



Gavin Newsom  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Kate Gordon  
Director

## Memorandum

**Date:** May 7, 2019  
**To:** All Reviewing Agencies  
**From:** Scott Morgan, Director  
**Re:** SCH # 2019049171  
2019-010 Zoning Amendment for Paloma Farm LLC

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The Lead Agency has corrected the project description information regarding the above-mentioned project. Please see the attached materials for more specific information. All other project information remains the same.

cc: Ifeatu Samuel  
Calaveras County Planning Department  
891 Mountain Ranch Road  
San Andreas, CA 95249

2019049171

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** 2019-010 Zoning Amendment for Paloma Farm LLCLead Agency: Calaveras County Planning DepartmentContact Person: Ifeatu SamuelMailing Address: 891 Mountain Ranch RoadPhone: 209-754-6459City: San AndreasZip: 95249County: Calaveras**Project Location:** County: CalaverasCity/Nearest Community: Valley SpringsCross Streets: Paloma and Gillam RoadZip Code: 95252Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 51.64Assessor's Parcel No.: 40-025-009, 40-001-064, 40-026-020Section: 6Twp.: 04 NRange: 11 EBase: MDMWithin 2 Miles: State Hwy #: N/AWaterways: Cosgrove creekAirports: N/ARailways: N/ASchools: N/A**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☒ Neg Dec

(Prior SCH No.) \_\_\_\_\_

☐ Draft EIS☐ Other: \_\_\_\_\_☐ Mit Neg Dec

Other: \_\_\_\_\_

FONSI

**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: \_\_\_\_\_**Development Type:**☐ Residential: Units \_\_\_\_\_

Acres \_\_\_\_\_

☐ Office: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Transportation: Type \_\_\_\_\_☐ Commercial: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Mining: Mineral \_\_\_\_\_☐ Industrial: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Power: Type \_\_\_\_\_

MW \_\_\_\_\_

☐ Educational: \_\_\_\_\_☐ Waste Treatment: Type \_\_\_\_\_

MGD \_\_\_\_\_

☐ Recreational: \_\_\_\_\_☐ Hazardous Waste: Type \_\_\_\_\_☐ Water Facilities: Type \_\_\_\_\_

MGD \_\_\_\_\_

☒ Other: Agricultural operations**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☒ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: \_\_\_\_\_**Present Land Use/Zoning/General Plan Designation:**

Agriculture/U (Unclassified)/Rural Residential 5 acre minimum parcel size/Rural Residential 11 acre minimum parcel size

**Project Description:** (please use a separate page if necessary)

The applicant is requesting approval of a zoning amendment to change the zoning of three legal parcels totaling 51.64 acres to General Agriculture (A1). APN 40-025-009 is 4.0 acres, APN 40-001-064 is 32.52 acres and APN 40-026-020 is 15.12 acres. The parcels are located in Section 6 Township 04 North, Range 11 East, and MDM.

2019049171

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date May 3, 2019 Ending Date June 3, 2019

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Paloma Farm, LLC</u>
Address: _____	Address: <u>39 California Street</u>
City/State/Zip: _____	City/State/Zip: <u>Valley Springs, CA 95252</u>
Contact: _____	Phone: <u>209-498-8055</u>
Phone: _____	

Signature of Lead Agency Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



# ***County of Calaveras***

## ***Department of Planning***

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**Peter N. Maurer ~ Planning Director**

