

Public Review Draft
Initial Study and Negative Declaration

Calaveras County
Housing Element Update

May 10, 2010

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SECTION 1: INTRODUCTION

1.1 Purpose:

The project under evaluation in this Initial Study (IS) is the 2010 Housing Element Update for the Calaveras County. The purpose of the IS is to identify the potential environmental impacts associated with the 2010 Housing Element Update. The IS includes information to substantiate the conclusions made regarding the potential of the proposed project to result in significant environmental effects and provides the basis for input from public agencies, organizations, and interested members of the public. Pursuant to Section 15367 of the California Environmental Quality Act (CEQA) Guidelines, Calaveras County is the Lead Agency for the proposed project and, as such, has the primary responsibility for approval or denial of the project.

1.2 Project Location

Calaveras County is located in Central California along the western slope of the Sierra Nevada Mountain Range. The county's boundaries are the Mokelumne River on the north and the Stanislaus River on the south. The county's eastern boundary abuts Alpine County and the western boundary abuts San Joaquin and Stanislaus Counties. Total land area of the County is 657,920 acres. The county has one incorporated city, the City of Angels, commonly known as Angels Camp.

The county is approximately 53 miles long from west to east and 20 miles wide from north to south. The western part of Calaveras County is characterized by rolling foothills beginning at an elevation of approximately 300 feet. The terrain rises to the east, reaching a peak height of 8,170 feet near the Alpine County boundary. Deep ravines and steep ridges are found between the foothills and the higher mountains.

The project site includes all areas within the boundary of Calaveras County with the exception of the incorporated city of Angels Camp.

1.3 Project Objective

The 2010 Housing Element is a comprehensive review and select update of the 2005 Housing Element background information and goals, policies, and programs. The 7.75 -year planning period for the 2010 Housing Element covers the period January 1, 2007, to August 3, 2014. The Calaveras County last updated its Housing Element in 2005, which served a planning period from January 1, 2001 to June 30, 2009.

1.4 Project Description

State Housing Element Law (Government Code Section 65580 (*et seq.*)) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. The purpose of the housing element is to identify the county's housing needs; to state the county's goals and objectives with regard to housing

production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the county will implement to achieve the stated goals and objectives.

The 2010 Housing Element is a policy document intended as a guide for decision-makers in meeting the county's housing objectives over the next five years. The 2010 Housing Element modifies existing policies and implementation programs from the previous Housing Element, preserves the most successful programs; and proposes new programs to meet the housing needs of the county's residents. Some of the more significant changes in the 2010 Housing Element Update include additional policies to seek funding and resources for the development of new affordable housing, strengthen programs for persons in need of emergency shelter, and monitor the implementation of the Element.

"Projected housing needs" for Calaveras County during this housing element period were determined through the regional housing needs allocation (RHNA) process. California law requires the California Department of Housing and Community Development (HCD) to project the statewide housing need and allocate that need amongst the various regions in California. The Central Sierra Planning Council (CSPC) adopted the 2007-2014 Regional Housing Needs Plan for local governments of the Central Sierra counties of Alpine, Amador, Calaveras and Tuolumne in October 2008.

CSPC allocated 2,344 new housing units to unincorporated Calaveras County for the 2007 to 2014 planning period. The allocation is equivalent to a yearly need of approximately 302 housing units for the 7.75 year time period. Of the 2,344 housing units, 1,382 units are to be affordable to moderate-income households and below, including 269 extremely low-income units, 269 very low-income units, 375 low-income units, and 469 moderate-income units. Countywide, the total housing need is 2,545 new units, of which the unincorporated county received approximately 92.1 percent, and the City of Angels received the remainder.

Calaveras County meets about 75 percent of its RHNA allocation through units that have already been built or approved since 2007, however about 90 percent of the RHNA allocation for low-, very low-, and extremely low-income (820 units) remains to be accounted for with capacity in the vacant sites inventory.

To demonstrate that the county has sufficient land capacity to accommodate this remaining need, the County conducted an inventory of vacant and underutilized sites within the unincorporated areas of the county. In March 2009, county staff updated the vacant and underutilized parcel list by reviewing the most recent assessor land use codes, querying permit data, flagging new development and vacant parcels, and reviewing updated aerial photography. The data was compiled by County staff and mapped using a Geographic Information System (GIS). Only vacant land allowing for higher-density residential development was included in the inventory. This inventory confirmed that Calaveras County has vacant, residentially zoned land sufficient to accommodate 1,810 affordable housing units (moderate- and lower-income). This capacity exceeds the County's RHNA allocation (1,382 affordable units) by 428 units. Additionally, Calaveras County has sufficient capacity for above moderate-income (market rate) housing to meet its RHNA numbers. Therefore, the County will not need to rezone any additional sites to accommodate its RHNA.

The Housing Element is strictly a planning document, which does not require the County or others to construct housing. The Housing Element determines whether or not the County can accommodate its regional housing need allocation assigned by Central Sierra Planning Council (CSPC), which identified current and projected housing needs for households of all income groups and with special housing needs. Table 1 shows the Housing Element programs. Through implementation of the policies and programs identified in the Housing Element, the County can meet its RHNA and provide a variety of housing types that address the needs of existing and future Calaveras County residents.

Future residential development projects facilitated by the programs and policies in the Housing Element may have environmental impacts and these projects will be subject to project-specific environmental review. The County will evaluate specific projects based on their compliance with the General Plan, Zoning Ordinance, applicable community plans, other ordinances, and CEQA. Compliance with the programs and policies of the Housing Element does not ensure entitlements or project approval.

Calaveras County Housing Element Update

Initial Study and Negative Declaration

TABLE 1 Calaveras County Housing Element Update Programs 2009-2014				
Program	Responsible Department	Funding	Timeframe	Quantified Objective
New Residential Construction				
Program H-1.1 Inventory of Vacant and Underutilized Land. The County shall maintain an updated inventory of vacant and underutilized land that is designated for residential uses. In addition, the County shall identify parcels that are considered available for infill development. As part of its annual review of progress in implementing the Housing Element, the County shall update the inventory, if necessary, to maintain an adequate supply of land consistent with California Government Code Section 65863. The County shall make this information available to the public by providing the inventory at the Planning Department counter and on the County's website.	Planning Department	General Funds	Annually	N/A
Program H-1.2 Development Standards. The County shall amend land use regulations, development standards, permitting procedures, and fees where feasible to remove unnecessary impediments to and reduce the cost of residential development.	Planning Department, Public Works Departments, Board of Supervisors	General Fund	Ongoing	N/A
Program H-1.3 Infill Incentive Program. To facilitate development of infill projects, the County shall adopt an Infill Incentive Ordinance to assist developers in addressing barriers to infill development. Incentives could include, but are not limited to: modifications of development standards, such as reduced parking, increased building height, reduced street width, and relaxed setback requirements to accommodate smaller or odd-shaped parcels; waivers or deferrals of certain development fees, helping to decrease or defer the costs of development; or direct grants from the County. The County will post this information on its website.	Planning Department, Board of Supervisors	General Fund	FY 2012/2013	110
Program H-1.4 Minimum Density Standard. The County shall amend the Zoning Code to eliminate single-family houses as permitted uses in the Two-family (R-2) and Multi-family (R-3) zoning districts, unless built to at least 60 percent of the maximum density for those zones.	Planning Department, Board of Supervisors	General Fund	No later than 6 months after adoption of the Housing Element	N/A
Program H-1.5 Encourage Second-Floor Housing Units. The County shall amend the Zoning Code to allow second-floor housing units as a permitted use above commercial establishments.	Planning Department, Board of Supervisors	General Fund	No later than 6 months after adoption of the Housing Element	20
Program H-1.6 Parking Requirements for Multi-family Development. The County shall amend the zoning ordinance to reduce parking standards for multi-family uses in multi-family	Planning Department,	General Fund	No later than 6 months	N/A

