the proposed rebuild area. Based on the application there are no proposed activities that would generate odor.

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?
- 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?

a) **Less Than Significant Impact** – It is unlikely that the project would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status, due to the location of the project site (parcel that has been historically used for residential uses) and lack of suitable habitat (there are no, creeks, wetlands, or riparian habitats located on the subject parcel, and a large percentage of the parcel has been disturbed). Furthermore, the project will not modify any habitat than what is currently existing as there is no major ground disturbing construction proposed. Therefore, there is a less than significant impact on any habitat identified by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service.

b-c) **No Impact** – As the proposed Project would not include any substantial physical changes, Project operations would not change the condition of the Project site with respect to biological resources or habitat types. The adjacent parcels are developed with residences and lack of suitable habitat. The Project site is developed, and the proposed Project involves minor improvements to grounds already disturbed by the residential use; therefore, implementation of the proposed Project will not impact any special-status species or their habitat. 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 the Project site. According to the U.S. Fish and Wildlife Service National Wetlands Inventory map, no wetlands are located at or adjacent to the project site. The nearest sensitive species *Rana boyii*, the foothill yellow legged frog is about a mile north of the site. Being as there are no streams, pounds, or designated wetlands on or near the subject parcel there would be no impact to the nearest sensitive species.

d-f) **No Impact** – There are no creeks, wetlands, or riparian habitats located on the subject parcel. As previously mentioned, the project site is disturbed by the existing residences, driveway, and accessory structures. In addition, surrounding parcels have been developed with single-family homes, agricultural buildings, and agricultural uses. Therefore, implementation of the proposed Project would not impact any migratory corridors or interfere with the movement of any fish or wildlife species. Furthermore, there are no native or protected trees on the Project site that would be removed as part of the proposed improvements. The Project site 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 Project would 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"/>

a-c) **No Impact** – There are no known historical, cultural, or archaeological resources, nor are there any dedicated cemeteries on the Project site. As described above, the Project site has been previously disturbed, and the proposed Project does not include substantial physical changes or ground disturbing activities. Therefore, no impact to historical, cultural, or archaeological resources would occur.

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

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

a-b) **No Impact** – The proposed Project does include construction changes which would result in a negligible increased consumption of energy resources. Being that the structure previously existed and utilized energy resources, the proposed rebuild and use will result in a less than significant increase of energy consumption being compliant with modern energy standards for new construction. Calaveras County has not adopted a local renewable energy or energy efficient plan. Therefore, Project operations would have no impacts.

VII. GEOLOGY AND SOILS

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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?

a-f) **No Impact** –There is new development proposed with this application, but it is a rebuild of a previously existing structure. Therefore, the Project would not expose people or structures to potential substantial adverse effects related to landslides or liquefaction and there is no new risk of harm to life or property sited on expansive soils. There are no known unique paleontological resources or sites or unique geologic features on or near the Project site. Therefore, no impact would occur.

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"/>

a-b) **Less than Significant Impact** – Auto emissions are the primary source of greenhouse gas (GHG) emissions in Calaveras County; however, the County has not adopted a plan or program to reduce GHG’s so the proposed Project would not be in conflict with any such plan or program. Although the mediation facility would generate vehicular trips, it would only be four times a year for twenty people to gather, thus the project’s emissions would fall below the CCAPCD thresholds, and the impact is considered less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a-d) **No Impact** – According to the project application, the project is not expected to use or store hazardous materials on site. All applicable Federal, State, and County regulations will apply to all hazardous materials that may be used or stored on the Project site in the future. There are no existing or proposed schools within one quarter mile of the subject parcel. The project site is not listed as a hazardous materials site on the California Department of Toxic Substances Control EnviroStor database map, compiled pursuant to Government Code 65962.5 and as noted above, does not include the use or storage of hazardous materials on-site. Therefore, the project is anticipated to have no impact on creating a significant hazard to the public or the environment.

e) **No Impact** – The subject parcel is not within an airport land use plan or within 2 miles of a public airport or public use airport.

f) **No Impact** – There is no adopted emergency response plan or emergency evacuation plan specifically involving the parcel in question. The proposed project does not impede any traffic or alter any roads. The proposed project has been reviewed by the Public Works Department. The encroachment will be improved to a commercial standard. The driveway meets County Road Standards and will continue to serve the project. Therefore, the project would not obstruct emergency vehicle access. The project has been routed to the Central Calaveras fire and Rescue Fire Protection District and no comments were received.

g) **No Impact** – The proposed use would not include the storage or use of any equipment or materials, the use of which would significantly expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires, that are not normally used to maintain RA-zoned parcels of similar size. Neither does the use specifically

include activities that would present a significant risk of loss, injury, or death involving wildland fires.