*Phone (209) 754-6394*

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

Initial Study / Negative Declaration

Review Period: 05-03-2019 through 06-03-2019

# **Initial Study**

# **ENVIRONMENTAL**

# **CHECKLIST**

For: Paloma Farm LLC

ZA 2019-010

Assessor's Parcel No. 40-025-009, 40-001-064, 40-026020

1. Project Title: 2019-010 Zoning Amendment for Paloma Farm LLC
2. Lead Agency Name and Address: Calaveras County Planning Department  
891 Mountain Ranch Road  
San Andreas, CA 95249
3. Contact Person and Phone Number: Ifeatu Samuel 209-754-6459
4. Project Location: 3501 Paloma Rd Valley Springs CA, 95252. Parcels are on the north side of Paloma Rd, just east of Cosgrove Creek on the west side of the Paloma and Gillam road intersection.
5. Project Sponsor's Name and Address: Efrain Laz Delgado  
39 California St #198  
Valley Springs, CA 95252
6. General Plan Designation: Resource Production
7. APN 40-001-064 Unclassified (U), APN 40-026-020 Rural Residential 5 acre minimum parcel size (RR-5), APN 40-025-009 Rural Residential 11 acre minimum parcel size (RR-11).
8. Project Description: The applicant is requesting approval of a zoning amendment to change the zoning of three legal parcels totaling 51.64 acres to General Agriculture (A1). APN 40-025-009 is 4.0 acres, APN 40-001-064 is 32.52 acres and APN 40-026-020 is 15.12 acres. The parcels are located in Section 6 Township 04 North, Range 11 East, and MDM.

9. Surrounding land uses and setting:

Location	General Plan Designation	Zoning	Land Use
North	Future Single Family Residential - 5	Unclassified	Vacant land
South	Future Single Family Residential - 5	Rural Residential	Single Family Residential/Agriculture
East	Future Single Family Residential - 5	Unclassified	Single Family Residential/Agriculture
West	Future Single Family Residential - 5	General Agriculture	Single Family Residential/Agriculture

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.? N.A.

**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.

\_\_\_\_\_  
Ifeatu Samuel  
Project Planner

\_\_\_\_\_  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS

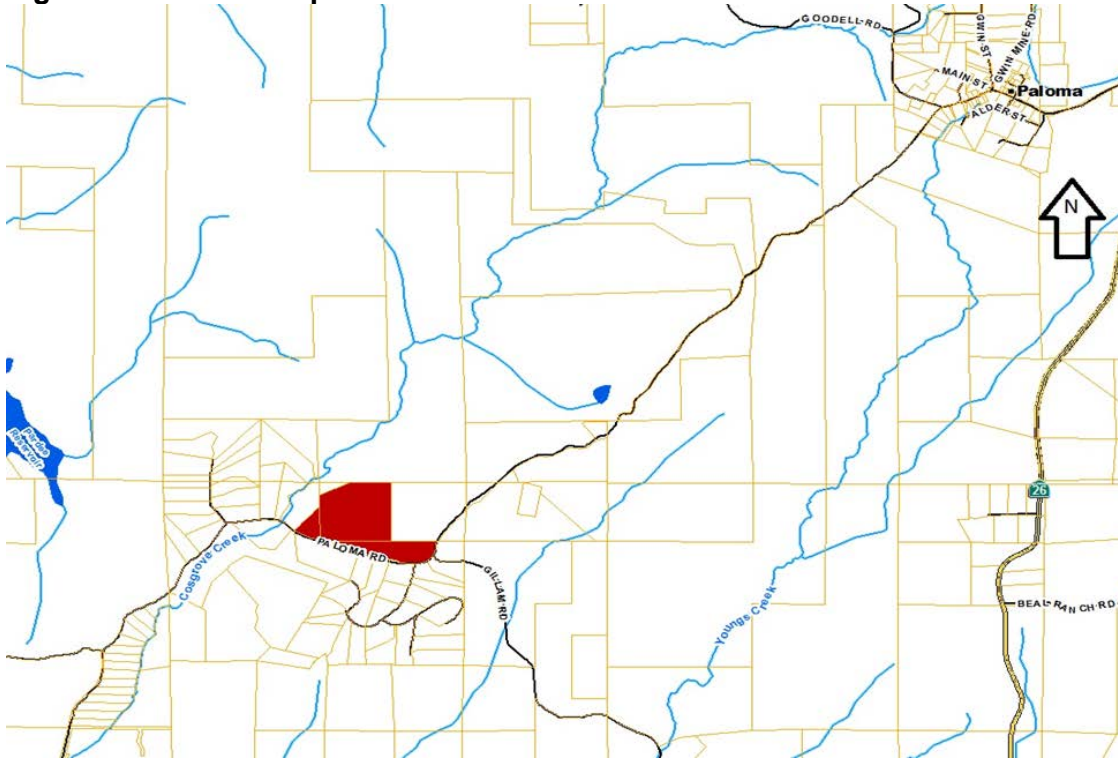
1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact 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