TABLE 1 Calaveras County Housing Element Update Programs 2009-2014				
Program	Responsible Department	Funding	Timeframe	Quantified Objective
zones as follows: • studio to one bedroom: one onsite parking space per dwelling unit; and • two bedroom or larger: two onsite parking spaces.	Board of Supervisors		after adoption of the Housing Element	
Program H-1.7 Planning for Large Sites. The County shall encourage further lot subdivision or development of specific plans for large sites (i.e., 15 acres or larger) that are identified in the Housing Element sites inventory if it facilitates development at the expected affordability level for the sites.	Planning Department	General Fund	Ongoing	N/A
Program H-1.8 Design Review Revisions. The County shall amend Chapter 17.84 (Design Permits) to reflect current practices.	Planning Department	General Fund	No later than 6 months after adoption of the Housing Element	N/A
Program H-1.9. Additional Infrastructure Capacity. The County shall initiate partnerships with water and wastewater districts to ensure capacity for a diversity of new housing types. The County shall provide technical assistance to the water and waste water districts for the development of long-range infrastructure plans. The County shall also work cooperatively with the water and wastewater districts to identify additional funding to support priority projects.	Planning Department	General Fund	Ongoing	N/A
Affordable Housing				
Program H-2.1 Density Bonus. The County shall update the Zoning Code to include density bonus provisions that are consistent with State law, including statewide parking standards for affordable housing.	Planning Department, Board of Supervisors	General Fund	No later than 6 months after adoption of the Housing Element	N/A
Program H-2.2 Second Units. The County shall amend the Zoning Code to allow second units, or accessory units, by right within all residential zones to provide another source of affordable housing. The amendments will ensure that the County’s Zoning Code is consistent with State law requirements for second units.	Planning Department, Board of Supervisors	General Fund	No later than 6 months after adoption of the Housing Element	200
Program H-2.3 Pursue State And Federal Funding. The County shall pursue appropriate State and Federal funding sources, including HOME, CDBG, and Proposition 1-C funds, to support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs	Planning Department, CalWorks	General Fund	At least annually	95

<p style="text-align: center;">TABLE 1 Calaveras County Housing Element Update Programs 2009-2014</p>				
Program	Responsible Department	Funding	Timeframe	Quantified Objective
of extremely low-, very low-, low- and moderate-income households. The County shall periodically update and review available housing programs to identify additional funding sources.				
Program H-2.4 First-Time Homebuyer Assistance Program. The County shall continue to support and fund its First-Time Homebuyer Assistance Program to help make housing affordable for low- and moderate-income residents.	Planning Department	CDBG, HOME funds	Ongoing	30
Program H-2.5 Surplus County Land. The County shall evaluate all County-owned surplus land to determine its suitability for affordable housing and identify appropriate entities to hold or acquire such land. The County shall also develop a process for transferring the properties to these entities, including procedures for land exchanges if sites more suitable for affordable housing are identified. Affordable housing developed under this program shall have 55-year affordability covenants for multi-family rental units and 45-year affordability covenants for ownership units.	Planning Department, County Administration, Board of Supervisors	CDBG, HOME funds	FY 2012/2013	30
Program H-2.6 Assisting Affordable Housing Developers. The County shall provide technical and/or financial assistance to affordable housing developers, such as site identification, site acquisition, and identification of subsidy sources including HOME funds and CDBG monies. The County will post this information on its website.	Planning Department	General Fund, HOME funds, CDBG funds	Ongoing	N/A
Program H-2.7 Incentives for Affordable Housing. The County shall provide fee reductions, fee waivers, deferral payments, or installment payments for development and building fees on projects with an affordable housing component.	Planning Department, Board of Supervisors	General Fund	Ongoing	35
Program H-2.8 Provision of Water and Sewer Facilities for Affordable Housing. The County shall implement the provisions of Government Code Section 65589.7 which requires the granting of priority for the provision of water and sewer facilities for affordable housing projects. The County will initiate discussions with water and sewer agencies to obtain a written policy from each jurisdiction describing how each agency does or will grant priority for the provision of water and sewer facilities for affordable housing projects; or provide written verification indicating that sufficient water and sewer capacity and infrastructure exist to serve all parcels which have been identified in the Housing Element sites inventory. The County shall request that water and sewer agencies notify the county of changes in the status of water and sewer capacity or infrastructure.	Public Works Department, Planning Department; local water and sewer districts.	CDBG, Planning/Technical Assistance Grant, USDA Rural Development Fund	FY 2010/2011	30
Program H-2.9 Affordable Housing Program Study. The County shall conduct a study to identify an affordable housing strategy to increase the supply of owner and renter occupied housing for persons with extremely low- to moderate-incomes. Components of the strategy may include, but are not limited to: 1) mandatory construction of a fixed percentage or number of affordable housing units as a requirement for approval of proposed housing projects; 2) payment of fee(s) in-lieu of the construction of part or all of the required affordable housing units; or 3) other affordable housing fee collection mechanisms such as a per-project fee; 4) other methods for the private sector to assist ongoing efforts to meet the county's affordable housing need; or 5)	Planning Department, CalWorks	General Fund, CDBG, Planning/Technical Assistance Grant	FY 2010/2011	N/A

TABLE 1 Calaveras County Housing Element Update Programs 2009-2014				
Program	Responsible Department	Funding	Timeframe	Quantified Objective
feasibility of a housing trust fund. The study could include an analysis of potential requirements such as the appropriate percentage of affordable units and/or appropriate fee levels, minimum project size, income eligibility criteria, methods by which developers could meet the requirements, appropriate resale restrictions on ownership units, and time frame for affordability of units. The study will result in the adoption of County policy on affordable housing for extremely low- to moderate-income units.				
Program H-2.10 Manufactured Housing. The County shall amend the County Code to remove the Mobile Home Combining Zone (MHP) and comply with the provisions of California Government Code Section 65852.3 to allow manufactured homes on single-family residential lots.	Planning Department, Board of Supervisors	General Fund	No later than 6 months after adoption of the Housing Element	N/A
Program H-2.11 Land Supply. The County shall review land use patterns, existing densities, location of job centers, and availability of services as a part of the General Plan Update to identify additional areas that may be suitable for higher-density residential development to ensure that a sufficient supply of land is available to achieve the County's housing objectives for lower-income households.	Planning Department	General Fund	FY 2010/2011	N/A
Program H-2.12 Encourage Co-Housing/Cooperative Housing. The County shall amend the Zoning Code to include Co-Housing (Cooperative Housing) as a permitted or conditional use in residential and/or other zoning districts. Co-Housing encourages homeownership in developments containing clusters of small homes generally near services, and including at least one common building where residents can meet, eat, gather.	Planning Department, Board of Supervisors	General Fund	No later than 6 months after adoption of the Housing Element	N/A
Program H-2.13 Support Self-Help Housing Programs. The County shall support self-help programs assisting in the construction of affordable housing (e.g., Habitat for Humanity) extending the fee resolution amendment to waive building permit and planning application fees for the construction of affordable housing sponsored by these programs until June 30, 2014.	County Administration, Planning Department, Board of Supervisors	General Fund	FY 2010/2011	N/A
Special Needs Housing				
Program H-3.1 Reasonable Accommodation. The County shall adopt a reasonable accommodation program to provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing.	Planning Department, Board of Supervisors	General Fund	FY 2010/2011	N/A