According to The California Department of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP), this area of the county has a very high fire risk. The parcel is well maintained, with little vegetation due to previous disturbance. The project has been routed to the Central Calaveras fire and Rescue Fire Protection District and no comment was received. Central Calaveras fire and Rescue Fire Protection District is about half a mile down Jesus Maria Road from the project site.

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

a-e) **No Impact** – Construction is proposed with this application to rebuild an existing structure. Project operations would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. The Project does not propose any physical changes that would introduce new impervious surfaces to a previously undeveloped area. Therefore, the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. The Project does not propose any physical changes, it would not result in any changes to existing topography or drainage patterns of the Project site or the surrounding areas. The Project site is not in a flood hazard, tsunami, or seiche zone. There is no water quality control plan or sustainable groundwater management plan for the area of the County in which the Project site 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"/>

a-b) **No Impact** – The Project site is currently developed and is located in a residential area between the communities of Rail Road Flat and Mountain Ranch. Permitting a previously existing building and a meditation facility will not create a barrier that would physically divide a community. Following approval of the use permit, the Project would have no impact related to conflicting with applicable land use plans, policies, regulations, or surrounding uses.

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"/>

a-b) **No Impact** –The Project site is not located within the County’s Mineral Resource Overlay, nor is the Project site designated as Resource Production (RP) or Working Lands (WL), which are land use

designations for areas within the County known to contain mineral resources. The Project site is not within or adjacent to any active mining operations. The Project would result in minor physical changes. Thus, the Project would not result in the loss of 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. No impact would occur.

XIII. 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 groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **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. The project will require construction of a building but the subsequent usage as a meditation facility will not generate noise. Being a meditation facility, it would fall within a land use sensitive to noise and vibration and as such would not be the cause of either.

The Project would be required to comply with the County’s noise standards enumerated in the County Noise Ordinance, which provides exterior noise level standards which may not be exceeded. The CUP process would allow the public an opportunity to voice concerns about potential noise impacts and would allow the County to impose conditions of approval to reduce potential noise impacts.

b-c) **No Impact** –The Project would not introduce new sources of on- or off-site noise or vibration and would comply with all noise requirements. The Project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the County General Plan or Noise Ordinance. Furthermore, the Project would not generate excessive ground borne vibration or ground borne noise levels. The Project site is not

located within the vicinity of a 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, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b) No Impact – The Project proposes to operate a meditation facility in a rebuilt structure. The Project does not propose new residential, or employment-generating uses that would induce substantial population growth. The site contains two homes, neither of which would be displaced or discontinued being utilized as residences. Thus, the Project would not induce substantial unplanned population growth to the area or displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. No impacts would occur.

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"/>

No Impact – The Project was circulated to the Central Calaveras fire and Rescue Fire Protection District and the Sheriff’s Department, and no comments were provided either in writing or verbally regarding the proposed Project significantly altering response times or other performance objectives. The proposed Project would not result in the construction of new or physically altered fire facilities. The Project does not propose new residential, or employment-generating uses that would induce substantial population growth and would not result in impacts to fire or police protection services resulting in the need for new or physically altered facilities. Thus, the Project would not require the need for new or physically altered fire or police station facilities in order to maintain acceptable service ratios, response times or other performance objectives.

The Project would not induce population growth within the County that would potentially result in a significant increase in the use of existing schools, parks, or other public facilities within the area. The Project would not involve the construction of new schools, parks, or other public facilities, nor would it result in the need for new or physically altered schools, parks, or other public facilities. Therefore, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered schools, parks, or other public 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b) **No Impact** – The proposed Project would not increase the use of any existing neighborhood and regional parks or other recreational facilities in the vicinity. Development of recreational facilities is not proposed as part of the Project. No impact would occur.

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"/> |

- a) **No Impact** – The Project proposes a new meditation facility in a previously existing structure on the project site and does not propose any substantial physical changes to the Project site or the surrounding area. The Project would not conflict with any plans, ordinances, or policies addressing the circulation system.
- b) **Less Than Significant Impact** –The Project site is currently utilized as two residences. As this Project would entail the operation of a retreat center use, it would not result in a significant change to the current vehicle miles traveled attributable to the current use based on the described plans of operation, and therefore, would have a less than significant impact to transportation.
- c) **No Impact** – The Project proposes a new meditation facility in a previously existing structure on the project site. Thus, the Project would not introduce an incompatible use to the site. Further, the Project would not introduce a geometric design feature such as sharp curves or dangerous intersections.
- d) **No Impact** – The Project does not propose any physical changes to the Project sites access or the surrounding roadways. Thus, the Project would not result in inadequate emergency access. The project was circulated to the Central Calaveras fire and Rescue Fire Protection District and the Sheriff’s Department, and no objection was provided either written or verbal regarding the construction of the meditation facility in the area significantly altering response times or other performance objectives.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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

a-b) **No Impact** – As discussed in Section 4.5, Cultural Resources, there are no known cultural or archaeological resources or dedicated cemeteries on the Project site. The Project site has been developed with residential structures. The site of development has already been disturbed by these activities. Therefore, no impact to tribal cultural resources would occur. 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 per AB 52 Notification Request, Public Resources Code Section 21080.3(b). The Calaveras Band of Miwok Indians, the California Valley Miwok Tribe, and the Lone Band of Miwok Indians 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 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"/>
	<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?

a) **Less than Significant Impact** – Project will require development of a commercial septic system to handle the use as a meditation facility as well as a small public water system as indicated by comment from Calaveras Environmental Management Agency. Neither of which would have significant impact on the environment as most surrounding parcels and the subject parcel are served water and wastewater services by well and septic. No new electrical, natural gas, or telecommunications infrastructure or facilities would be constructed.

b-e) **No Impact** – The Project proposes operation of a meditation facility in a structure proposed to replace a previously destroyed one. Operation of the proposed Project would not generate demand for utilities requiring the relocation or construction of new or expanded facilities outside of those mention in section a. The Project site is served by water from a well and septic for wastewater disposal. Thus, no impact to water supplies or wastewater treatment capacity would occur as a result of the proposed Project. The Project application was circulated to utility agencies for an opportunity to comment on the project. The County has not received any letters concerning impacts to their services. The Wilseyville Transfer Station and yard is located about six miles from the project site, which has adequate capacity to serve the solid waste disposal needs of the Project and would not require expansion of the facility to accommodate its needs. No impact would occur in this regard.

XX. WILDFIRE

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

post-fire slope instability, or drainage changes?

a-d) **No 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. The EOP tasks the Calaveras County Sheriff’s Department with authority and responsibility for evacuation and movement of citizens in times of crisis, including the identification of evacuation routes (Calaveras County, 2019).

The Project does not propose activities that would substantially impair the EOP or emergency evacuation plan. 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. 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. No impact would occur in this regard.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

a) **No Impact** – Based on the information and analysis provided throughout this Initial Study, implementation of the proposed Project would not substantially degrade the quality of the environment and would not 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, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of California history or prehistory. There are no known habitat, species, or cultural resources that will be impacted by the proposed Project. The Project site is currently developed, and the proposed development would not have a significant impact as the site of proposed development is already disturbed.

b) **No Impact** – The proposed meditation facility would not create a cumulative impact to any of the items discussed above. The proposed use is permitted in the Residential Agriculture zone with a CUP; therefore, the Project is consistent with the General Plan and Zoning Code. The impacts discussed above are either minor in nature or can be addressed through the compliance with County and State Development Standards. The proposed Project would not significantly increase traffic compared to existing conditions; therefore, the proposed Project would not significantly contribute to cumulative impacts to vehicle miles traveled. The proposed Project would not result in a significant contribution to cumulatively considerable impacts.

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 level of less than significant.

REFERENCES

1. Calaveras County General Plan, November 12, 2019.
2. Calaveras County Municipal Code.
3. Calaveras County Air Quality Management District, *Best Management Practices*, 2004.
4. Calaveras County, Office of Emergency Services, *Emergency Operations Plan*, September 2019.
5. Calaveras County Planning Department. Land Use Application completed by Mauricio Mahecha and Annalinda Samson, dated March 16, 2023.
6. California Department of Transportation. California Scenic Highway Mapping System.
<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>
7. California Department of Forestry. *Fire Hazard Severity Zones in State Responsibility Areas*. Adopted by CAL FIRE on September 29, 2023.
8. California Geological Survey (CGS), *Earthquake Zones of Required Investigation*,
<https://maps.conservation.ca.gov/cgs/EQZApp/app/>
9. California Department of Toxic Substances Control (DTSC), *EnviroStor Hazardous Waste and Substances Site List (Cortese)*,
https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29