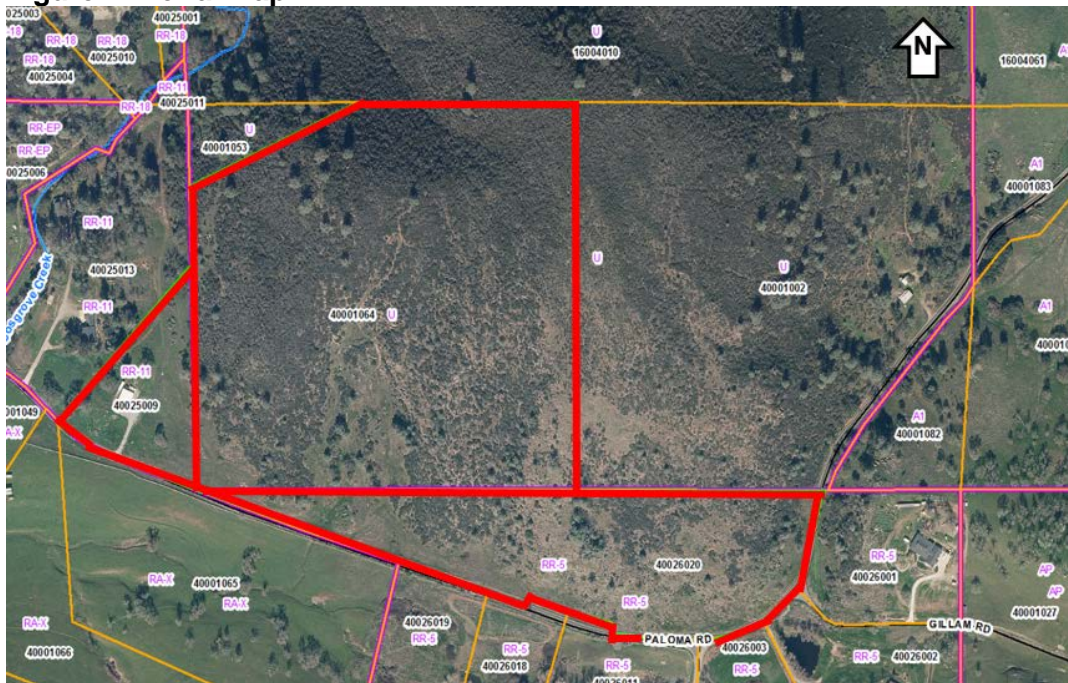
## Environmental Impact Analysis:

Currently APN 40-026-020 and 40-001-064 are vacant and APN 40-025-009 has a permitted storage warehouse on it. No new development is being proposed with this application. The stated reason for re-zoning the subject parcels is to allow for agricultural operations.

### Figure 1: Location Map



### Figure 2: Aerial Map



## I. AESTHETICS

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Except as provided in Public Resources Code §21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION

a-d. **No Impact** - Calaveras County General Plan<sup>1</sup> (3.3 Areas of Outstanding Scenic Value) considers scenic vistas to include reservoirs, rivers, streams, rolling hills with oak habitat, ridgelines and forests. The scenic vistas outlined in the General Plan do not exist on the parcels. Future agricultural operations will improve the property's visual appearance by reducing the amount of brush and improving the open landscape of grazing land. There are no historical structures on the property and Paloma Road is not a State scenic highway.

## 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

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

## DISCUSSION

- a. **No Impact** – Prime farmland will not be converted. By zoning the property A1, the land will be identified explicitly for agricultural production, better utilizing the land's natural resources.
- b. **No Impact** – The General Agriculture zone will not conflict with lands in the Williamson Act or Agricultural use because it is currently not zoned A1 or in the Williamson Act.
- c-d. **No Impact** – The subject parcels are not defined as timberland in the general plan nor have they been utilized for the production of timber in the past; therefore zoning does not constitute a conversion.