<p style="text-align: center;">TABLE 1 Calaveras County Housing Element Update Programs 2009-2014</p>				
Program	Responsible Department	Funding	Timeframe	Quantified Objective
<p>Program H-3.2 Publicizing Reasonable Accommodation. The County shall create a public information brochure on reasonable accommodation for disabled persons and provide that information at the counter and on the County’s website.</p>	Planning Department	General Fund	FY 2010/2011	N/A
<p>Program H-3.3 Zoning for Farmworker Housing. The County shall amend the Zoning Code to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections 17021.5 and 17021.6 which states that: “Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, and no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone...Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.” The County shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers.</p>	Planning Department, Board of Supervisors	General Fund	No later than 6 months after adoption of the Housing Element	N/A
<p>Program H-3.4 Funding for Emergency Shelters. The County shall pursue funding for emergency shelter programs to be developed through inter-jurisdictional cooperation.</p>	Planning Department, CalWorks, Board of Supervisors	State Emergency Shelter Program, HUD, other specialized funding	Ongoing	N/A
<p>Program H-3.5 Zoning for Transitional and Supportive Housing. The County shall update the Zoning Code to explicitly state that transitional and supportive housing are considered residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone.</p>	Planning Department, Board of Supervisors	General Fund	No later than 6 months after adoption of the Housing Element	N/A
<p>Program H-3.6 Zoning For Emergency Shelters. The County shall amend the Zoning Ordinance to allow emergency shelters “by right” (i.e., as a permitted use, without a conditional use permit or other discretionary review process) in at least one of the following zones: Professional Offices (C-P); Local Commercial (C-1); or General Commercial (C-2). Additionally, the County shall adopt development standards for emergency shelters that encourage and facilitate the development of emergency shelters, and only subject emergency shelters to the same development and management standards that apply to other allowed uses within the same zone.</p>	Planning Department, Board of Supervisors	General Fund	No later than 6 months after adoption of the Housing Element	N/A

TABLE 1 Calaveras County Housing Element Update Programs 2009-2014				
Program	Responsible Department	Funding	Timeframe	Quantified Objective
Program H-3.7 Single Room Occupancy (SRO) Units. The County shall amend the Zoning Code to define Single Room Occupancy (SRO) units and explicitly allow SROs as a residential use in residential zones where water and sewer is available.	Planning Department, Board of Supervisors	General Fund	No later than 6 months after adoption of the Housing Element	25
Program H-3.8 Definition of Family. The County shall amend Section 17.06.0800 of the Calaveras County Ordinance Code to re-define "family" as: One or more persons living together in a dwelling unit, with common access to and common use of all facilities.	Planning Department, Board of Supervisors	General Fund	No later than 6 months after adoption of the Housing Element	N/A
Program H-3.9 Processing Procedures for Group Homes. The County shall amend the Zoning Ordinance to allow group homes of seven or more as a permitted use in Two-Family Residential (R-2) and Multiple Family Residential (R-3).	Planning Department, Board of Supervisors	General Fund	No later than 6 months after adoption of the Housing Element	N/A
Program H-3.10 Funding for Extremely Low Income Households. The County shall pursue public-private partnerships and funding sources to facilitate the development of housing for extremely low-income households in the county.	Planning Department	CDBG funds, State and Federal Funds	FY 2012/2013	N/A
Existing Housing				
Program H-4.1 CDBG Rehabilitation Funds. The County shall apply annually for CDBG rehabilitation funds to provide down-payment assistance, rehabilitation services, and rental assistance to very low- and low-income households. The County shall promote the availability of funding and resources through public outreach and collaboration with non-profits, local realtors, lenders, and escrow companies.	County Administration, Building Departments, CalWorks, Board of Supervisors	CDBG funds	Annually	10
Program H-4.2 Housing Rehabilitation Funding/Revolving Loans. The County shall continue to administer the Calaveras County Housing Rehabilitation Revolving Loan Program to improve housing conditions in targeted locations in the county.	County Administration, CalWorks	HOME Investment Partnership Program (HOME), Downtown Rebound Planning Grants Program (Infill), Downtown	Ongoing	25

<p style="text-align: center;">TABLE 1 Calaveras County Housing Element Update Programs 2009-2014</p>				
Program	Responsible Department	Funding	Timeframe	Quantified Objective
		Rebound Capital Improvement Program		
Program H-4.3 Housing Choice Vouchers Program. The County shall continue to work with Central Sierra Planning Council to administer the Housing Choice Voucher Program (Section 8 assistance).	CalWorks, Central Sierra Planning Council	Section 8 Federal Choice Voucher Funds/US Department of Housing and Urban Development (HUD)	Ongoing	54
Program H-4.4 Preservation of At-Risk Properties. The County shall work with property owners and public or private organizations to ensure continued availability and affordability of subsidized units, and shall provide technical and financial assistance for the acquisition and rehabilitation of at-risk properties.	Planning Department, CalWorks	General Fund, CDBG and HOME funds, set-aside funds	Ongoing	N/A
Program H-4.5 Housing Conditions Survey and Rehabilitation Study. The County shall conduct a housing survey to assess the condition of existing housing stock in targeted communities and determine the need for County-supported rehabilitation programs.	Planning Department, Building Departments, CalWorks	General Fund, CDBG and HOME funds, set-aside funds	September 30, 2012	N/A
Program H-4.6 Water and Sewer Connections and Replacement. The County shall continue to provide financing to qualified lower-income households, currently on well and septic to connect their homes to new or existing water and sewer systems.	Environmental Management Agency, Public Works Department	Local, State, and Federal funds	Ongoing	N/A
Equal Opportunity				
Program H-5.1 Fair Housing. The County shall continue to be the local contact point for the California Department of Fair Employment and Housing, and provide resource and referral information regarding housing and tenant rights through the Human Resources Council, and other local social services agencies. The County shall post this information in a variety of County buildings and other public places and on the County website.	Human Resource Council, CalWorks	General Fund	Ongoing	N/A
Program H-5.2 Legal Assistance for Fair Housing. Since Calaveras County does not have a fair employment and housing board, the County shall refer people who suspect discrimination in housing to Legal Services of Northern California.	CalWorks	General Fund	Ongoing	N/A
Energy Conservation				

TABLE 1 Calaveras County Housing Element Update Programs 2009-2014				
Program	Responsible Department	Funding	Timeframe	Quantified Objective
Program H-6.1 Energy Efficiency Opportunities. The County shall continue to post and distribute information on currently available weatherization programs. The County shall also produce and distribute information regarding Title 24, green building, durable materials and designs, innovative building construction techniques and materials, land use and circulation patterns, water conservation, and renewable energy opportunities.	Building Department	Enterprise Funds	Ongoing	N/A
Program H-6.2 Green Building Code Regulations. The County shall enforce green building standards in accordance with the Building Energy Efficiency Standards, Part 11 of Title 24 (effective January 1, 2010) and the Green Building Standards (CALGreen) Code (effective January 1, 2011).	Building Department, Board of Supervisors	Enterprise Funds	Ongoing	N/A
Program H-6.3 Green Building Incentives. The County shall periodically assess the implementation of the CALGreen Code (and subsequent State mandates) and revise the County programs to further promote green building practices through additional incentives such as priority processing, density bonuses, and a waiver or reduction in application and development fees.	Building Department	Enterprise Funds	FY 2012/2013, and ongoing	N/A
Program H-6.4 Promoting LEED Certification. The County shall continue to work with community groups and local developers to actively promote LEED certification for new residential and mixed-use commercial buildings. The County will post links and information on their website about LEED Certification.	Building Department	Enterprise Funds	FY 2010/2011, and ongoing	N/A
Program H-6.5 PG&E Energy Conservation Programs and Workshops. The County shall work with PG&E to take a more active role in the county by scheduling training programs on energy efficiency, conducting home energy efficiency audits, and providing funds for energy-efficiency home improvements for moderate- and lower-income households.	Building Department	Enterprise Funds	FY 2010/2011, and ongoing	70
IMPLEMENTATION AND REPORTING				
Program H-7.1 Housing Coordinator. The County shall either hire or designate a Housing Coordinator who will be responsible for: monitoring and implementing the Housing Element; pursuing funding sources and grant opportunities; identifying updates or revisions to policy or ordinances; and working with the Housing Advisory Committee and other partners.	County Administration, Board of Supervisors, City of Angels Administration, City of Angels City Council	General Fund, CDBG, Planning/Technical Assistance Grant	FY 2010/2011	N/A
Program H-7.2 Annual Reporting. The County shall review and report on the implementation of Housing Element programs to the Department of Housing and Community Development consistent with State requirements.	Planning Department	General Fund	Annually	N/A