## III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district

POTENTIALLY  
SIGNIFICANT  
IMPACT

LESS THAN  
SIGNIFICANT  
IMPACT

LESS THAN  
SIGNIFICANT  
IMPACT

NO  
IMPACT

may be relied upon to make the following determinations.

WITH  
MITIGATION

Would the project:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?   |                          |                          |                                     |                                     |

## DISCUSSION

Calaveras County is part of the Mountain Counties Air Basin (MCAB). Air quality within the County is under the jurisdiction of the Calaveras County Air Pollution Control District (CCAPCD). The County has been classified as a non-attainment area for the State and Federal ozone standards (1-hour and 8-hour) and particulate matter standards (PM2.5 and PM10). To become designated as a non-attainment area for the State and Federal standards, there must be at least one monitored violation of the ambient pollutant standards within the area's boundaries. An area is designated in attainment of the State standard if concentrations for the specified pollutant are not exceeded. An area is designated in attainment for the Federal standards if concentration for the specified pollutant is not exceeded on average more than once per year.

- a-b. **No Impact** –Table 1, below, is the County-established thresholds for any proposed project. Depicted as an example is Table 2 which displays a previous project that proposed 150 vehicle trips per day, in addition to the project's construction and operational emissions. Proposed emissions were calculated using URBEMIS 2007 Version 9.2.4. The previous project at 150 vehicle trips per day fell so far below the thresholds, it is estimated that the uses in the A1 zone will not come close to nearing the established thresholds. Without a specified project outlining the operation, the County does not have the real time data necessary to enter into the model to receive actual construction and operational emissions; thus the comparison with another approved project. Vehicle traffic

**Table 1 – County Established Thresholds**

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

**Table 2 – Proposed Project Emissions**

Proposed Project Emissions (lbs/day)			
	ROG	NOx	PM10
Construction Emissions	2.4	17.6	10.8
Operational Emissions	5	5	6

As depicted above in Table 2, the project did not exceed the thresholds of significance identified for these air pollutants. The A1 zone will permit a wide range of agricultural uses on the land that do not typically generate a significant amount of traffic.

c. **Less Than Significant Impact** – Cumulative air pollutants that could be created by the proposed amendment, but on a temporary and intermittent basis, could include farming activities and activities associated with motor emissions.

d-e. **Less Than Significant Impact** – The proposed project would not create any objectionable odors near a substantial amount of people. Odors that could be created by the proposed amendment, but on a temporary and intermittent basis, could include farming activities, and activities associated with diesel or gasoline exhaust fumes.

#### IV. BIOLOGICAL 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) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources,				

such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION

a-b. **No Impact** – There are no sensitive, candidate, or special status species identified on the subject parcels, nor is there any critical habitat or other sensitive natural community identified by the CDFW or USFWS.

c. **No Impact** – No federally protected wetlands exist on the subject parcels.

d. **No Impact** – The area is not designated by the County General Plan as an area of the County in which the Rail Road Flat Deer Herd migrates.

e. **No Impact** – The open space element of the County General Plan adopted a policy to protect Calaveras County Rail Road Flat Deer Herd migration patterns. These migration patterns are not present in the area.

f. **No Impact** – Calaveras County has not adopted a Habitat Conservation Plan or a Natural Community Conservation Plan. This area of the County is not regulated by any regional, or state habitat conservation plans.

## V. CULTURAL 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) 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 historical, archeological, or paleontological resources on the subject parcels. The property is located in an area of the County listed as having a low probability of containing any such resources.

## VI. ENERGY

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### DISCUSSION

- a. **Less than significant impact** – Energy that would be consumed during agricultural operations would be on a temporary and intermittent basis, this can include energy directly as fuel or electricity to operate machinery and equipment.
- b. **No Impact** – There are currently no local plans for renewable energy in Calaveras County. This project zoning amendment will not obstruct any state plan for renewable energy

## VII. GEOLOGY AND SOILS

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

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

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?                  | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

## DISCUSSION

a. **No Impact** – Calaveras County lies within the Sierra Block, an area of historically low seismicity. The closest known source of large earthquakes is the Sierra Frontal Fault System along the eastern margin of the Sierra Nevada, which includes the Carson Valley Fault. Sites in Calaveras County with liquefaction potential would be those on alluvial deposits having groundwater and sand or silt layers of uniform grain sizes within about 30 feet of the surface. Such conditions are not found on the parcels.

b-c. **Less than significant Impact** – The areas of particular landslide concern are those that include high elevations with steep ravines and gulches associated with river and stream channels. The parcels are gently sloped with no ravines or gulches associated with rivers or stream channels. Majority of the land consists of gentle rolling hills however, the hill sides are heavily vegetated which increases the stability of the soil creating less probability of erosion. The soils group on the parcels do not have significant erosion potential, therefore they do not have characteristics of lands with a high hazard for erosion.

d. **No Impact** – The parcels contain Group 4 soil type. Group 4 is defined as being shallow, very rocky, medium textured soils, supporting annual grasses and some oaks and brush; best suited for rangeland. This soil type is not considered expansive as it has adequate drainage and low-clay composition.

e. **Less than significant Impact** – Soil group 4 is described in the General Plan as being “good drainage.” It is very unlikely that suitable soils necessary to support a septic system could not be found somewhere on the property.

f. **No Impact** – There is no paleontological resource or unique geologic feature as described by the general plan on the parcels.

## VIII. GREENHOUSE GAS EMISSIONS

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



WITH  
MITIGATION

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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

## DISCUSSION

a-b. **No Impact** – The County has not adopted a plan or program to reduce GHGs, therefore; the proposed project would not conflict with any such plan. The State of California has adopted legislation to reduce GHGs and charge local jurisdictions to develop plans for such reductions. Impacts to the environment due to GHG emissions via livestock grazing would trigger no significant impact.

## IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- |   | <u>POTENTIALLY<br/>SIGNIFICANT<br/>IMPACT</u> | <u>LESS THAN<br/>SIGNIFICANT<br/>IMPACT<br/>WITH<br/>MITIGATION</u> | <u>LESS THAN<br/>SIGNIFICANT<br/>IMPACT</u> | <u>NO<br/>IMPACT</u>                |
|---|---|---|---|-------------------------------------|
| 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** –Hazardous materials are not routinely used in livestock operations and therefore, will not create a significant hazard to the public. Depending on the operation, a Waste Discharge Permit may be required through the Central Valley Regional Water Quality Control Board.
- c. **No Impact** – There are no existing or proposed schools within one quarter mile of the subject parcels.
- d. **No Impact** – There are no hazardous materials sites located on any of the parcels.
- e. **No Impact** – The subject parcels are not within an airport land use plan or within 2 miles of a public airport, public use airport, or private airstrip.
- f. **No Impact** –The proposal to re-zone the subject parcels General Agriculture will not physically interfere with an adopted emergency response plan or an approved evacuation plan.
- g. **Less Than Significant Impact** – Based on many factors, this area of the County is designated as a very high fire hazard. Flammable vegetation such annual grasses and brush exist on the property. The introduction of agricultural operations, will decrease the flammable vegetation on site thus decreasing the probability of a wildfire.

## X. HYDROLOGY AND WATER QUALITY

- |  | <u>POTENTIALLY<br/>SIGNIFICANT<br/>IMPACT</u> | <u>LESS THAN<br/>SIGNIFICANT<br/>IMPACT<br/>WITH<br/>MITIGATION</u> | <u>LESS THAN<br/>SIGNIFICANT<br/>IMPACT</u> | <u>NO<br/>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"/> |
|  | <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, tsunamis, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION

- a. **No Impact** – The General Agriculture zoning will permit various agricultural operations, some of which may need a waste discharge permit from the Central Valley Water Quality Control Board. If the agricultural operation will result in the discharge of waste, the property owner shall consult with the Board to determine if a permit is needed.
- b. **No Impact** –The agricultural operations stated in the application will not substantially deplete the ground water supply.
- c. **No Impact** –The agricultural operations stated will not alter drainage patterns and/or change the course of a stream or river; thus, off-site flooding is not likely to occur.
- d. **No Impact** – Parcels do not contain any flood zones, are not located in a dam inundation area, and there are no levees in the vicinity of the property. There are no enclosed or partially enclosed large bodies of water or oceans near the subject property; therefore, there is no danger of a seiche or tsunami occurring. There is no visual evidence of mudflows occurring on the parcels.