TABLE 1 Calaveras County Housing Element Update Programs 2009-2014				
Program	Responsible Department	Funding	Timeframe	Quantified Objective
Program H-7.3 Housing Advisory Committee. The County shall appoint a seven-member Housing Advisory Committee to assist with the implementation of the Housing Element.	Planning Department, Board of Supervisors	General Fund, CDBG, Planning/Technical Assistance Grant	FY 2010/2011	N/A
Program H-7.4 Annual Reporting on Manufactured Housing and Accessory Units. The County shall monitor the affordability of manufactured housing and accessory units. The County shall provide this information in the annual report to the Department of Housing and Community Development. If necessary, the County shall revise policies and programs to ensure that these housing units are meeting the needs of lower income residents.	Planning Department	General Fund	Annually	N/A
TOTAL				664
<i>Source: Calaveras County, and Mintier Harnish, 2009.</i>				

SECTION 2: ENVIRONMENTAL CHECKLIST

2.1 Purpose and Legal Basis for the Initial Study

CEQA requires that public agencies document and consider the potential environmental effects of a “project.” As a public disclosure document, this Initial Study provides local decision makers and the public with information regarding the environmental impacts associated with the project. CEQA’s definition of a “project” is an action that has the potential to result in direct or indirect physical changes in the environment. A project includes the agency’s direct activities as well as activities that involve public agency approvals or funding.

According to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, the purpose of an Initial Study is to:

- Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR or a Negative Declaration;
- Enable an applicant or Lead Agency to modify a project, mitigate adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration;
- Assist in the preparation of an EIR, if one is required, by:
 - Focusing the EIR on the effects determined to be significant
 - Identifying the effects determined not to be significant
 - Explaining the reasons for determining that potentially significant effects would not be significant, and
 - Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project’s environmental effects;
- Facilitate environmental assessment early in the design of a project;
- Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment;
- Eliminate unnecessary EIRs; and
- Determine whether a previously prepared EIR could be used with the project.

In the event that the Initial Study does not identify significant effects, or identifies mitigation measures that would reduce all of the significant effects of the project to a less than significant level, the agency may prepare a Negative Declaration. If this is not the case, the agency must prepare an Environmental Impact Report (EIR); the agency may also decide to proceed directly with the preparation of an EIR without preparation of an Initial Study.

2.2 Declaration of No Significant Impact

The 2010 Housing Element Update, in itself, would not directly result in changes to the physical environment. There is no development proposed associated with the Housing Element update, and all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant. Compliance with the programs and policies of the Housing Element alone does not ensure project approval.

Additionally, the 2010 Housing Element contains programs (e.g., Program H-2.2, H-2.10, H-3.5) that, when implemented, will require further action to amend the Zoning Code. The potential environmental impacts of these Zoning Code amendments will be reviewed in conjunction with their proposed enactment.

Any projects undertaken in the course of implementing the goals, policies, and programs identified in the 2010 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

The Initial Study has not identified any significant, adverse environmental impacts that may occur because of the Housing Element. There are no impacts peculiar to the project that will increase the severity of impacts or create new impacts.

This project will not have a significant effect on the environment for the following reasons:

1. The project does not have the potential to 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, 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.
2. The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
3. The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual 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.
4. The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

This Negative Declaration has been prepared by the Mintier Harnish and the Calaveras County Planning Department in accordance with the California Environmental Quality Act of 1970, as amended and local CEQA Guidelines. Determinations have been made as to adequacy by County staff, as required by Section 15204 of CEQA. A copy of the State CEQA Guidelines and statutes may be obtained from the Calaveras County Planning Department staff during normal business hours.

2.3 Initial Environmental Checklist

Following each major category in the Initial Study are four determinations by which to judge the project's impact. These categories and their meanings are shown below:

"No impact" means that it is anticipated that the project will not affect the physical environment on or around the project site. It therefore does not warrant mitigation measures.

"Less than significant" means the project is anticipated to affect the physical environment on or around the project site, however to a less-than-significant degree, therefore not warranting mitigation measures.

"Less than significant with mitigation incorporated" applies to impacts where the incorporation of mitigation measures into a project has reduced the effect from "Potentially significant" to "Less than significant." In such cases, and with such projects, mitigation measures will be provided, including a brief explanation of how they reduce the effect to a less-than-significant level.

"Potentially significant impact" means there is substantial evidence that an effect is significant, and no mitigation is possible.

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 Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geological / 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 and Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

2.4 Environmental Factors Potentially Affected

1. Aesthetics

Would the Project:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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- a. Have a Substantial adverse effect on a scenic vista?
- b. Substantially damage scenic resources, including, but not limited to, trees, rocks outcroppings, and historic buildings along a scenic highway?
- c. Substantially degrade the existing visual character or quality of the site and its surroundings?
- d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

			✓
			✓
			✓
			✓

Discussion:

The richness of Calaveras County’s scenic character and rural cultural landscapes (i.e., ranching and mining) is evident in the historic community centers, oak woodlands, historic buildings, limestone caves, rock outcroppings, mining era ruins, and mountain forests. The State has designated a twenty four mile stretch of Highway 4/Ebbetts Pass from east of Arnold to the Alpine County line as a scenic highway. To protect this scenic resource, the County has an adopted special plan (i.e., The Ebbetts Pass Special Plan) that guides development within the Highway 4/Ebbetts Pass corridor.

No specific housing developments are being proposed or approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in aesthetic impacts on cultural landscapes, Highway 4/Ebbetts Pass, historic communities or buildings. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the 2010 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

- a. NO IMPACT. Adopting the Housing Element will not, by itself, propose developments that would obstruct any scenic vista.
- b. NO IMPACT. Adopting the Housing Element will not, by itself, allow development in areas that may obstruct views of any scenic highways.
- c. NO IMPACT. Adopting the Housing Element will not, by itself, include proposed development of any site and therefore could not result in degradation of any existing visual character.

Furthermore, the County has adopted development standards that will ensure that the visual character of the project sites is not degraded.

- d. NO IMPACT. Adopting the Housing Element will not, by itself, create new light sources or sources of glare that would adversely affect day or nighttime views in the area.

2. Agricultural Resources

Would the Project:

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant	No Impact
--------------------------------	--	-----------------------	-----------

- 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 nonagricultural use?
- b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?
- c. Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

			✓
			✓
			✓

Discussion:

Agricultural lands produce commodities that generate various economic benefits, contribute to the aesthetic value of an area, and create a variety of foraging habitats for wildlife species. In addition to the loss of these key benefits, the conversion of agricultural land has hydrological implications, as loss of open space changes the existing watershed and may reduce groundwater recharge areas.