- e. **No Impact** – Currently there are no water quality or ground water control plans in place in Calaveras County.

## XI. LAND USE AND PLANNING

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

### DISCUSSION

- a. **No Impact** – The parcels are located in the rural Valley Springs Community. Re-zoning the land General Agriculture will not divide the established community.
- b. **No Impact** – The proposed zoning amendment is consistent with the current county General Plan. The land is designated as Natural Resource Lands. The General Agriculture zone district is a resource zone, consistent in all land use designations.

## XII. MINERAL RESOURCES

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

### DISCUSSION

- a-b. **Less Than Significant Impact** – The property is not designated by the General Plan as mineral resource lands. The land is not known to contain significant mineral deposits.

## XII. NOISE

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

WITH  
MITIGATION

Would the project result in:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generation of a substantial, temporary, or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

## DISCUSSION

a-b. **No Impact** Sound from any agricultural operations subject to Chapter 14.02 of County Code is exempt from the County's noise ordinance. Potentially, ground borne vibrations and/or noise could occur during preparation of land for agricultural use. Preparation of the land is temporary. Noise generated from agricultural operations is minor and when located in a rural portion of the County such as the subject parcels, will cause less than a significant impact.

c. **No Impact** – The project is not located within the vicinity of a private airstrip or an airport.

## XIV. POPULATION AND HOUSING

Would the project:

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

## DISCUSSION

a-b. **No Impact** – The re-zoning of the land to General Agriculture will not increase the allowable density of the property, displace existing housing or displace people in any way.

## XV. PUBLIC SERVICES

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### DISCUSSION

a. **No Impact** – Agricultural operations will have no effect on public services.

## XVI. RECREATION

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

### DISCUSSION

a-b. **No Impact** – Agricultural operations in a rural portion of the County will have no effect on parks or other recreational facilities

## XVII. TRANSPORTATION

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

WITH  
MITIGATION

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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in inadequate emergency access?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### DISCUSSION

a-d. **No Impact** – Agricultural operations will not conflict with the circulation system in Calaveras County. Traffic may be generated by truck and trailer traffic shipping livestock which is temporary in nature. The County Public Works department was given an opportunity to review the proposed zone change and provided no recommendation for road improvements and gave no indication that re-zoning this property would degrade the level of service of the County Roads providing access to the subject parcel. Re-zoning the subject parcels to General Agriculture will not result in a change in traffic patterns, air traffic patterns, road realignments or re-construction of any off site road. There are no policies, plans or programs regarding public transit, bicycle or pedestrian facilities in the area.

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

Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

## DISCUSSION

a-b. **No Impact** – There are no known tribal cultural resources on the subject parcels. The proposed project was circulated to all local tribes in accordance with the CEQA guidelines and as required by AB 52 with no comments being returned.

## XIX. UTILITIES AND SERVICE SYSTEMS

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

## DISCUSSION

a. **No Impact** – The subject parcels are located in a rural part of the County where district water and waste water services are not available and will not need to be reconstructed or relocated.

b. **No Impact** – The subject parcels are located in an area of the County identified by GIS as having moderate to high groundwater potential. There appears to be sufficient water on site to supply future agricultural operations.



- c. **No Impact** – The subject parcels are located in a part of County which is not served by a sanitary district or utility district. The re-zoning of the subject parcels will have no effect on wastewater treatment facilities. Wastewater needs will be served by an on-site sewage disposal system.
- d. **No Impact** – Re-zoning the subject properties will not increase the density of the parcels. Solid waste generated by future agricultural operations will be adequately handled on site and will have no impact upon any landfill.
- e. **No Impact** – This zoning amendment is compliant with federal, state, and local management and reduction statutes and regulations related to solid waste because of the nature of the agricultural operation.

## XX. WILDFIRE

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

## DISCUSSION

a. **No Impact** – This amendment does not impair any countywide emergency plans.

b. **Less Than Significant Impact** – Based on many factors, this area of the County is designated as a very high fire hazard. Flammable vegetation such annual grasses exist on the property. The introduction of agricultural operations whether it be the production of

livestock or farming activities, will decrease the flammable vegetation on site thus decreasing the probability of a wildfire. There are no project occupants involved.

c. **No Impact** – There are no proposed infrastructure plans stated on the application.

d. **No Impact** – Downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes are conditions not found on the subject parcels and are generally not present in the County.

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

## DISCUSSION

a. **Less Than Significant Impact** – Through the use of best management practices and compliance with established County code, the project does not have the potential to.

b. **Less Than Significant Impact** – Amending the zoning to the main resource zone, A1, does not create a cumulative impact to any of the items heretofore discussed in this checklist.

c. **No Impact** – The analysis of environmental issues contained in this Initial Study indicate that the project is not expected to have substantial adverse effects on human beings, either directly or indirectly.

## **REFERENCES**

1. Calaveras County General Plan (CCGP), revised December 9, 1996.
2. California Department of Transportation. California Scenic Highway Mapping System  
Internet address: [http://dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
3. California Department of Forestry. Fire Hazard Severity Zones in State Responsibility Areas. Adopted by CAL FIRE on November 7, 2007.
4. Calaveras County Municipal Code
5. Calaveras County Planning Department. Land Use Application completed by Mark Bolger, dated November 16, 2018.
6. California Department of Conservation, Division of Mines and Geology. Probabilistic Seismic Hazard Assessment for the State Of California; CDOC/DMG Open File Report 96-08 and USDI/USGS Open File Report 96-706; prepared in cooperation with the U.S. Department of the Interior, U.S. Geological Survey; 1996.
7. Calaveras County Air Quality Management District, Best Management Practices, 2004.
8. California Air Resources Board (CARB). State and National Area Designations Maps of California, 2004. Internet address: [www.arb.ca.gov/desig/adm/adm.htm](http://www.arb.ca.gov/desig/adm/adm.htm)

# **Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**2019049171**

**Project Title:** 2019-010 Zoning Amendment for Paloma Farm LLC

Lead Agency: Calaveras County Planning Department

Contact Person: Ifeatu Samuel

Mailing Address: 891 Mountain Ranch Road

Phone: 209-754-6459

City: San Andreas

Zip: 95249

County: Calaveras

**Project Location:** County: Calaveras

City/Nearest Community: Valley Springs

Cross Streets: Paloma and Gillam Road

Zip Code: 95252

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ " N / \_\_\_\_\_ " W Total Acres: 51.64

Assessor's Parcel No.: 40-025-009, 40-001-064, 40-026-020

Section: 6

Twp.: 04 N

Range: 11 E

Base: MDM

Within 2 Miles:

State Hwy #: N/A

Waterways: Cosgrove creek

Airports: N/A

Railways: N/A

Schools: N/A

## **Document Type:**

CEQA: ☐ NOP

☐ Draft EIR

NEPA: ☐ NOI

Other: ☐ Joint Document

☐ Early Cons

☐ Supplement/Subsequent EIR

☐ EA

☐ Final Document

☒ Neg Dec

(Prior SCH No.)

☐ Draft EIS

☐ Other:

☐ Mit Neg Dec

Other:

☐ FONSI

## **Local Action Type:**

☐ General Plan Update

☐ Specific Plan

☒ Rezone

☐ Annexation

☐ General Plan Amendment

☐ Master Plan

☐ Prezone

☐ Redevelopment

☐ General Plan Element

☐ Planned Unit Development

☐ Use Permit

☐ Coastal Permit

☐ Community Plan

☐ Site Plan

☐ Land Division (Subdivision, etc.)