Development in Calaveras County could eliminate or modify important agricultural and soil resources, and also fragment some existing agricultural areas. Fragmentation of existing agricultural lands may increase the likelihood of increased nuisance effects resulting from urban expansion into agricultural areas. These conflicts may increase costs to the agricultural operation, and combined with rising land values for residential development, encourage the additional conversion of additional farmland to urban uses.

No specific housing developments are being proposed or approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in impacts to agricultural resources including prime farmland, unique farmland, farmland of Statewide Importance. Where the Housing Element identifies capacity for additional development on specific sites, none of these sites are zoned for an agricultural use or would conflict with a Williamson Act contract. Housing projects undertaken in the course of implementing the goals, policies, and

programs identified in the 2010 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

- a. NO IMPACT. Adopting the Housing Element will not, by itself, result in the conversion of land in agricultural use to nonagricultural use.
- b. NO IMPACT. Adopting the Housing Element will not, by itself, result in the conversion of land in agricultural use, an agricultural preserve, or a land conservation contract.
- c. NO IMPACT. Adopting the Housing Element will not, by itself, involve other changes in the existing environment which due to their location or nature could result in conversion of farmland to non-agricultural use.

3. Air Quality

Would the Project:

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant	No Impact
--------------------------------	--	-----------------------	-----------

- a. Conflict with or obstruct implementation of the applicable air quality plan?
- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?
- d. Expose sensitive receptors to substantial pollutant concentrations?
- e. Create objectionable odors affecting a substantial number of people?

			✓
			✓
			✓
			✓
			✓

Discussion:

Air quality is an important natural resource that influences public health and welfare, the economy, and quality of life. Air pollutants have the potential to adversely impact public health, the production and quality of agricultural crops, visibility, native vegetation, and buildings and structures. Sensitive receptors are typically defined as populations or uses that are more susceptible to the effects of air pollution than the general population. These include children and the elderly and land uses such as: long-term healthcare facilities; rehabilitation centers; retirement homes; convalescent homes; residences; schools; childcare centers; and playgrounds. Sensitive receptors are located throughout Calaveras County.

Calaveras County is located in the Mountain Counties Air Basin (Air Basin). This Air Basin also includes Amador County, central Placer County, Mariposa County, Nevada County, Plumas County, Sierra County, Tuolumne County, and western El Dorado County.

In Calaveras County, from west to east, elevations in the Air Basin range from approximately 100 feet above mean sea level (msl) at the edge of the San Joaquin and Sacramento valleys to above 10,000 feet msl along the crest of the Sierra Nevada mountains. The predominant wind direction in the Air Basin and Calaveras County is from the southwest toward the northeast.

The mountainous terrain influences the air movement throughout the air basin. As a result, pollutants from neighboring counties are transported into the Mountain Counties during the day as the temperature rises, and return back to the Sacramento and San Joaquin Valleys at night as the temperature falls. During the summer, the Mountain Counties Air Basin experiences daytime temperature inversions at elevations from 2,000 to 2,500 feet, and during the winter, inversions occur at elevations from 500 to 1,000 feet.

The pollutant potential of the neighboring San Joaquin Valley is very high and results in the source of the transport of air pollutants from the Valley to Calaveras County. Surrounding elevated terrain in conjunction with temperature inversions frequently restricts lateral and vertical dilution of pollutants in the county. Abundant sunshine and warm temperatures in the summer are ideal conditions for the formation of photochemical oxidants, and violations of several criteria pollutant standards are frequent occurrences in the region, including the Mountain Counties Air Basin and Calaveras County.

The Mountain Counties Air Basin, including Calaveras County, is currently in nonattainment for Federal and State ozone standards. The Mountain Counties Air Basin is currently non-attainment for Federal and state PM10 standards and is designated as unclassified for PM2.5. For purposes of the Federal 8-hour ozone standard, Amador and Calaveras Counties have been placed in the Central Mountain Counties Non-Attainment Area. As required by the Clean Air Act, the CCAPCD is required to enact a plan designed to bring the County and Air Basin back to attainment status for ozone under federal standards by June 15, 2007.

The Calaveras County Air Pollution Control (CCAPCD) is responsible for implementing emissions standards and other requirements of federal and state laws in the Mountain Counties Air Basin. The CCAPCD is awaiting EPA for guidance on how to proceed with their ozone planning.

No specific housing developments are being proposed or approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in any construction related, short-term, or operational air quality impacts. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the 2010 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

- a. NO IMPACT. Adopting the Housing Element will not, by itself, disrupt implementation of any air quality plans.

- b. NO IMPACT. Adopting the Housing Element will not, by itself, propose any land uses or will not directly accommodate any known land uses that generate substantial pollutant concentrations.
- c. NO IMPACT. Adopting the Housing Element will not, by itself, propose any land uses or will not directly accommodate any known land uses that will result in the generation of air pollutants in the project area and in the immediate vicinity that could incrementally add to cumulative emissions.
- d. NO IMPACT. Adopting the Housing Element will not, by itself, result in exposure of sensitive receptors to substantial pollutant concentrations.
- e. NO IMPACT. Adopting the Housing Element will not, by itself, propose any land uses that generate objectionable odors nor will it directly accommodate any known land uses that generate objectionable odors.

4. Biological Resources

Would the Project:

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant	No Impact
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- 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 Game or U.S. Fish and Wildlife Service?
- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?
- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use

			✓
			✓
			✓
			✓

of native wildlife nursery sites?				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?				✓

Discussion:

Calaveras County has a variety of wildlife habitats and vegetation types where both common and rare wildlife and plant species may be found. Calaveras County contains areas designated as critical habitat areas for Central Valley steelhead (*Oncorhynchus mykiss*), California tiger salamander (*Ambystoma californiense*), and Red legged frog (*Rana draytonii*). Critical habitat in Calaveras County for Central Valley steelhead is found on a portion of Calaveras County below New Hogan Reservoir. Critical habitat in Calaveras County for California tiger salamander is generally located northwestern/western area of the county. In March 2010, US Fish and Wildlife Service designated 2,764 acres of land north of Highway 12 and east of Highway 26 as critical habitat for the Red Legged Frog (*Rana draytonii*).

Calaveras County has dozens of California Natural Diversity Database (CNDDB) reported occurrences of special-status and listed species throughout the Planning Area and there is potential for additional unknown locations of these species. In light of this, there is increasing urgency in Calaveras County to balance the needs of new development and the maintenance of existing development with the needs of sensitive biological resources, such as special-status and listed species. Calaveras County does not have any locally adopted Habitat Conservation Plans or Natural Community Conservation Plans.

No specific housing developments are being proposed or approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in impacts to biological resources. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the 2010 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

- a. NO IMPACT. Adopting the Housing Element will not, by itself, directly impact 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 Game or U.S. Fish and Wildlife Service. County-wide biological resources were evaluated in the EIR for the 1996 Calaveras County General Plan for conversion to urban use.
- b. NO IMPACT. Adopting the Housing Element will not, by itself, have a direct impact on any protected or endangered species or their habitats.
- c. NO IMPACT. Adopting the Housing Element will not, by itself, have a direct impact on any Federally protected wetlands as defined by Section 404 of the Clean Water Act.

- d. NO IMPACT. Adopting the Housing Element will not, by itself, interfere nor act as a barrier to animal movement since it is not site specific.
- e. NO IMPACT. Adopting the Housing Element will not, by itself, have a direct impact on any habitat areas or species in the project area.
- f. NO IMPACT. Adopting the Housing Element will not, by itself, conflict with an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.

5. Cultural Resources

Would the Project:

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant	No Impact
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a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			✓
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			✓
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓
d. Disturb any human remains, including those interred outside of formal cemeteries?			✓

Discussion:

Calaveras County forms a central part of the Mother Lode Region. Throughout the county there are visible connections to the Gold Rush Era, and in many place evidence of Native American (i.e., Mi-Wuk) settlements and Spanish missionaries. The Mi-Wuk was a well-established society of hunters, fishermen, and plant-food gatherers whose territory stretched from the edge of the San Joaquin Valley to the Sierra Nevadas. During Spaniard Gabriel Moraga’s campaigns into the California interior in 1806 to 1811, Moreaga “discovered” and named the Mokelumne, Stanislaus, and Calaveras rivers. Most Calaveras County communities date from the Gold Rush Era, and evidence of mining activity is ubiquitous throughout the landscape. There are fifteen National Register of Historic Places sites as well as forty-two State Historical Landmarks in the county.

No specific housing developments are being proposed or approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in impacts to cultural resources including historic, archaeological, or paleontological resources or human remains. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the 2010 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

- a. NO IMPACT. Adopting the Housing Element will not, by itself, impact any known or unknown historical resources located within the project area. This project does not allow for site specific development, and therefore, there is no possibility of unearthing historical or cultural resources.
- b. NO IMPACT. Adopting the Housing Element will not, by itself, impact any known or unknown archaeological resources located within the project area. This project does not allow for site specific development, and therefore, there is no possibility of unearthing unknown archaeological resources.
- c. NO IMPACT. Adopting the Housing Element will not, by itself, impact any known or unknown paleontological resources or geologic features located within the project area. This project does not allow for site specific development, and therefore, there is no possibility of impacting paleontological resources or geologic features.
- d. NO IMPACT. Adopting the Housing Element will not, by itself, impact any known or unknown human remains buried in the project area. This project does not allow for site specific development, and therefore, there is no possibility of unearthing unknown human remains.

6. Geology and Soils

Would the Project:

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant	No Impact
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a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				✓
(1) 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.				✓
(2) Strong seismic groundshaking?				✓
(3) Seismic-related ground failure, including liquefaction?				✓
(4) Landslides?				✓
b. Result in substantial soil erosion or the loss of topsoil?				✓
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 an				✓

onsite or offsite 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 (1998), creating substantial risks to life or property?				✓
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?				✓

Discussion:

Calaveras County lies almost entirely in the Sierra Nevada geomorphic province. The older rocks of the Sierra Nevada comprise the bedrock of the county. Many areas of the county are characterized by thin soil cover, near surface bedrock, and steep slopes which have the potential for erosion and may not allow for proper wastewater disposal.

No specific housing developments are being proposed or approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in impacts to soil resources, nor would it expose people to geological hazards. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the 2010 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

- a. NO IMPACT. The nearest potentially active faults (Quaternary/Late Quaternary) are within the Bear Mountains Fault Zone and Melones Fault Zone, which pass through the western portion of the county. Potentially active faults near Valley Springs and Mokelumne Hill include Youngs Creek, Waters Peak, Poorman Gulch, and Haupt Creek faults. Potentially active faults near Copperopolis include Bowie Flat, Green Springs Run, Rawhide Flat East, and Rawhide Flat West faults. There is little information known about these faults other than their potential for activity. Additionally, the Foothills Fault System is considered potentially active and passes through the western portion of the County. Any housing developments approved would need to meet building codes and standards that have been implemented to protect people and structures during an earthquake.
- b. NO IMPACT. Adopting the Housing Element will not, by itself, require any removal of soil.
- c. NO IMPACT. According to the General Plan, Calaveras County is not considered to be at risk from liquefaction hazards.
- d. NO IMPACT. A wide range of soil types exist throughout the County. There is no one soil type that is predominant over other soil types in the County. Any new construction would need to follow the recommendations of a soils and geology report prior to development.
- e. NO IMPACT. Adopting the Housing Element will not, by itself, result in the development of housing, and thus will not result in the need for septic tanks or alternative wastewater disposal systems.

7. Global Climate Change

Would the Project:

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant	No Impact
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- a. Create a new source of substantial greenhouse gases, which would adversely affect global warming?

			✓
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Discussion:

Global Warming is a public health and environmental concern around the world. As global concentrations of atmospheric greenhouse gases increase, global temperatures increase, weather extremes increase, and air pollution concentrations increase. The predominant opinion within the scientific community is that global warming is currently occurring, and that it is being caused and/or accelerated by human activities, primarily the generation of “greenhouse gases” (GHG).

In 2006, the California State Legislature adopted AB32, the California Global Warming Solutions Act of 2006, which aims to reduce greenhouse gas emissions in California. Greenhouse gases, as defined under AB 32, include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. AB 32 requires the California Air Resources Board (ARB), the State agency charged with regulating statewide air quality, to adopt rules and regulations that would achieve greenhouse gas emissions equivalent to statewide levels in 1990 by 2020.

No specific housing developments are being approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in new sources of greenhouse gas emissions, nor would it contribute to global warming. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the 2009 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

- a. NO IMPACT. Adopting the Housing Element will not, by itself, increase greenhouse gas emissions or contribute to global warming because no new development is being approved.

8. Hazards and Hazardous Materials

Would the Project:

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant	No Impact
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- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 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?
- c. Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school?
- d. Be located on a site that 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?
- e. Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard for people residing or working in the project area?
- f. Be located within the vicinity of a private airstrip and result in a safety hazard for people residing or working in the project area?
- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?.

			✓
			✓
			✓
			✓
			✓
			✓
			✓
			✓

Discussion:

People and communities are subject to harm from natural forces, such as flooding and earthquakes, as well as from potential human-caused hazards, such as aviation. No specific housing developments are being proposed or approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in exposure to hazards. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the 2010 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

- a. NO IMPACT. Adopting the Housing Element will not, by itself, involve the use or transport of any hazardous materials.
- b. NO IMPACT. Adopting the Housing Element will not, by itself, result in release of hazardous materials into the environment.
- c. NO IMPACT. Adopting the Housing Element will not, by itself, affect existing or proposed school sites or areas within one-quarter mile of school sites.
- d. NO IMPACT. Adopting the Housing Element will not, by itself, impact any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. NO IMPACT. Adopting the Housing Element will not, by itself, be inconsistent with the Calaveras County Airport Land Use Plan. No development is being approved as part of the Housing Element adoption.
- f. NO IMPACT. Adopting the Housing Element will not, by itself, be inconsistent with the Calaveras County Airport Land Use Plan. No development is being approved as part of the Housing Element adoption.
- g. NO IMPACT. Adopting the Housing Element will not, by itself, interfere with the implementation of any adopted emergency response plan or evacuation plan.
- h. NO IMPACT. Adopting the Housing Element will not, by itself, impact any wildlands or flammable brush, grassy or dry tree areas within or near the project area.

9. Hydrology and Water Quality

Would the Project:

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant	No Impact
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- a. Violate any water quality standards or waste discharge requirements?
- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of

			✓
			✓

preexisting nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?				
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation onsite or offsite?				✓
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding onsite or offsite?				✓
e. Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				✓
f. Otherwise substantially degrade water quality?				✓
g. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map				✓
h. Place within a 100-year flood hazard area structures that would impede or redirect floodflows?				✓
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j. Contribute to inundation by seiche, tsunamis, or mudflow?				✓

Discussion:

An abundance of water resources are found throughout Calaveras County, which includes three large river systems: Mokelumne River, Calaveras River, and Stanislaus River. The North Fork Mokelumne and the North Fork Stanislaus are eligible for listing in the National Wild and Scenic Rivers System. The Lower Stanislaus River is listed by the State Water Resources Control Board as

being impaired by Diazinon, Group A pesticides, likely a result from agriculture activities, and mercury, which is a result of mining activities.

Calaveras County can be broken up into several watersheds: Upper Mokelumne, Lower Mokelumne and Cosumnes, Upper Calaveras, Lower Calaveras, and Stanislaus. These watersheds represent all or part of a surface water drainage basin or distinct hydrologic features. The Upper Mokelumne watershed has elevated levels of a variety of constituents, including turbidity, alkalinity, aluminum, nitrate, and pathogens. A majority of the Upper Mokelumne watershed was found to have moderate vulnerability to the transport of these water quality constituents. High to very high vulnerability to the transport of these constituents was also identified for small portions of the county, which are primarily adjacent to waterways.

A portion of western Calaveras County overlies the Eastern San Joaquin groundwater sub-basin. This sub-basin is a part of the larger San Joaquin Valley groundwater basin. Water quality in the Eastern San Joaquin groundwater basin is impaired. Groundwater quality in the Eastern San Joaquin groundwater basin has been directly affected by the severe overdraft that has occurred in the basin. As water levels in the basin have declined, a saline front originating in the western portion of the basin has moved eastward towards Calaveras County.

No specific housing developments are being proposed or approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in impacts to hydrological resources or water quality and supply. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the 2010 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

- a. NO IMPACT. Adopting the Housing Element will not, by itself, violate any water quality standards.
- b. NO IMPACT. Adopting the Housing Element will not, by itself, substantially deplete groundwater supplies in the project vicinity.
- c. NO IMPACT. Adopting the Housing Element will not, by itself, result in substantial erosion on- or off-site.
- d. NO IMPACT. Adopting the Housing Element will not, by itself, substantially alter the existing drainage pattern of the site or area, alter the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.
- e. NO IMPACT. Adopting the Housing Element will not, by itself, require any infrastructure improvements.
- f. NO IMPACT. Adopting the Housing Element will not, by itself, result in the degradation of water quality.
- g. NO IMPACT. Adopting the Housing Element will not, by itself, have any impacts on flood zones.
- h. NO IMPACT. Adopting the Housing Element will not, by itself, impede or redirect flood flows.

- i. NO IMPACT. Adopting the Housing Element will not, by itself, expose people or structures to risks from failure of levee or dam.
- j. NO IMPACT. No developments are being proposed, so there will be no impacts related to construction in mudflow prone areas. Tsunami and seiches are not considered to be a significant threat to the Study Area.

10. Land Use and Planning

Would the Project:

Potentially Significant Impact Less than Significant w/ Mitigation Incorporated Less than Significant No Impact

- a. Physically divide an established community?
- b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?
- d. Result in land use/operational conflicts between existing and proposed on-site or off-site land uses?

			✓
			✓
			✓
			✓

Discussion:

The Housing Element does not approve or propose to rezone or redesignate any land that was not already allowed to have residential development. Generally, residential development at the upper allowed density range will be encouraged by the Housing Element policies. The residential development patterns facilitated through the Housing Element are consistent with the county’s existing land use and population buildout scenarios that were developed for the 1996 General Plan, and analyzed in the General Plan Program EIR.

Implementation of the 2009 Housing Element would ensure that the County is in compliance with the Regional Housing Needs Allocation (RHNA). The proposed policies and programs promote affordable housing provision throughout the county. In addition, the proposed Housing Element complies with SB 2, which requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including identifying a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit.

- a. NO IMPACT. Adopting the Housing Element will not, by itself, physically divide an established community
- b. NO IMPACT. The Housing Element does not involve any change to, or conflict with applicable land use plans, policies, or regulations.
- c. NO IMPACT. The Housing Element does not conflict with any applicable conservation plan.
- d. NO IMPACT. Adopting the Housing Element will not, by itself, result in land use/operational conflict between existing and proposed on-site or off-site land uses.

11. Mineral Resources

Would the Project:

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant	No Impact
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- 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?
- 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?

			✓
			✓

Discussion:

Calaveras County is rich with mineral resources due to its location within the Sierra Nevada foothills and the Mother Lode belt. Reserves of asbestos, chromite, gold-bearing rock, limestone, sand, and gravel are distributed throughout the county. The California Department of Conservation Division of Oil, Gas, and Geothermal Resources does not identify any oil, gas, or geothermal production in Calaveras County. No specific housing developments are being proposed or approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in impacts to mineral resources. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the 2010 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

- a. NO IMPACT. Adopting the Housing Element will not, by itself, proposed development, therefore the Housing Element will not impact mineral resources.
- b. NO IMPACT. Adopting the Housing Element will not, by itself, have an effect on the availability of or access to designated or known mineral resources.

12. Noise

Would the Project:

Potentially Significant Impact	Less than Significant w/ Mitigation	Less than Significant	No Impact
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Incorporated

a. Expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?			✓
b. Expose persons to or generate excessive groundborne vibration or groundborne noise levels?			✓
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓
e. Be located within an airport land use plan area, or, where such a plan has not been adopted, within two miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels?			✓
f. Be located in the vicinity of a private airstrip and expose people residing or working in the project area to excessive noise levels?			✓

Discussion:

In Calaveras County, vehicular traffic is the main source of noise, primarily from traffic on State routes (i.e., SR 49, SR 12, SR 26) and on major County roads. Mary Rasmussen Field Airport is a significant source of localized noise in Calaveras County. The airport site, however, is located on a ridge top and noise impacts where localized. Industrial uses and mining operations are also considered a significant source of noise. In some cases, noise-sensitive land uses are located near these operations. No specific housing developments are being proposed or approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in noise impacts. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the 2010 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

- a. NO IMPACT. Adopting the Housing Element will not, by itself, generate noise or result in exposure of persons to noise that exceeds thresholds established by the County’s Noise Element.
- b. NO IMPACT. Adopting the Housing Element will not, by itself, result in ground-borne vibration or ground-borne noise levels.

- c. NO IMPACT. Adopting the Housing Element will not, by itself, result in a substantial permanent increase in the ambient noise levels in the project area above levels existing without the project.
- d. NO IMPACT. Adopting the Housing Element will not, by itself, impact ambient noise levels.
- e. NO IMPACT. Adopting the Housing Element will not, by itself, impact any airport operations.
- f. NO IMPACT. Adopting the Housing Element, will not, by itself, impact any private airstrip.

13. Population and Housing

Would the Project:

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant	No Impact
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- a. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?
- b. Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?
- c. Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?

			✓
			✓
			✓

Discussion:

The Housing Element is a planning document designed to address the county’s housing needs over the 2007-2014 planning period. While the Housing Element is designed to facilitate the development of housing in order to meet anticipated population growth and includes policies to facilitate greater residential density, the implementation of the Housing Element Update is not expected to induce growth. The purpose and scope of the Housing Element is to ensure that sufficient sites are available and that existing constraints are reduced or removed in order to encourage housing production to meet the expected need during the 2007-2014 planning period. The proposed project would ensure adequate land is made available with appropriate zoning to allow the County to meet its RHNA.

No specific housing developments are being proposed or approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in population and housing impacts. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the 2010 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

- a. NO IMPACT. Adopting the Housing Element will not, by itself, directly induce substantial population growth that is in excess of that planned in the General Plan. As required by State

law, the Housing Element is designed to address the housing needs projected for the Calaveras County for the planning period.

- b. NO IMPACT. Adopting the Housing Element will not, by itself, directly displace any housing, necessitating the construction of replacement housing elsewhere. As required by State law, the Housing Element is designed to address the county’s housing needs.
- c. NO IMPACT. Adopting the Housing Element will not, by itself, directly displace any people, necessitating the construction of replacement housing elsewhere. As required by State law, the Housing Element is designed to address the county’s housing needs.

14. Public Services

Would the Project:	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant	No Impact
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- d. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a 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 following public services:

(1) Fire protection?				✓
(2) Police protection?				✓
(3) Schools?				✓
(4) Parks?				✓
(5) Other public facilities?				✓

Discussion:

Public facilities in Calaveras County are provided by CalFire (i.e., fire protection), Calaveras County Sheriff Department (i.e., police protection), Calaveras County Unified School District (i.e., schools), and private associations and State and Federal agencies (i.e., parks). There are nine separate public agencies that provide water and/or wastewater services – each governed by its own board of directors. There are also nine private water companies that serve residential subdivisions. Each of these organizations plans for and maintains their own facilities.

No specific housing developments are being proposed or approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in impacts on public services. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the 2010 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

a. NO IMPACT. No specific housing developments are approved as part of Housing Element adoption; therefore, adopting the Housing Element will not, by itself, result in substantial adverse impacts associated with the provision of new or physically altered public facilities.

- (1) Adopting the Housing Element will not, by itself, require new fire protection services or facilities.
- (2) Adopting the Housing Element will not, by itself, require new police protection services or facilities.
- (3) Adopting the Housing Element will not, by itself, directly generate new students.
- (4) Adopting the Housing Element will not, by itself, directly generate the need for additional park facilities.
- (5) Adopting the Housing Element will not, by itself, require other public services or facilities.

15. Recreation

Would the Project:

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant	No Impact
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- a. 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?
- b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

			✓
			✓

Discussion:

Calaveras County offers an abundance of outdoor recreation opportunities but many of these opportunities are on remote lands owned by the U.S. Forest Service (i.e., Stanislaus National Forest), U.S. Bureau of Land Management, and the State. Calaveras County does not directly maintain a system of park and recreation facilities. One of the most important recreational resources in the county is Calaveras Big Trees State Park; it is the longest continuously-operated tourist facility in California. There are eight reservoirs owned and managed by public facilities Districts and State and Federal agencies. These reservoirs form an important part of the county’s overall recreational inventory, especially in populous lower-elevation portions of the county that otherwise lack large tracts of easily accessible public land. The county also has several large limestone caves (i.e., Mercer Caverns, Moaning Cave, California Cave) that are privately owned and operated. Ownership of other publicly accessible recreation facilities in Calaveras County is divided among a wide variety of public agencies, such as school districts, and private foundations/clubs, such as Veterans districts.

No specific housing developments are being proposed or approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly impact recreational facilities. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the 2010 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

- a. NO IMPACT. Adopting the Housing Element will not, by itself, directly generate new residents and will therefore not directly 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.
- b. NO IMPACT. Adopting the Housing Element will not, by itself, require the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment.

16. Transportation/Traffic

Would the Project:

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant	No Impact
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- a. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?
- b. Cause, either individually or cumulatively, exceedance of a level-of-service standard established by the county congestion management agency for designated roads or highways?
- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d. Substantially increase hazards because of a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e. Result in inadequate emergency access?
- f. Result in inadequate parking capacity?

			✓
			✓
			✓
			✓
			✓
			✓

g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

			✓
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Discussion:

The roadway system in Calaveras County consists of 1,052 miles of public streets and highways, including 149 miles of State Routes (i.e., SR 4, 12, 26, 49), 689 miles in the County roadway system, 29 miles of City of Angels roadways, 125 miles of Federal agency roadways, and 60 miles of State Park Service roadways. In addition to the public road system, there is an extensive system of private roads servicing homes, subdivisions, and businesses within the county. The Calaveras County General Plan Circulation Element indicates that the countywide acceptable peak Level of Service (LOS) is "C" for roadways located within rural areas of the county. Traffic flow for a two-lane road at a LOS C is in the range of stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream. The existing General Plan (1996) does not specify how LOS thresholds are applied to unsignalized intersections. More specifically, the General Plan does not indicate whether the LOS thresholds apply to average total intersection, approach, or movement LOS.

No specific housing developments are proposed or approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in traffic or other transportation impacts. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the 2010 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

- a. NO IMPACT. Adopting the Housing Element will not, by itself, alter traffic conditions in the county.
- b. NO IMPACT. Adopting the Housing Element will not, by itself, alter traffic conditions in the county.
- c. NO IMPACT. Adopting the Housing Element will not, by itself, result in nor require a need to change air traffic patterns.
- d. NO IMPACT. Adopting the Housing Element will not, by itself, increase hazards due to a design feature or incompatible use.
- e. NO IMPACT. Adopting the Housing Element will not, by itself, result in inadequate emergency access.
- f. NO IMPACT. Adopting the Housing Element will not, by itself, affect parking capacity and will therefore not result in inadequate parking capacity.
- g. NO IMPACT. Adopting the Housing Element will not, by itself, conflict with traffic programs supporting alternative transportation in the county.

17. Utilities and Service Systems

Would the Project:	Potentially Significant	Less than Significant w/ Mitigation	Less than Significant	No Impact
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	Impact	Incorporated	
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?			✓
e. Result in a determination by the wastewater treatment provider that 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?			✓
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓
g. Comply with federal, state, and local statutes and regulations related to solid waste?			✓

Discussion:

Calaveras County is served by nine separate public agencies (i.e. Districts) that provide water and/or wastewater to county residents. Each agency is governed by its own board of directors. These agencies include Calaveras County Water District, Calaveras Public Utilities District, Mokelumne Hill Sanitary District, Murphys Sanitary District, San Andreas Sanitary District, Union Public Utilities District, Utica Power Authority, Valley Springs Public Utilities District, and Wallace Community Services District. There are also nine private water companies that serve residential subdivisions. All parcels listed in the Housing Element inventory are within the boundaries of one of the county's water, sanitary, or community service districts and have access to both water and sewer.

No specific housing developments are proposed or approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly impact utilities and service systems. Housing projects undertaken in the course of implementing the goals, policies, and programs

identified in the 2010 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

- a. NO IMPACT. Adopting the Housing Element will not, by itself, require the use of wastewater facilities.
- b. NO IMPACT. Adopting the Housing Element will not, by itself, require the construction of new wastewater treatment facilities.
- c. NO IMPACT. Adopting the Housing Element will not, by itself, require the construction of new storm water facilities.
- d. NO IMPACT. Adopting the Housing Element will not, by itself, affect existing water demands.
- e. NO IMPACT. Adopting the Housing Element will not, by itself, require the use of wastewater facilities.
- f. NO IMPACT. Adopting the Housing Element will not, by itself, require the use of solid waste facilities.
- g. NO IMPACT. Adopting the Housing Element will not, by itself, require the use of solid waste facilities.

18. Mandatory Findings of Significance

Would the Project:

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant	No Impact
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- a. Does the project have the potential to 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, 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?
- 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.)

			✓
			✓

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

			✓
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Discussion:

No specific housing developments are being proposed or approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in any potential degradation of the quality of the environment or human health. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the 2010 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

- a. NO IMPACT. Adopting the Housing Element will not, by itself, have any impacts on wildlife species, rare or endangered plant species or eliminate major periods of California history or prehistory.
- b. NO IMPACT. Adopting the Housing Element will not, by itself, have any cumulatively considerable impacts.
- c. NO IMPACT. Adoption of the Housing Element will not, by itself, have any substantial adverse effects, neither directly or indirectly, on human beings.

Determination of Required Environmental Document

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 proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a “potential significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: 

Date: 

Printed Name: George White
 Title: Planning Director
 Calaveras County Planning Department