☐ Other:

## **Development Type:**

☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_

\_\_\_\_\_

Employees \_\_\_\_\_

☐ Transportation: Type \_\_\_\_\_

☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_

\_\_\_\_\_

Employees \_\_\_\_\_

☐ Mining: Mineral \_\_\_\_\_

☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_

\_\_\_\_\_

Employees \_\_\_\_\_

☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_

☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_

\_\_\_\_\_

Employees \_\_\_\_\_

☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_

☐ Educational:

\_\_\_\_\_

\_\_\_\_\_

☐ Hazardous Waste: Type \_\_\_\_\_

☐ Recreational:

\_\_\_\_\_

\_\_\_\_\_

☒ Other: Agricultural operations

☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## **Project Issues Discussed in Document:**

☒ Aesthetic/Visual

☐ Fiscal

☐ Recreation/Parks

☐ Vegetation

☒ Agricultural Land

☐ Flood Plain/Flooding

☐ Schools/Universities

☒ Water Quality

☒ Air Quality

☒ Forest Land/Fire Hazard

☒ Septic Systems

☒ Water Supply/Groundwater

☒ Archeological/Historical

☒ Geologic/Seismic

☐ Sewer Capacity

☐ Wetland/Riparian

☒ Biological Resources

☒ Minerals

☒ Soil Erosion/Compaction/Grading

☐ Growth Inducement

☐ Coastal Zone

☒ Noise

☒ Solid Waste

☒ Land Use

☒ Drainage/Absorption

☒ Population/Housing Balance

☒ Toxic/Hazardous

☐ Cumulative Effects

☐ Economic/Jobs

☒ Public Services/Facilities

☒ Traffic/Circulation

☐ Other:

## **Present Land Use/Zoning/General Plan Designation:**

Agriculture/U (Unclassified)/Rural Residential 5 acre minimum parcel size/Rural Residential 11 acre minimum parcel size

**Project Description:** (please use a separate page if necessary)

The applicant is requesting approval of a zoning amendment to change the zoning of three legal parcels totaling 51.64 acres.

APN 40-025-009 is 4.0 acres, APN 40-001-064 is 32.52 acres and APN 40-026-020 is 15.12 acres. No new development is being

proposed with this application. The stated reason for re-zoning the subject parcels is to allow for agricultural operations giving

the owner the ability to utilize the land in agriculture production.

*Refer to NoC date stamped 5.6.2019 for project description. ca*

State Clearinghouse Contact: *dm*

(916) 445-0613

State Review Began: 4 - 30 - 2019

SCH COMPLIANCE 6 - 3 - 2019

*Note: Renew Per lead*

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: **2019049171**

Please forward late comments directly to the Lead Agency

AQMD/APCD 4

(Resources: 5 / 4)

## **Project Sent to the following State Agencies**

☒ Resources  
☐ Boating & Waterways  
☒ Central Valley Flood Prot.  
☐ Coastal Comm  
☐ Colorado Rvr Bd  
☒ Conservation  
☒ CDFW # 2  
☒ Cal Fire  
☒ Historic Preservation  
☒ Parks & Rec  
☐ Bay Cons & Dev Comm.  
☐ DWR

### **CalSTA**

☐ Aeronautics  
☐ CHP  
☒ Caltrans# 10  
☐ Trans Planning  
**Other**  
☐ Education  
☐ Food & Agriculture  
☐ HCD  
☐ OES  
☐ State/Consumer Svcs  
☐ General Services

### **Cal EPA**

☐ ARB: Airport & Freight  
☐ ARB: Transportation Projects  
☐ ARB: Major Industrial/Energy  
☐ Resources, Recycl. & Recovery  
☐ SWRCB: Div. of Drinking Water  
☐ SWRCB: Div. Drinking Wtr # \_\_\_\_\_  
☐ SWRCB: Div. Financial Assist.  
☐ SWRCB: Wtr Quality  
☐ SWRCB: Wtr Rights  
☒ Reg. WQCB # 55  
☒ Toxic Sub Ctrl-CTC

### **Yth/Adlt Corrections**

☐ Corrections  
**Independent Comm**  
☐ Delta Protection Comm  
☐ Delta Stewardship Council  
☐ Energy Commission  
☒ NAHC  
☐ Public Utilities Comm  
☐ Santa Monica Bay Restoration  
☐ State Lands Comm  
☐ Tahoe Rgl Plan Agency  
☐ Conservancy  
☐ Other: