FAIRFIELD HOTEL/RESTAURANT

236-300 E. ST. CHARLES STREET, SAN ANDREAS, CA

Initial Study and Mitigated Negative Declaration (IS/MND)

CEQA Analysis Prepared for:

Katherine Stefani, Planner II
Calaveras County Planning Department
891 Mountain Ranch Road, Bldg. E
San Andreas, CA 95249
(209)754-6394
kstefani@calaverascounty.gov

Prepared by:

UltraSystems Environmental Inc.
16431 Scientific Way
Irvine, CA 92618-4355
Telephone: 949-788-4900
FAX: 949/788-4901

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Project No. 7244

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PROJECT INFORMATION SHEET

1. Project Title	Fairfield Hotel/Restaurant – Calaveras County
2. CEQA Lead Agency	**County of Calaveras** 891 Mountain Ranch Road, Bldg. E San Andreas, CA 95249 Katherine Stefani, Planner II (209) 754-6394 kstefani@co.calaveras.ca.us
3. Project Applicant	Julie Oderio **Saint Charles Hospitality LLC** 1484 Pollard Roda, Box 264 Los Gatos, CA 95032
4. Project Location	236 - 300 E. Charles Street San Andreas, CA 95249
5. Assessor's Parcel Numbers	APN 042-030-014-000 (Parcel 1) and 042-031-017-000 (Parcel 2)
6. Project Site General Plan Designation(s)	CC, Community Center
7. Project Site Zoning Designation(s)	Current: C2, General Commercial (Parcel 1) and R3, Multiple-Family Residential (Parcel 2) Proposed: C2, General Commercial (Parcels 1 and 2)
8. Surrounding Land Uses and Setting	Located in commercial area along St. Charles Street (State Route 49). Current land uses surrounding the project site include St. Charles Street (State Route 49) to the north and east and commercial use on the other side (east/northeast of State Route 49). Directly north of the site is commercial property (a bank) and northwest is single-family residential use. To the south (southwest) is a cemetery. Directly south is undeveloped single-family residential property. The property adjacent southeast is existing multi-family residences. Directly east is the historic McSorley House (P-05-002690), historically known as the "Judge Arthur J. McSorley Home". Just south of that (also east of the project site, is existing commercial use (an auto shop and dentist).

9. Description of Project	The applicant is requesting approval of a Zoning Amendment (ZA) for a vacant 2.96-acre parcel (APN 042-031-017) from Multiple-Family Residential (R3) to General Commercial (C2) in San Andreas. The applicant proposes to merge the subject parcel with the adjacent parcel (AON 042-031-014), zoned C2, to develop a four-story, 45,222 sq. ft. hotel that contains 79 rooms and a separate 2,527-square-foot restaurant on a combined 4.14-acre site. The applicant has also requested a height variance to allow the hotel to encroach 8' 1" into the 45' height limit.
11. Selected Agencies whose Approval is Required	County of Calaveras
12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun?	Letters were sent by the county of Calaveras (the Lead Agency), to five local Native American tribes asking if they wished to participate in AB 52 consultation concerning the proposed project in San Andreas. Tribes had up to 30 days in which to respond to notification of the project. For the proposed project, those tribe(s) that requested consultation were to be contacted by the County per Public Resources Code § 21074. None of the contacted tribes requested consultation.
13. Other Public Agencies	Agencies that will review the proposed project include the following: • Central Valley Regional Water Quality Control Board (Region 5) • Caltrans (District 10) • San Andreas Fire Protection District

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ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Term
AAQS	ambient air quality standards
AB 32	California Global Warming Solutions Act of 2006 (Assembly Bill 32)
AB 52	Assembly Bill 52
ACM(s)	Asbestos-Containing Material(s)
ADA	Americans with Disabilities Act
AFY	Acre-feet per year
AIA	Airport Influence Area
AMI	Area Median Income
amsl	above mean sea level
APE	Area of Potential Effect
APN	Assessor's Parcel Number
AQA	Air Quality Analysis
AQMP	Air Quality Management Plan
AR4	Fourth Assessment Report
ARB	California Air Resources Board
BAU	business as usual
BIOS	Biogeographic Information and Observation System
BMPs	Best Management Practices
C2	General Commercial zoning
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CAL FIRE	California Department of Forestry and Fire Protection
CAL Green	California Green Building Standards
Caltrans	California Department of Transportation
CAO(s)	Cleanup and Abatement Order(s)
CAPCOA	California Air Pollution Control Officers Association
CASGEM	California Statewide Groundwater Elevation Monitoring
CAT	Climate Action Team
CBC	California Building Code
CCAA	California Clean Air Act
CCAPCD	Calaveras County Air Pollution Control District
CCOG	Calaveras Council of Governments
CCR	California Code of Regulations
CDO(s)	Cease and Desist Order(s)
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFGC	California Fish and Game Code
cfs	cubic feet per second
CGS	California Geological Survey
CH_4	methane
CHRIS	California Historic Resources Inventory System

Acronym/Abbreviation	Term
CMP	Congestion Management Program
CMP	corrugated metal pipe
CMPHS	CMP Highway System
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CC	Community Center land use
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
CPARC	Calaveras County Parks and Recreation Commission
CPUD	Calaveras Public Utility District
CRC	California Residential Code
CWA	Clean Water Act
DAMP	Drainage Area Management Plan
dB	decibel
dBA	A-weighted decibel scale
DOC	California Department of Conservation
DOSH	California Division of Safety and Health
DTSC	Department of Toxic Substances Control
du/ac	Dwellling units per acre
DWR	Department of Water Resources
EIR	Environmental Impact Report
EMS	Emergency Medical Services
EO	Executive Order
EPA	Environmental Protection Agency
ESA	Endangered Species Act
ESA	Environmental Site Assessment
ESRL	Earth System Research Laboratory
EV	electric vehicle
EVCS	electric vehicle charging station
°F	degrees Fahrenheit
FAR	floor area ratio
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zones
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
GHG	greenhouse gases
GIS	Geographic Information System
GPCD	gallons per capita per day
gpd	gallons per day
GWP	global warming potential
HABS	Historic American Building Survey
HCP	Habitat Conservation Plan
HFCs	hydroflourocarbons
HU	Hydrologic Unit
HVAC	heating, ventiliation and air conditioning

Acronym/Abbreviation	Term
IPCC	Intergovernmental Panel on Climate Change
ISA	International Society of Arboriculture
IS/MND	Initial Study/Mitigated Negative Declaration
ITE	Institute of Transportation Engineers
L_{90}	noise level that is exceeded 90% of the time
L_{eq}	equivalent noise level
LBP	Lead-Based Paint
LID	Low Impact Development
L_{max}	root mean square maximum noise level
LOS	Level of Service
LRA	Local Responsibility Area
LSTs	Localized Significance Thresholds
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
MCAB	Mountain Counties Air Basin
mgd	million gallons per day
MLD	Most Likely Descendant
MM(s)	mitigation measure(s)
MMRP	Mitigation Monitoring and Reporting Program
$MMTCO_2e$	million metric tons of CO2e
MND	Mitigated Negative Declaration
MPAH	Master Plan of Arterial Highways
MRZ	Mineral Resource Zone
MS4	Municiple Separate Storm Sewer permit
MT	Metric tons
N_2O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
OPR	Governor's Office of Planning and Research
OSHA	Occupational Safety and Health Administration
Pb	lead
PCB	polychlorinated biphenyl
PFCs	perfluorocarbons
PG&E	Pacific Gas & Electric Company
PM	particulate matter
PM_{10}	respirable particulate matter
$PM_{2.5}$	fine particulate matter
ppm	parts per million
PPV	peak particle velocity
R3	Multiple Family Residential zoning
RCRA	Resource Conservation and Recovery Act
RECs	Recognized Environmental Condition(s)
RHNA	Regional Housing Needs Allocation
RMS	root mean square
ROG	Reactive organic gases
ROW	Right-of-way

Acronym/Abbreviation	Term
RPS	Renewables Portfolio Standard
RWQCB	Regional Water Quality Control Board
§	section
SASD	San Andreas Sanitary District
SB	Senate Bill
SF_6	sulfur hexafluoride
SIP	State Implementation Plan
SLF	Sacred Lands File
SMARA	Surface Mining and Reclamation Act
SO_2	sulfur dioxide
SRA	State Responsibility Area
SRAs	source receptor areas
SRRE	Source Reduction and Recycling Element
STIP	Statewide Transportation Improvement Program
SUSMP	Standard Urban Stormwater Mitigation Plan
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TCRs	Tribal Cultural Resources
TMP	Traffic Management Plan
UEI	Ultrasystems Environmental, Inc.
U.S.	United States
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
VdB	vibration decibels
VCP	vitrified clay pipe
VHFHSZ(s)	very high fire hazard severity zone(s)
VMT	vehicle miles traveled
VOC	volatile organic compound
WEG	wind erodibility group
WQMP	Water Quality Management Plan
WRI	World Resources Institute
WWTP	wastewater treatment plant
ybp	years before present

1.0 INTRODUCTION

1.1 Proposed Project

The County of Calaveras (County) is processing a request to approve a series of discretionary actions (including a zone designation change) to allow the development of a 79-room hotel and a restaurant with a capacity for 112 people. The project will be located at 236-300 E. St. Charles Street in the unincorporated community of San Andreas in Calaveras County. The project aims to construct a four-story, 45,220-square-foot Fairfield Inn and Suites by Marriott, along with a separate 2,527-square-foot restaurant. The combined buildings cover a total floor area of 47,747 square feet on a 4.14-acre site. The project also requests a variance to allow the hotel to encroach 8' 1" into the 45' height limit of the C2 zone.

1.1.1 Project Components

The proposed project includes:

Buildings

- The hotel will have four floors and be 53 feet 1 inch in height from the average base elevation. The maximum height allowed in the zone is 45 feet, and the applicant has applied for a height variance. The ground floor will have 11,770 square feet of floor space, and each of the three upper levels will have 11,150 square feet, for a total floor area of 45,220 square feet.

- The restaurant will be a 2,527 square-foot single-story building with an outdoor dining deck.

Facility Amenities

- Hotel
- Restaurant
- Coffee bar
- Cocktail lounge offering indoor and outdoor seating
- Firepit with seating available
- Swimming pool with a sun deck
- Fitness center
- Corner market
- ADA-compliant walkways

Parking

- A total of 116 parking spaces (includes 12 ADA-compliant)
    - 88 spaces for the hotel (includes 17 with electric vehicle charging [EVC])
    - 28 spaces for the restaurant (includes eight with EVC)

Landscaping

- Various landscaped areas cover a total of 26,266 square feet.
    - 24 percent of the project site

- 76 percent impervious area (building footprints and hardscape).

Common/Open Space

- 3,690 square feet of usable open space
    - 747 square feet of common open space
    - 2,945 square feet of private open space area.

Utilities

- Trash enclosure

1.1.2 Estimated Construction Schedule

Construction would occur in two phases – Sitework (including grading and construction of retaining walls) and Building Construction. Project sitework would commence in Second or Third Quarter 2024 and project completion is anticipated for the Third Quarter of 2026, a total of approximately 24 months. Phase I is estimated to take approximately six months and Phase II would take 18 months. Refer to **Section 3.0** for details.

1.2 Lead Agencies – Environmental Review Implementation

The County of Calaveras is the Lead Agency for the proposed project. Pursuant to the California Environmental Quality Act (CEQA) and its regulations,[1] the Lead Agency has the principal responsibility for approving projects with potentially significant environmental impacts.

1.3 CEQA Overview

1.3.1 Purpose of CEQA

All discretionary projects in California must undergo environmental review under CEQA. A project, as defined in CEQA Guidelines § 15378, encompasses any action having the potential to result in a direct physical change or a reasonably foreseeable indirect change to the environment and is any of the following:

- An activity directly undertaken by any public agency, including but not limited to public works construction and related activities, clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements.

- An activity undertaken by a person which is supported in whole or in part through public agency contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.

- An activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

1 Public Resources Code §§ 21000 - 21177 and California Code of Regulations Title 14, Division 6, Chapter 3.

CEQA Guidelines § 15002 states the Basic Purposes of CEQA are to:

- Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities.
- Identify ways that environmental damage can be avoided or significantly reduced.
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures (MMs) when the governmental agency finds the changes to be feasible.
- Disclose to the public the reasons for a governmental agency's approval of a project in the manner the agency chose if significant environmental effects are involved.

1.3.2 Authority to Mitigate under CEQA

CEQA establishes a duty for public agencies to avoid or minimize environmental damage where feasible. Under CEQA Guidelines § 15041, the Lead Agency for a project has the to require feasible changes in any or all activities involved in the project in order to substantially lessen or avoid significant effects on the environment, consistent with applicable constitutional requirements such as the "nexus"[2] and "rough proportionality"[3] standards.

Under CEQA, a Lead Agency can approve a project with significant environmental effects if it publicly discloses a fully informed decision that there is no feasible way to reduce or avoid the impact. In such cases, the Lead Agency must specifically identify the anticipated benefits and other overriding considerations from the project that outweigh the policy of minimizing environmental impacts.

1.4 Purpose of Initial Study

The CEQA process starts with a public agency determining if the project is subject to CEQA. If the project is exempt, no further action is required. If the project is not exempt, the Lead Agency conducts an Initial Study to determine if the project may significantly affect the environment.

The purposes of an Initial Study, as listed in § 15063(c) the CEQA Guidelines:

1) Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR or a Negative Declaration.

2) Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration.

3) Assist in the preparation of an EIR, if one is required, by:

    a) Focusing the EIR on the effects determined to be significant,

    b) Identifying the effects determined not to be significant,

2 A nexus (i.e., connection) must be established between the mitigation measure and a legitimate governmental interest.

3 The mitigation measure must be "roughly proportional" to the impacts of the Project.

c) Explaining the reasons for determining that potentially significant effects would not be significant, and

d) Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.

4) Facilitate environmental assessment early in the design of a project;

5) 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;

6) Eliminate unnecessary EIRs;

7) Determine whether a previously prepared EIR could be used with the project.

In cases where no potentially significant impacts are identified, the Lead Agency may issue a ND, and no mitigation measures would be needed. Where potentially significant impacts are identified, the Lead Agency may decide that MMs would sufficiently reduce these impacts to less than significant levels. The Lead Agency would then prepare an MND for the proposed project. If the Lead Agency determines that the individual or cumulative effects of the proposed project would cause a significant adverse environmental impact that cannot be mitigated to less than significant levels, an Environmental Impact Report (EIR) would be required for further analysis.

1.5 Review and Comment by Other Agencies

Other public agencies are provided with the opportunity to review and comment on the IS/MND. Each agency is briefly described below.

- A Responsible Agency (14 CCR § 15381) is a public agency, other than the Lead Agency, which has discretionary approval power over the Project, such as permit issuance or plan approval authority.

- A Trustee Agency[4] (14 CCR § 15386) is a state agency having jurisdiction by law over natural resources affected by a project that are held in trust for the people of the State of California.

- Agencies with Jurisdiction by Law (14 CCR § 15366) are any public agencies who have authority (1) to grant a permit or other entitlement for use; (2) to provide funding for the project in question; or (3) to exercise authority over resources which may be affected by the project. Furthermore, a city or county will have jurisdiction by law with respect to a project when the city or county having primary jurisdiction over the area involved is: (1) the site of the project; (2) the area in which the major environmental effects will occur; and/or (3) the area in which reside those citizens most directly concerned by any such environmental effects.

4 The four Trustee Agencies in California listed in CEQA Guidelines § 15386 are California Department of Fish and Wildlife, State Lands Commission, State Department of Parks and Recreation, and University of California.

1.6 Impact Terminology

The following terminology is used to describe the level of significance of potential impacts:

- A finding of ***no impact*** is appropriate if the analysis concludes that the project would not affect the particular environmental threshold in any way.

- An impact is considered ***less than significant*** if the analysis concludes that the project would cause no substantial adverse change to the environment and requires no mitigation.

- An impact is considered ***less than significant with mitigation incorporated*** if the analysis concludes that the project would cause no substantial adverse change to the environment with the inclusion of environmental commitments, or other enforceable measures, which would be adopted by the lead agency.

- An impact is considered ***potentially significant*** if the analysis concludes that the project could have a substantial adverse effect on the environment.

An Environmental Impact Report (EIR) is necessary if a potential significant impact is identified.

1.7 Organization of Initial Study

This document is structured to comply with CEQA Guidelines § 15063(d), which include the following sections:

- Section 1.0 - Introduction, which identifies the purpose and scope of the IS/MND.
- Section 2.0 - Environmental Setting, which describes location, existing site conditions, land uses, zoning designations, topography, and vegetation associated with the project site and surroundings.
- Section 3.0 - Project Description, which provides an overview of the project, a description of the proposed development, project phasing during construction, and discretionary actions for project approval.
- Section 4.0 - Environmental Checklist, which presents checklist responses for each resource topic to identify and assess impacts associated with the proposed project, and proposes MMs, as needed, to reduce potential environmental impacts to less than significant.
- Section 5.0 - References, which includes a list of documents cited in the IS/MND.
- Section 6.0 - List of Preparers, which identifies the primary authors and technical experts that prepared the IS/MND.

Technical studies and other documents, including supporting information and analyses used to prepare the IS/MND, are included in the following appendices:

- Appendix A1 Project Plans and Drawings
- Appendix A2 Shade Shadow Assessment
- Appendix B CalEEMod Input and Results for Air Quality and Greenhouse Gas Emissions Analysis
- Appendix C Biological Resources Evaluation Report
- Appendix D Cultural Resources Report
- Appendix E1 Preliminary Geotechnical Investigation

- Appendix E2 Paleontological Resources Records Search
- Appendix F Phase I ESA
- Appendix G1 Preliminary SWMP
- Appendix G2 Hydrology/Hydraulics Study
- Appendix H Ambient Noise Measurement Data
- Appendix I1 VMT Screening
- Appendix I2 Traffic Study

1.8 Findings from the Initial Study

1.8.1 No Impact or Impacts Considered Less than Significant

Based on Initial Study findings, the project would have no impact or a less than significant impact on the environmental categories listed in Appendix G of the CEQA Guidelines.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Wildfire

1.8.2 Impacts Considered Less than Significant with Mitigation Measures

Based on Initial Study findings, the project would have a less than significant impact on the environmental categories listed in Appendix G of the CEQA Guidelines when the proposed mitigation measures are implemented.

- Biological Resources
- Cultural Resources
- Geology and Soils
- Tribal Cultural Resources
- Mandatory Findings of Significance

2.0 ENVIRONMENTAL SETTING

2.1 Project Location

The project site is in the community of San Andreas in unincorporated Calaveras County. San Andreas is in the foothills of the Sierra Nevada about 37 miles east of the City of Stockton. Regional access to the site is via State Route 49 (SR-49), also known as East St. Charles Street. Refer to **Figure 2.1-1**, which shows the project's location in a regional context. The project site is about 200 feet south of the intersection of St. Charles Street with Treat Avenue. **Figure 2.1-2** depicts an aerial photo of the project site and the surrounding land.

2.2 Project Setting

The project site is vacant and vegetated with canyon live oak forest and woodland (UltraSystems, 2024). The site slopes to the north; elevations onsite range from 1,038 feet above mean sea level (amsl) at the south site boundary to 1,174 feet amsl at the north boundary. The project site is comprised of two parcels, APNs 042030014 and 042031017. See **Figure 2.2-1**, which depicts the topography of the site, and surrounding area. The project site is surrounded by a bank to the north; a parking lot and vacant land opposite SR 49 to the east; an auto service business and multifamily residences to the south; and a cemetery, a drainage basin, and vacant land to the west. Site photographs are provided in **Figure 2.2-2**.

2.2.1 Land Use and Zoning

The land use, zoning, and specific plan designations of the project site and its immediate vicinity are listed in **Table 2.2-1**. The project site has a General Plan land use designation of Community Center and a zoning designation of General Commercial (C2) and Multiple-Family Residential (Calaveras County, 2024).

Table 2.2-1
SUMMARY OF EXISTING LAND USE, ZONING AND SPECIFIC PLAN DESIGNATIONS

Location	General Plan Designation	Zoning Designation	Existing Development
Project Site	Community Center	General Commercial (C2) and Multiple-Family Residential (R3)	Vacant land
North	Community Center and Residential Low Density	General Commercial (C2) and Single-Family Residential (R1)	Bank
South	Community Center and Residential Low Density	General Commercial (C2), Multiple-Family Residential (R3), and Single-Family Residential (R1)	Auto service business and multi-family residences
East	Community Center	General Commercial (C2)	Parking lot and vacant land
West	Public/Institutional	Public Service (PS)	Cemetery, a drainage basin, and vacant land

Source: Calaveras County, 2024; UltraSystems 2023

Figure 2.1-1
REGIONAL LOCATION

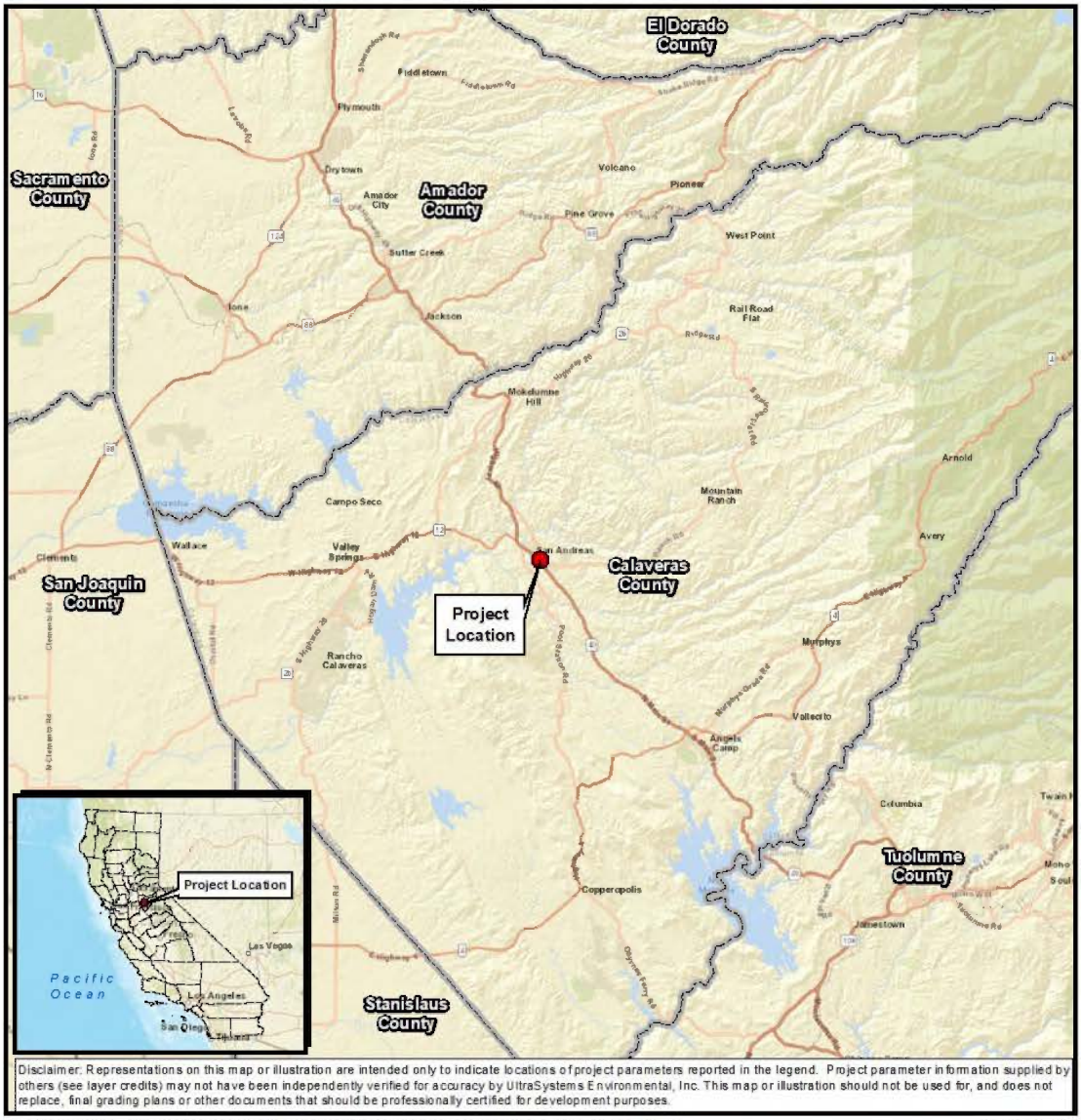


Figure 2.1-2
PROJECT LOCATION

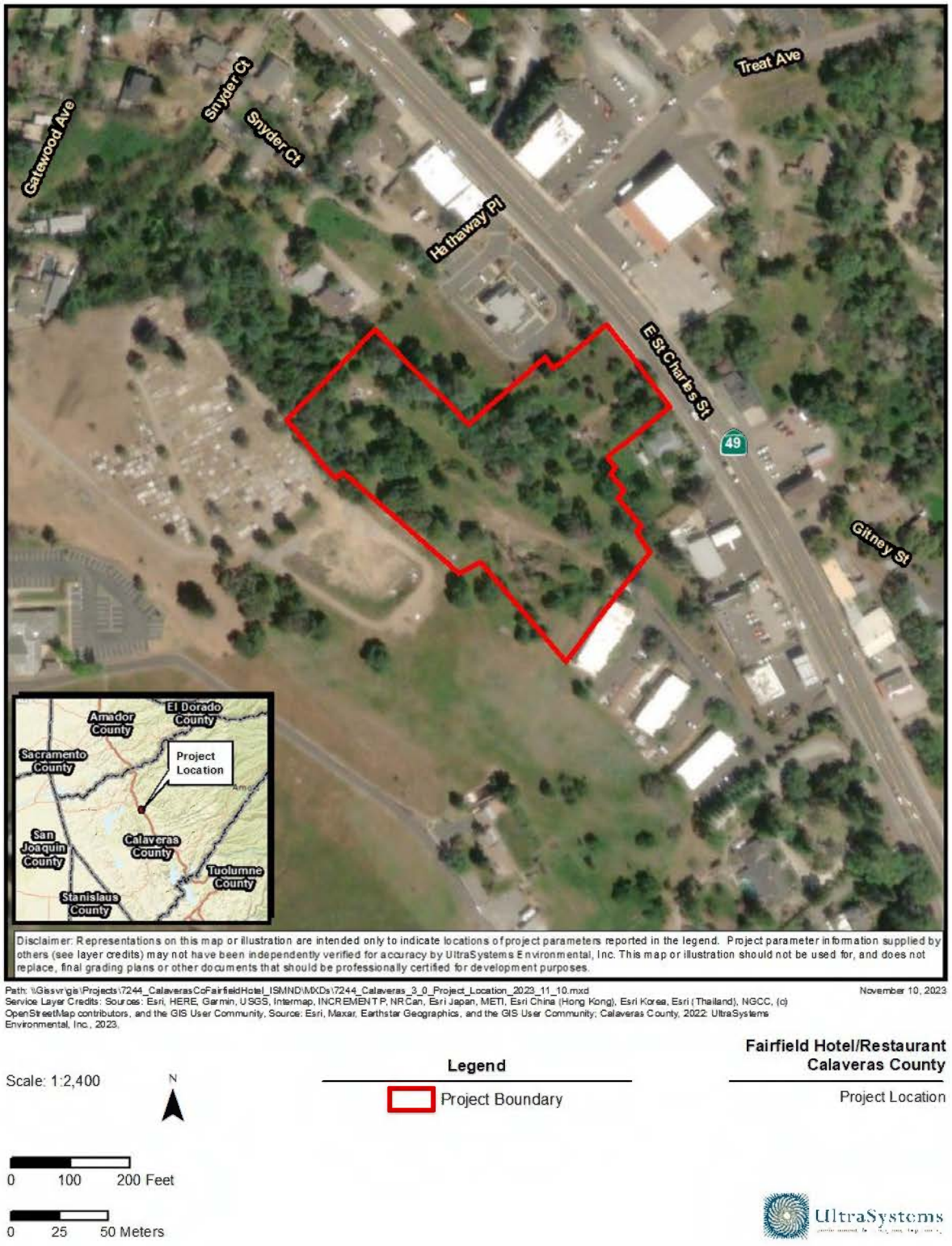


Figure 2.2-1
TOPOGRAPHIC MAP

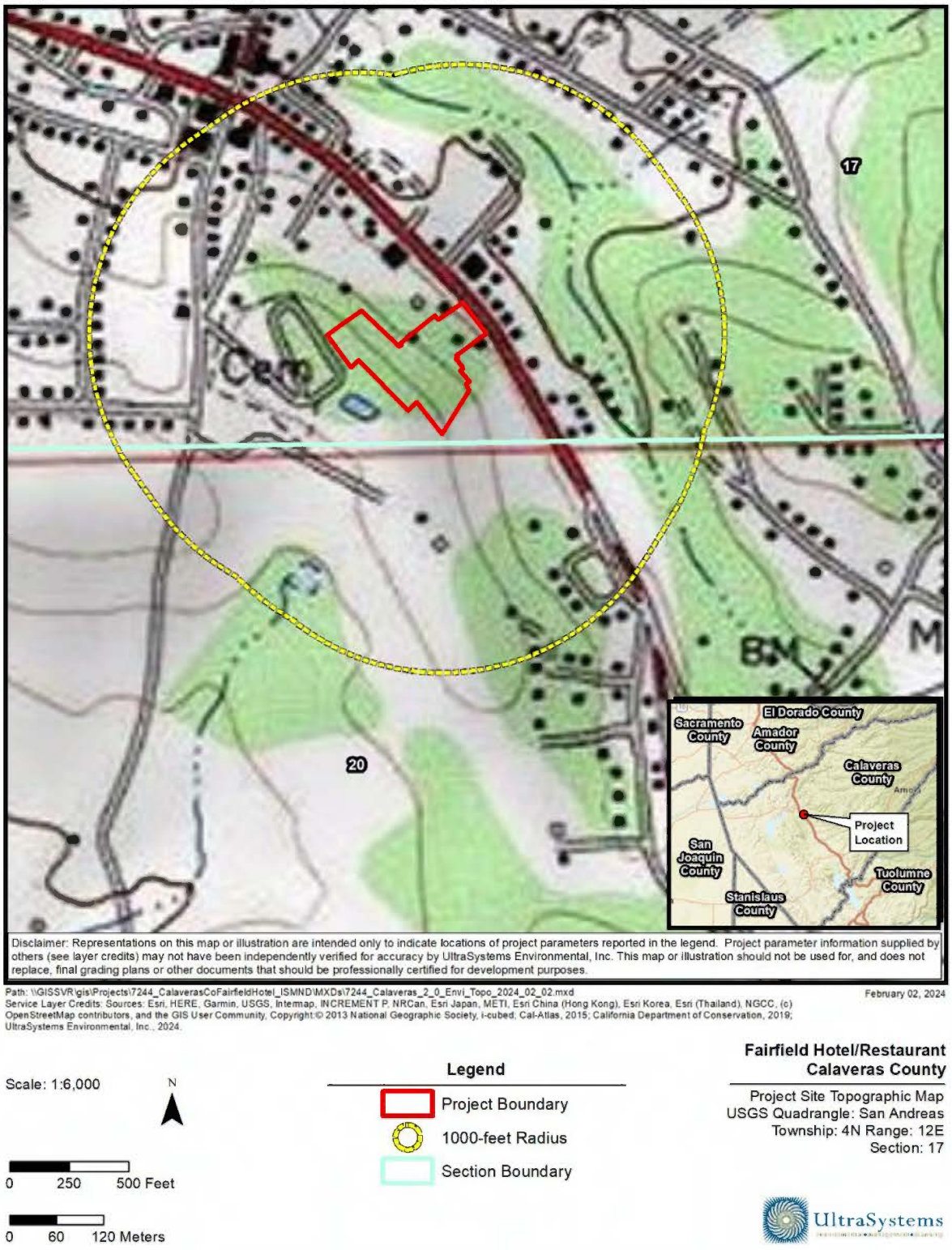


Figure 2.2-2
PROJECT SITE PHOTOGRAPHS



Photo 1: View from the central part of the project site looking southwest.



Photo 2: View from north end of project site looking southeast.



Photo 3: View from central part of the project site looking west.



Photo 4: View from northern part of the project site looking south.

2.3 Existing Characteristics of the Site

2.3.1 Climate and Air Quality

The project site is located within the Mountain Counties Air Basin (MCAB) that covers several counties in the Sierra Nevada Mountain range. The MCAB includes the following counties: Calaveras County, Alpine County, Amador County, Inyo County, Mono County, and Tuolumne County. MCAB fails to meet National Ambient Air Quality Standards (NAAQS) for O_3 and State of California Ambient Air Quality Standard (CAAQS) for O_3 and fine particulate matter (PM_{10}) and is classified as a "nonattainment area" for those pollutants (ARB, 2021).

2.3.2 Geology and Soils

The project site is underlain by sandy clay soil underlain by sandstone in the upper (northeast) and lower (southwest) parts of the site, and by conglomerate in the central part of the site (Condor Earth, 2022, p. 4). The site slopes to the north; elevations onsite range from 1,038 feet above mean sea level (amsl) at the south site boundary to 1,174 feet amsl at the north boundary.

2.3.3 Hydrology

The project site is in the North Fork Calaveras River watershed, which spans about 125 square miles in the western Sierra Nevada (USEPA, 2022). The project site is not over a groundwater basin (DWR, 2024). The project site has a north slope of about 20 percent grade. Storm drain inlets are present in East St. Charles Street near the project site.

2.3.4 Biology

The entire project site is vegetated with canyon live oak forest and woodland. Land cover types in the biological study area (that is, the project site plus a 500-foot-wide buffer surrounding the site) are canyon live oak forest and woodland, developed areas and ornamental vegetation, and wild oats and annual brome grasslands (UltraSystems, 2024).

2.3.5 Public Services

Public services serving the community of San Andreas include the Calaveras County Sheriff's Office, the San Andreas Fire Protection District, the Calaveras Unified School District, the San Andreas Recreation and Park District, and the Calaveras County Library (CCSO 2024; Calaveras County 2024; CDE 2024; SARPD 2024; CCL 2024).

2.3.6 Utilities

Pacific Gas & Electric Company (PG&E) provides electricity and natural gas to San Andreas. The Calaveras Public Utilities District (CPUD) provides water, and the San Andreas Sanitary District (SASD) maintains sewers and provides wastewater treatment (Calaveras County, 2024a). Solid waste collection is provided by private firms.

3.0 PROJECT DESCRIPTION

3.1 Project Location and Setting

The County of Calaveras (County) is processing a request to implement a series of discretionary actions that would ultimately allow for the development of a hotel and restaurant project (project). The project would be located at 236-300 E. St. Charles Street on Assessor Parcel Numbers 042-030-014-000 (Parcel #1) and 042-031-017-000 (Parcel #2) in the unincorporated town of San Andreas, the county seat of Calaveras County. As shown in **Figure 3.1-1**, primary regional access to the project site is provided by St. Charles Street, which is a part of State Route (SR) 49 (aka Golden Chain Highway), the primary highway traversing Gold Rush Country from north to south. SR 99, a major north-south highway connecting northern and southern California, is approximately 35 miles to the southwest via SR 26, which terminates at SR 99 in the city of Stockton; the city of Sacramento is located about 50 miles to the northeast of San Andreas.

As shown in **Figure 3.1-2**, the project site is located on the west side of St. Charles Street immediately to the south of Treat Avenue, on mostly undeveloped land that slopes upward from St. Charles Street. Land uses surrounding the project site include automotive uses to the south, retail and services across St. Charles Street to the east, services (including financial) to the north, and vacant land and a cemetery to the west.

The project proposes development of a Fairfield Inn and Suites by Marriott (4-story, 45,220 square foot building with 79 hotel rooms) and separate restaurant (2,527 sq. ft.) on a combined 4.14-acre site. The County is the Lead Agency for the purposes of the California Environmental Quality Act (CEQA).

The County's General Plan Land Use designation for the site is CC, Community Center and the existing zoning on Parcel #1 is C2, General Commercial; Parcel #2 zoning is R3, Multiple-Family Residential. The project proposes a Zoning Amendment changing the zoning on Parcel #2 from R3, Multiple-Family Residential to C2, General Commercial. This would make both parcels consistent with respect to Land Use and Zoning. **Figure 3.1-3** shows the proposed zone change areas. The applicants have also requested a height variance to all the hotel to encroach 8' 1" into the 45' height limit of the C2 zone.

3.2 Project Overview

The project site slopes gradually upward from street level (1,044 feet above mean sea level [AMSL]) at its frontage on E. St. Charles Street, where the restaurant and related parking are located, to an intermediate level (1,074 feet AMSL) where the ground floor and outdoor pool of the four-story hotel and hotel parking is sited, to a third level (at the height of the fourth level of the hotel) designated for additional hotel parking (approximately 1,105 feet AMSL). The project would consist of: (1) utilities improvements; (2) construction of a hotel and restaurant, along with 116 parking stalls (88 for the hotel and 28 for the restaurant) and interior roadways; and (3) project site amenities and landscaping.

Figure 3.2-1 is a site plan depicting the layout of the proposed project buildings and onsite amenities and **Figure 3.2-2** is a Preliminary Grading Plan.

Figure 3.1-1
REGIONAL LOCATION

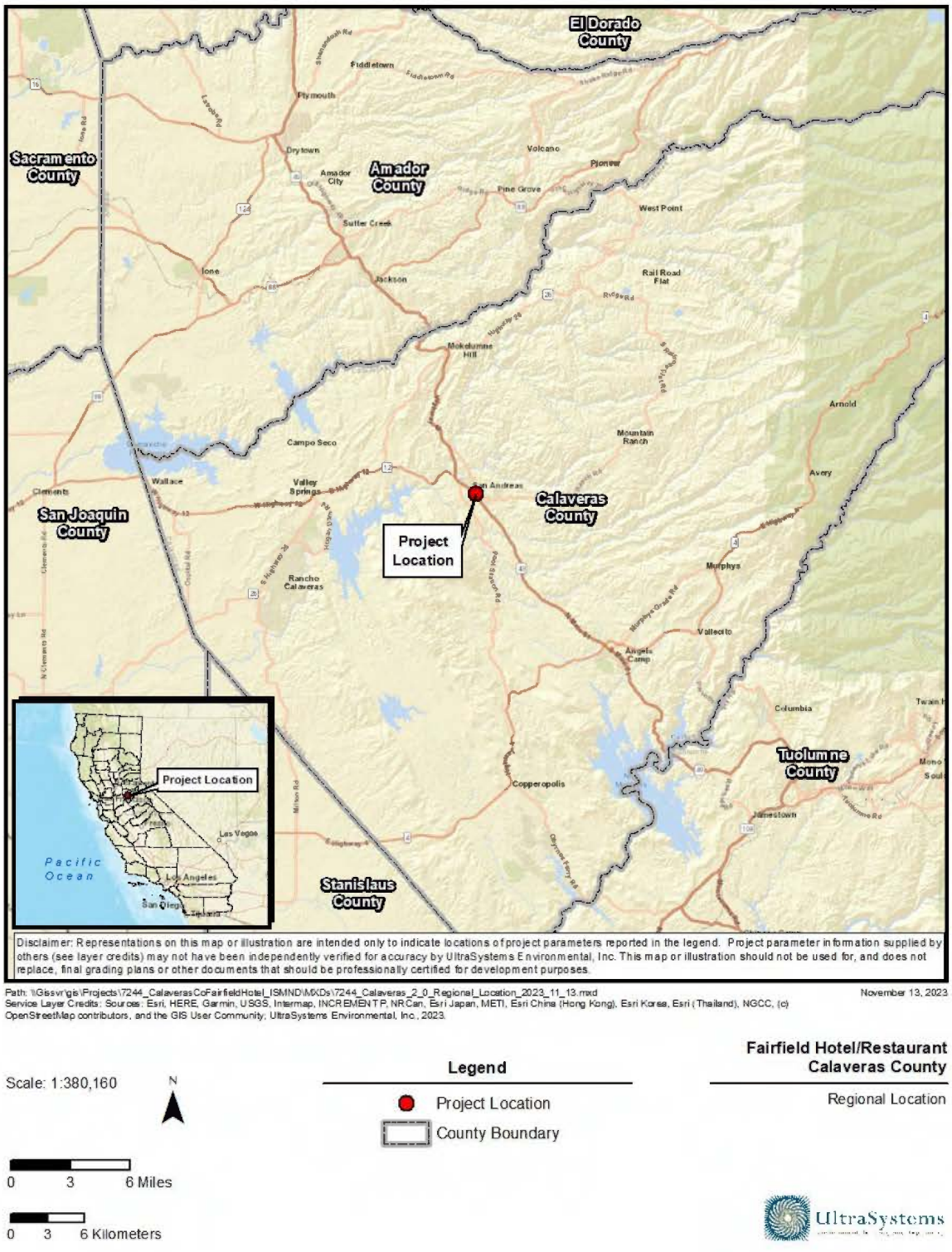


Figure 3.1-2
PROJECT LOCATION MAP



Figure 3.1-3
PROPOSED ZONE CHANGE AREAS BY PARCEL



Disclaimer: Illustration provided by SRK Architects, Inc., who has indicated that the information is true and correct. No other warranties are expressed or implied.

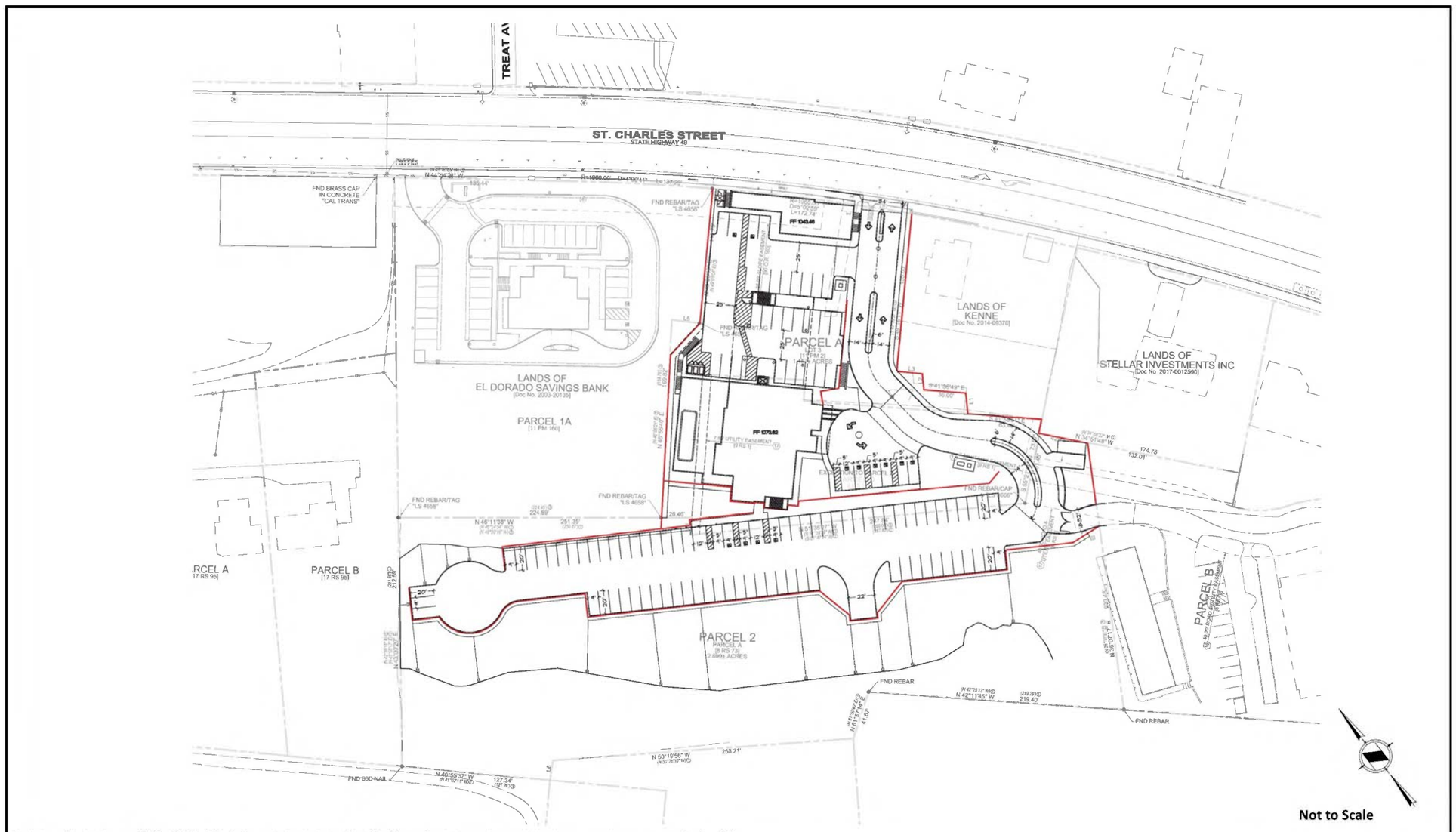
Source: SRK Architects, Inc. May 22, 2023.

Fairfield Hotel/Restaurant
Calaveras County

Proposed Zone Change by Parcel

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Figure 3.2-1
PROJECT SITE PLAN



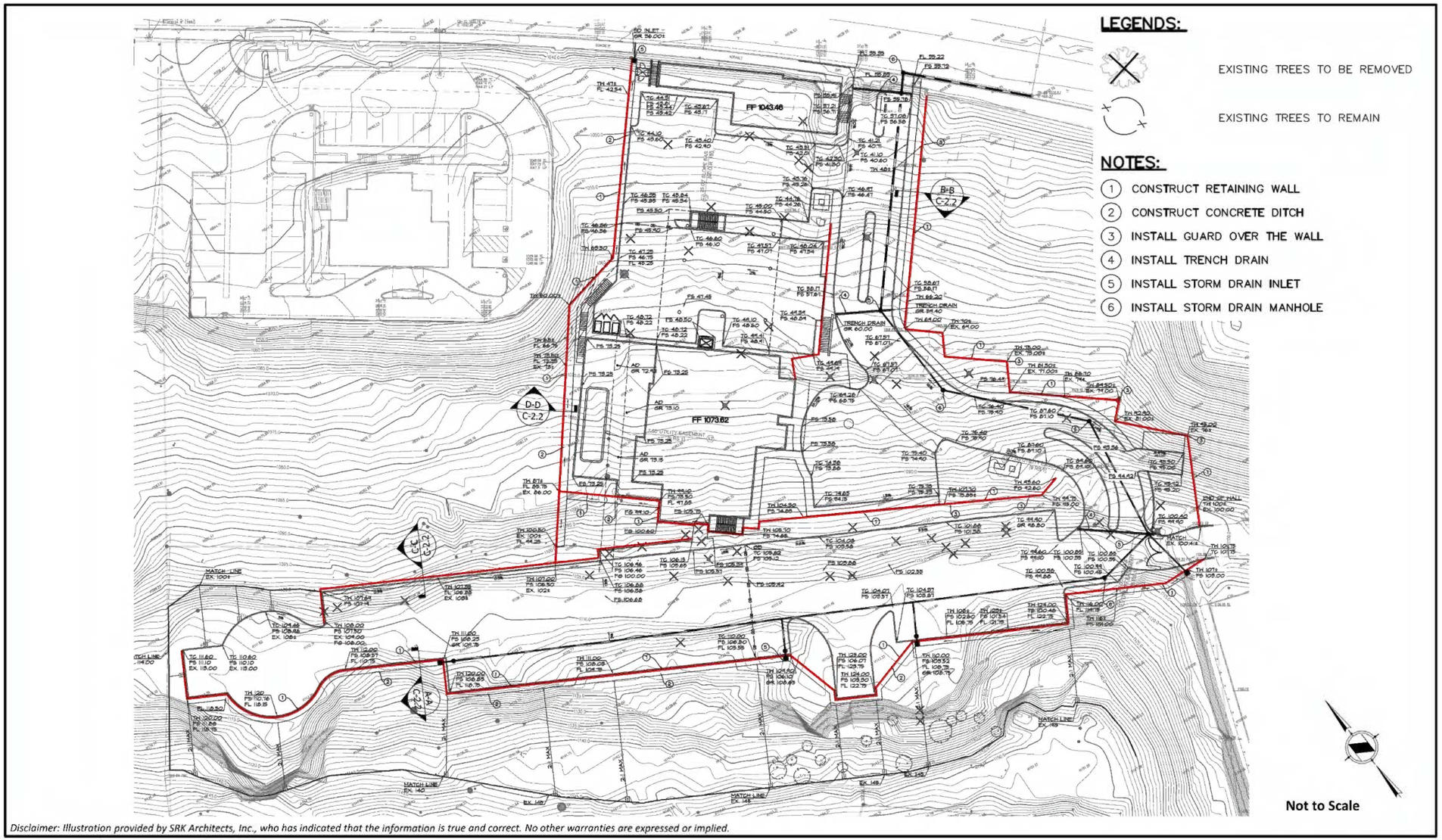
Disclaimer: Illustration provided by SRK Architects, Inc., who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: SRK Architects, Inc., April 17, 2023.

Fairfield Hotel/Restaurant
Calaveras County

Preliminary Site Plan

Figure 3.2-2
PRELIMINARY GRADING PLAN



Source: SRK Architects, Inc., April 17, 2023.

Fairfield Hotel/Restaurant
Calaveras County
Preliminary Grading Plan

UltraSystems
environmental•management•planning

Table 3.2-1 summarizes the proposed project features.

Table 3.2-1
PROJECT SUMMARY

New Construction	Proposed Uses/Features	Square Feet	No. of Stories	Approximate Building Height (feet)
1 Hotel Building	79 Rooms	45,220	4	53
1 Restaurant	112-person capacity	2,527	1	15
Trash Enclosures	One trash enclosure abutting the decorative enclosure wall near the backside of the hotel		N/A	N/A
Parking Spaces	The project proposes a total of 116 total parking spaces, including 6 ADA spaces, and ADA-accessible walkways.		N/A	N/A
Common/Open Space	The hotel area has multiple decorative and seating areas, along with a grotto planting at the pool area. The pool area consists of a 15' x 22 ft. swimming pool and surrounding deck. There is also a large indoor/outdoor dining area, along with a firepit with seating.	747	N/A	N/A
Usable Open Space	Total of private space and common open space.	3,690	N/A	N/A

The room mix is detailed in **Table 3.2-2.**

Table 3.2-2
FAIRFIELD HOTEL ROOM MIX

Room Type	Floors	Number of Rooms	Capacity, Guests	
			Per room	Total
King	1	9	2	18
King ADA	1	1	2	2
Queen-Queen	2-4	33	4	132
Queen-Queen ADA	2-4	3	4	12
King	2-4	21	2	42
King ADA	2-4	3	2	6
King Suite	2-4	6	2	12
King Suite ADA	2-4	3	2	6
TOTALS		**79**	**230**	

Source: SRK Architects, May 22, 2023

3.2.1 Hotel Operations

The hotel will begin operations approximately two years after site preparations begin and will be open 24 hours per day. Peak activity time is during check-in from approximately 4:00 p.m. to 7:00

p.m. Total number of employees is approximately 18, including 10 full-time and eight part-time. In Year 1 of operations, anticipated occupancy will average 75 percent (21,626 room nights).

3.3 Proposed Project Features

The project proposes an architectural style to complement the surrounding neighborhood. The project architecture includes both wall and roof plane articulation and would carry the design elements to each building elevation, including the inner portions of the site and all detached structures, such as trash enclosures.

Energy-efficient features, including insulated and glazed windows and low E coating on windows, would be incorporated into building design to comply with the provisions of the California Green Building Code, Title 24, Part 11 of the California Code of Regulations.

3.3.1 Project Design Principles

The objective of the exterior aesthetics of the building is to seamlessly integrate it into the regional vernacular, paying homage to the rich heritage of the gold rush era. Some of the key architectural elements characteristic of this style, such as rectangular facades, will serve as the foundational framework for the design. The clean lines and symmetrical forms is to provide a sense of order and balance, reflecting the precision and craftsmanship emblematic of the era.

To further evoke the essence of the gold rush era, the design includes ornamental details reminiscent of the architectural embellishments prevalent during that time. Cornices, meticulously crafted to adorn the upper edges of the building, will add a touch of grandeur and sophistication while also providing visual interest and depth. Above fenestration openings, lintels fashioned from durable materials will not only lend structural support but also serve as decorative accents, framing the windows and doors with understated elegance. This attention to detail ensures that every aspect of the façade contributes to the overall harmony and coherence of the design. Continuing the motif of intricate detailing, roofline friezes will adorn the uppermost sections of the building, offering a subtle yet distinctive embellishment that draws the eye upward. These decorative elements will be meticulously crafted to reflect the craftsmanship and artistry of the era, adding a layer of refinement and character to the exterior. Using the proposed sectioned glazing in the design will infuse the façade with a sense of transparency, openness, and natural light to illuminate the interior spaces while seamlessly blending with the surrounding environment. This strategic use of glazing will not only enhance the aesthetic appeal of the buildings but also establish a connection between the interior and exterior, creating a harmonious interaction of light and shadow. To provide shelter and shade, overhead wood canopies will be strategically positioned throughout the exterior, offering respite from the elements while also adding warmth and texture to the façade. Crafted from locally sourced materials and meticulously designed to complement the overall aesthetic, these canopies will serve as a nod to the region's rich forestry heritage.

Through the proper articulation of these building elements, the goal is to achieve a comprehensive scaling down of the overall mass, ensuring that the building seamlessly integrates into its surroundings while maintaining a sense of historical authenticity and cultural resonance. This design approach seeks to honor the legacy of the gold rush era while simultaneously respecting the rural character of the existing context.

3.3.2 Hotel Building

The project includes the development of one hotel building with a total of 79 hotel rooms/230 guests capacity. The hotel would consist of four floors, totaling 53-feet 1-inch[5] in height from the average base elevation; the ground floor would include 11,770 square feet (SF) and the three upper levels would each consist of 11,150 SF for a total of 45,220 SF. Due to the terrain of the project site, the hotel was designed with the lowest level (street level) housing the restaurant and its parking lot, the second level serving as the entrance to the hotel building along with parking, and the third level providing additional parking.

Figure 3.3-2 shows a street-level perspective of the project, with the restaurant building at street level and the hotel building at a second level above the restaurant. **Figures 3.3-3** through **3.3-5** depict the proposed elevations of the hotel and restaurant buildings, while **Figures 3.3-6 through 3.3-8** show the floorplans for the hotel and restaurant buildings. The character and scale of surrounding town of San Andreas were carefully considered to ensure that the project architecture and massing blends in with the existing surrounding uses. The project site has a gross area of 4.14 acres or 181,038 square feet. The total combined building area of these two buildings would be 47,747 square feet, which is approximately 26 percent of the project site.

Parking is provided for 88 autos, including 10 accessible spaces. Outdoor facilities include a gated swimming pool with surrounding deck, as well as an outdoor dining area with adjacent fire pit surrounded by seating. Indoor facilities include a fitness center, a corner market, and dining area with adjacent coffee bar and indoor/outdoor bar. The hotel project includes 79 rooms, as summarized in **Table 3.3-1**.

Table 3.3-1
ROOM PLAN BY FLOOR – HOTEL

Floor Plan	Floor Area (sq. ft.)	Room Types
Ground Floor	11,770	9 King Rooms and 1 King ADA Room
Floor 2	11,150	7 King Rooms, 1 King ADA, 2 King Suites, 1 King Suite ADA 11 Queen Rooms, 1 Queen ADA
Floor 3	11,150	7 King Rooms, 1 King ADA, 2 King Suites, 1 King Suite ADA 11 Queen Rooms, 1 Queen ADA
Floor 4	11,150	7 King Rooms, 1 King ADA, 2 King Suites, 1 King Suite ADA 11 Queen Rooms, 1 Queen ADA

[5] Calaveras County Zoning Code height limit is 45'. Variance to 53' 1" (8' 1" above height limit) is requested to accommodate Marriott Fairfield appurtenant elements.

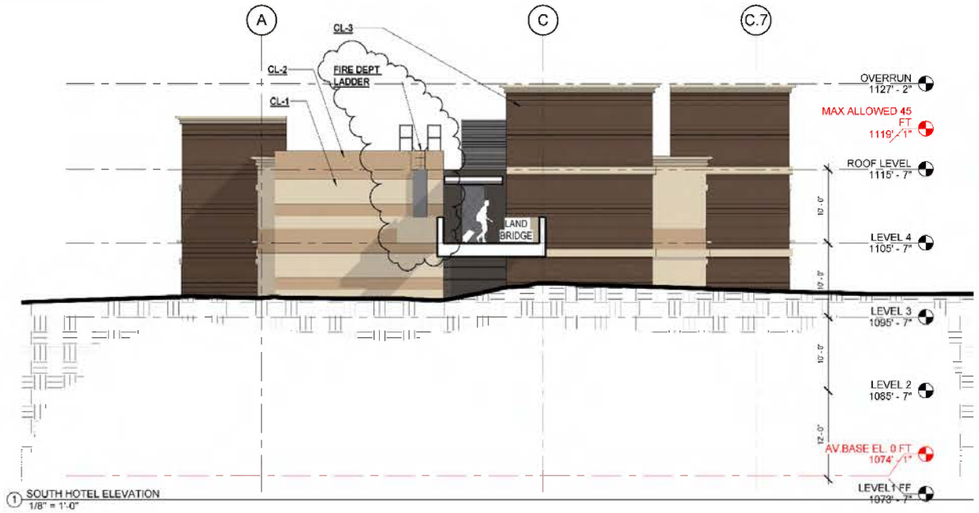
Figure 3.3-2
PROJECT STREET LEVEL PERSPECTIVE

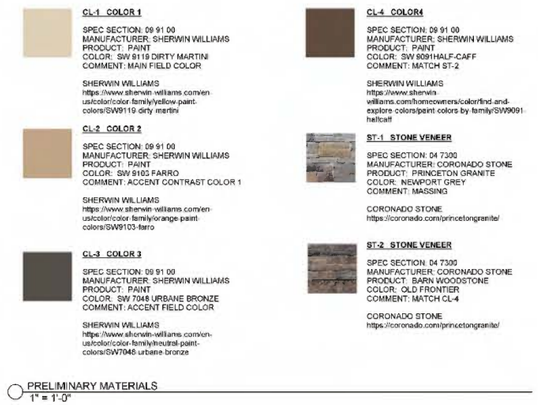


Figure 3.3-3
HOTEL BUILDING – NORTH AND EAST ELEVATIONS



Figure 3.3-4
HOTEL BUILDING – SOUTH AND WEST ELEVATIONS





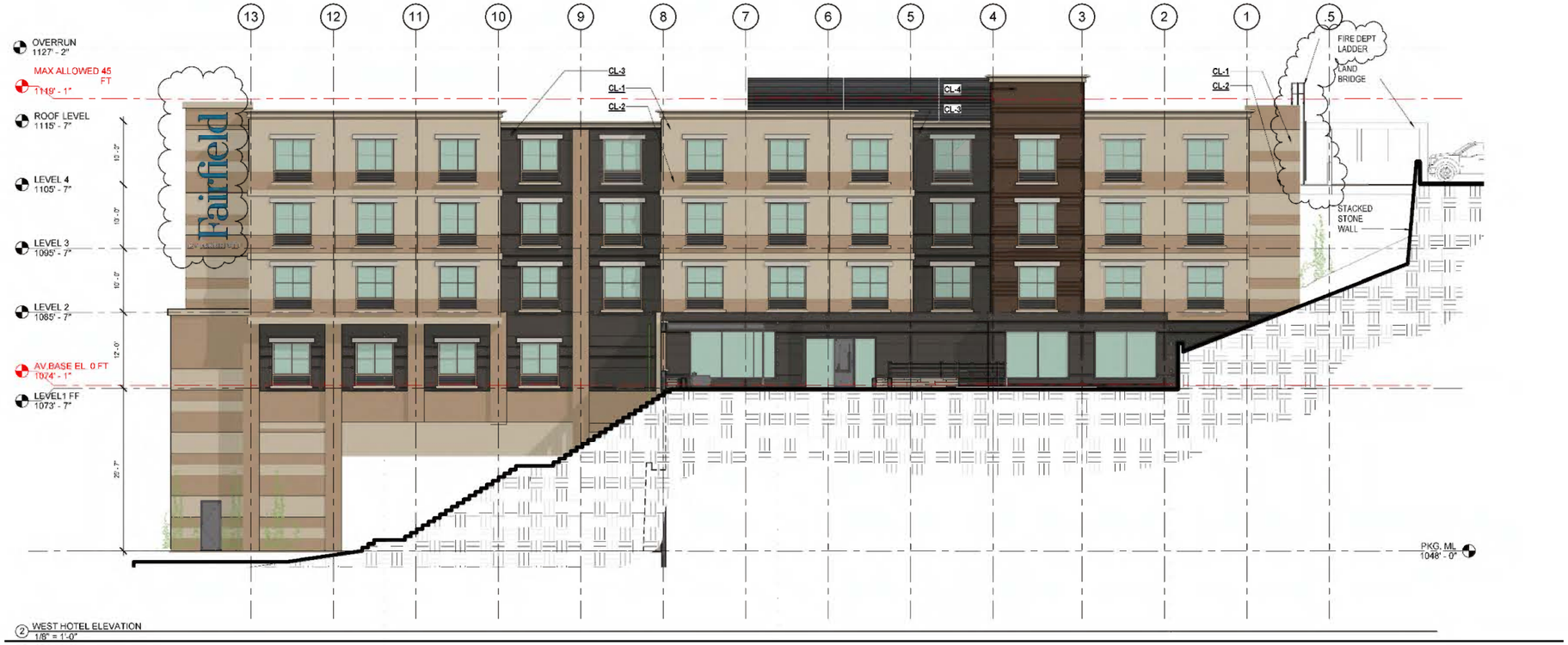
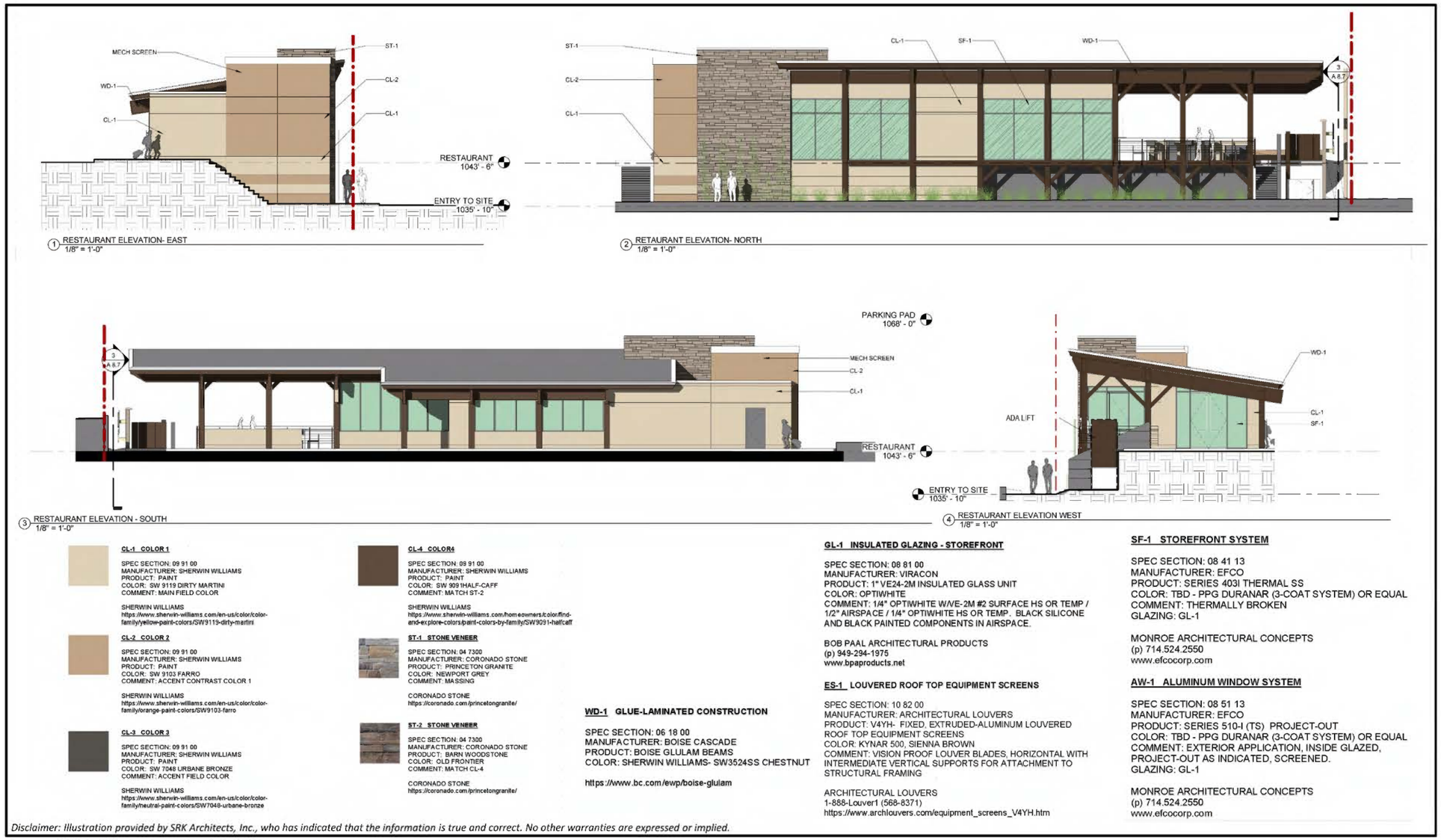


Figure 3.3-5
RESTAURANT BUILDING ELEVATIONS



CL-1 COLOR 1

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9119 DIRTY MARTINI
COMMENT: MAIN FIELD COLOR

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/yellow-paint-colors/SW9119-dirty-martini

CL-2 COLOR 2

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9103 FARRO
COMMENT: ACCENT CONTRAST COLOR 1

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/orange-paint-colors/SW9103-farro

CL-3 COLOR 3

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 7048 URBANE BRONZE
COMMENT: ACCENT FIELD COLOR

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/neutral-paint-colors/SW7048-urbane-bronze

CL-4 COLOR4

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9091HALF-CAFF
COMMENT: MATCH ST-2

SHERWIN WILLIAMS
https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW9091-half-caff

ST-1 STONE VENEER

SPEC SECTION: 04 7300
MANUFACTURER: CORONADO STONE
PRODUCT: PRINCETON GRANITE
COLOR: NEWPORT GREY
COMMENT: MASSING

CORONADO STONE
https://coronado.com/princetongranite/

ST-2 STONE VENEER

SPEC SECTION: 04 7300
MANUFACTURER: CORONADO STONE
PRODUCT: BARN WOODSTONE
COLOR: OLD FRONTIER
COMMENT: MATCH CL-4

CORONADO STONE
https://coronado.com/princetongranite/

WD-1 GLUE-LAMINATED CONSTRUCTION

SPEC SECTION: 06 18 00
MANUFACTURER: BOISE CASCADE
PRODUCT: BOISE GLULAM BEAMS
COLOR: SHERWIN WILLIAMS- SW3524SS CHESTNUT

https://www.bc.com/ewp/boise-glulam

GL-1 INSULATED GLAZING - STOREFRONT

SPEC SECTION: 08 81 00
MANUFACTURER: VIRACON
PRODUCT: 1" VE24-2M INSULATED GLASS UNIT
COLOR: OPTIWHITE
COMMENT: 1/4" OPTIWHITE W/VE-2M #2 SURFACE HS OR TEMP / 1/2" AIRSPACE / 1/4" OPTIWHITE HS OR TEMP. BLACK SILICONE AND BLACK PAINTED COMPONENTS IN AIRSPACE.

BOB PAAL ARCHITECTURAL PRODUCTS
(p) 949-294-1975
www.bpaproducts.net

ES-1 LOUVERED ROOF TOP EQUIPMENT SCREENS

SPEC SECTION: 10 82 00
MANUFACTURER: ARCHITECTURAL LOUVERS
PRODUCT: V4YH- FIXED, EXTRUDED-ALUMINUM LOUVERED ROOF TOP EQUIPMENT SCREENS
COLOR: KYNAR 500, SIENNA BROWN
COMMENT: VISION PROOF LOUVER BLADES, HORIZONTAL WITH INTERMEDIATE VERTICAL SUPPORTS FOR ATTACHMENT TO STRUCTURAL FRAMING

ARCHITECTURAL LOUVERS
1-888-Louver1 (568-8371)
https://www.archlouvers.com/equipment_screens_V4YH.htm

SF-1 STOREFRONT SYSTEM

SPEC SECTION: 08 41 13
MANUFACTURER: EFCO
PRODUCT: SERIES 403I THERMAL SS
COLOR: TBD - PPG DURANAR (3-COAT SYSTEM) OR EQUAL
COMMENT: THERMALLY BROKEN
GLAZING: GL-1

MONROE ARCHITECTURAL CONCEPTS
(p) 714.524.2550
www.efcocorp.com

AW-1 ALUMINUM WINDOW SYSTEM

SPEC SECTION: 08 51 13
MANUFACTURER: EFCO
PRODUCT: SERIES 510-I (TS) PROJECT-OUT
COLOR: TBD - PPG DURANAR (3-COAT SYSTEM) OR EQUAL
COMMENT: EXTERIOR APPLICATION, INSIDE GLAZED, PROJECT-OUT AS INDICATED, SCREENED.
GLAZING: GL-1

MONROE ARCHITECTURAL CONCEPTS
(p) 714.524.2550
www.efcocorp.com

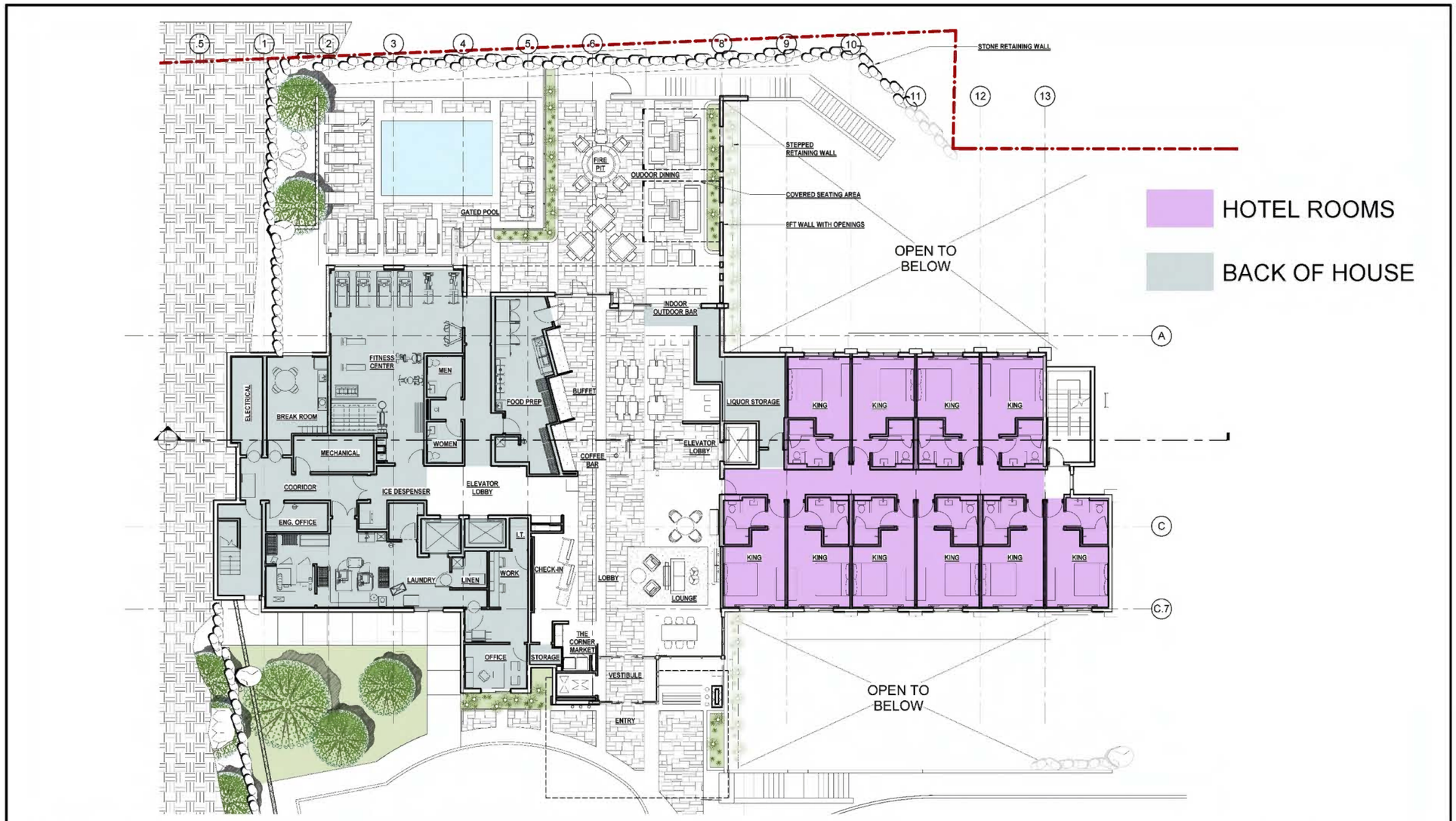
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Source: SRK Architects, Inc., March 3, 2023.

Fairfield Hotel/Restaurant
Calaveras County
Restaurant Elevations

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Figure 3.3-6
HOTEL FIRST FLOOR PLANS



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Source: SRK Architects, Inc., March 3, 2023.

Fairfield Hotel/Restaurant
Calaveras County
Hotel First Floor Plans

UltraSystems
environmental • management • planning

Figure 3.3-7
HOTEL UPPER FLOOR (2-4) PLANS



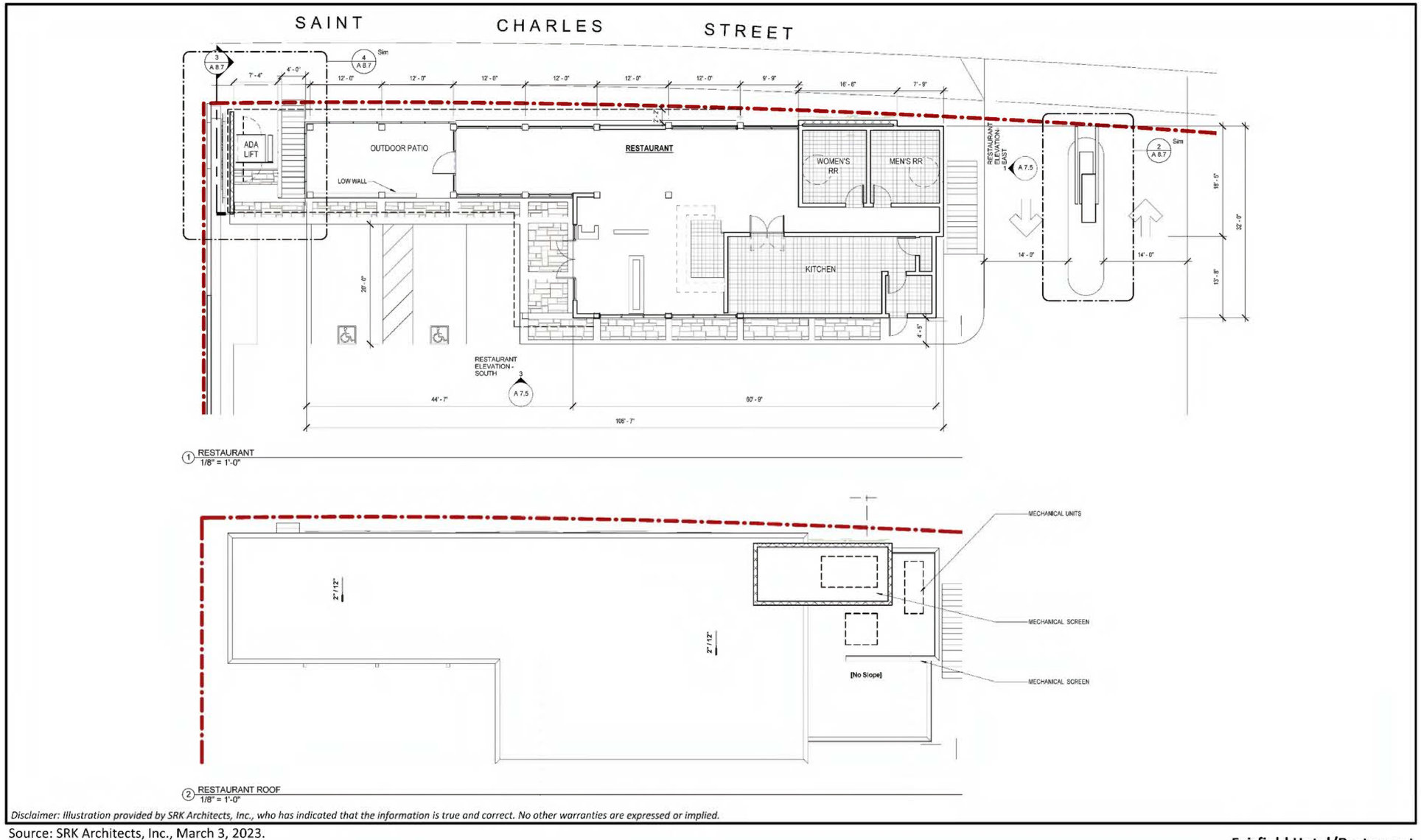
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Source: SRK Architects, Inc., March 3, 2023.

Fairfield Hotel/Restaurant
Calaveras County
Hotel Second Floor Plans

UltraSystems
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Figure 3.3-8
RESTAURANT FLOOR PLAN



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Source: SRK Architects, Inc., March 3, 2023.

Fairfield Hotel/Restaurant
Calaveras County
Restaurant Floor Plans

3.3.3 Restaurant Building

The street-level restaurant, which fronts on East Saint Charles Street, features natural colors and wood tones to match the local aesthetic. It also features an outdoor deck for dining and provides parking at the rear of the building. **Table 3.3-2** summarizes features of the restaurant.

Table 3.3-2
FLOOR PLAN - RESTAURANT

Floor Plan	Building	Sq. Ft.	Occupancy	Parking
One Floor	1	2,527	112	28 stalls

3.3.4 Trash Enclosures

The project proposes one trash enclosure with three bins, located within the upper parking lot of the hotel alongside the back entrance to the hotel.

3.3.5 Landscaping

All existing trees on the site, with the exception of trees at the top of the site behind the surface parking lot, will be removed during construction. The site plan includes several landscaped areas totaling 26,266 square feet, accounting for approximately 24 percent of the project site. **Figure 3.3-9** shows the landscaping envisioned for the proposed project and **Figure 3.3-10** contains the project's plant palette. At project completion the site would be approximately 76 percent impervious (consisting of building footprints plus hardscape).

The project would provide 3,690 square feet of usable open space including 747 square feet of common open space and 2,945 square feet (that is, an average of 37 square feet per room) of private open space area.

3.3.6 Fire Lanes/Turn-around

The project proposes a fire department turn around area (i.e., fire truck hammerhead) at the southern portion of the project site's hotel upper parking lot, and near the rear entrance of the hotel.

3.3.7 Onsite Amenities for Hotel Guests

The project includes several different amenities on site for hotel guests, including an on-site restaurant, swimming pool, fitness center, indoor/outdoor bar area, firepit with seating, ADA accessible walkway areas, and other lounge seating areas with shade.

3.3.8 Site Access, Circulation and Parking

Site ingress would be provided by one 14-foot-wide driveway located off of Saint Charles Street; the driveway would be perpendicular to St. Charles Street. Access to parking lots for the restaurant and the hotel would be via a main driveway running in a north/south direction along the eastern portion of the site. This access roadway would also run around the perimeter of the site, and provide direct access to parking lots, the hotel entries and drop-off areas.

The total number of stalls provided are 116, including 28 associated with the restaurant and 88 for hotel. There will be a total of 12 ADA stalls provided, with two for the restaurant and 10 for the hotel. There will be six electric vehicle charging (EVC) stalls serving the restaurant and 13 for the hotel. At the hotel entry there will be check-in and six of the ADA compliant parking spaces. Restaurant parking immediately adjacent to the restaurant includes two ADA stalls. Hotel guest parking is located in the upper surface parking lot and there are an additional four ADA stalls for the hotel on this level.

3.3.9 Exterior Lighting

The project proposes area lighting throughout the project site. The lighting for the project will comply with the requirements of the County's Code of Ordinances. Specifically, the project would be required to comply with Code of Ordinances § 17.70.090, Lighting, which states, "Adequate *lighting* of parking lots *and*/or facilities is required. All *lighting* provided in conjunction with parking areas shall be installed, directed, *and* shielded to confine all direct rays of *light* within the boundaries of such facilities."

The proposed project would include installation of exterior lighting fixtures, as necessary, for safety and security. LED exterior fixtures would be mounted on the wall of the building. The latest LED lighting fixtures with photosensors and motion sensors would be provided. A cut off shield would be provided as necessary to prevent light spillage beyond the project boundary. Parking lot lighting would also utilize LED technology. Photometric analysis would be conducted to ensure that the exterior lighting provided on site meets the minimum lighting levels required. **Figure 3.3-11** shows the Garage Lighting Plan and **Figure 3.3-12** shows Lighting Isometrics and the Site Lighting Plan is found on **Figure 3.3-13;** Lighting Fixtures are shown in **Figure 3.3-14**.

3.3.10 Project Signage

The project proposes its main entry signage at the main project driveway along Saint Charles Street, within a landscaped median. As illustrated on **Figure 3.3-15,** the signage would include a sign pedestal of 15 feet tall and 6' x 4" wide, along with a glazed sign mounted on a raceway. The restaurant would also feature a monument sign, which would be 14' x 11" in diameter, on a sign pedestal of 6' x 9".

In addition, as shown earlier in **Figure 3.3-2**, monument signage will appear on the north side of the hotel tower, near its northeast corner.

Figure 3.3-9
PRELIMINARY LANDSCAPE PLANS



Disclaimer: Illustration provided by Ridge Landscape Architects, Inc., who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Ridge Landscape Architects, April 28, 2023.

Fairfield Hotel/Restaurant
Calaveras County

Preliminary Landscape Plans

Figure 3.3-10
PRELIMINARY PLANT PALETTE


ARBUTUS 'MARINA' /
MARINA STRAWBERRY TREE


LAGERSTROEMIA INDICA 'TUSCARORA' /
TUSCARORA CRAPE MYRTLE


LOPHOSTEMON CONFERTUS /
BRISBANE BOX


OLEA EUROPAEA 'SWAN HILL' /
FRUITLESS OLIVE


PINUS ELDARICA /
AFGHAN PINE


QUERCUS AGRIFOLIA /
COAST LIVE OAK


QUERCUS ILEX /
HOLLY OAK


SEQUOIA SEMPERVIRENS /
REDWOOD


ARBUTUS UNEDO 'COMPACTA' /
DWARF STRAWBERRY TREE


BACCHARIS PILULARIS 'TWIN PEAKS' /
TWIN PEAKS COYOTE BRUSH


CAREX DIVULSA /
BERKELEY SEDGE


DASYLIRION WHEELERI /
DESERT SPOON


DIANELLA 'LITTLE REV' /
LITTLE REV FLAX LILY


HESPERALOE 'BRAKELIGHTS' /
BRAKELIGHTS RED YUCCA


HETEROMELES ARBUTIFOLIA /
TOYON


LANTANA C. 'NEW GOLD' /
NEW GOLD LANTANA


MUHLENBERGIA RIGENS /
DEER GRASS


OLEA EUROPAEA 'MONTRA' /
LITTLE OLLIE DWARF OLIVE


RHAPHIOLEPIS INDICA 'CLARA' /
INDIAN HAWTHORN


ROSMARINUS OFFICINALIS 'PROSTRATUS' /
PROSTRATE ROSEMARY


SALVIA GREGGII /
AUTUMN SAGE


WESTRINGIA FRUTICOSA 'WYNYABBIE GEM' /
COAST ROSEMARY

PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE	DESCRIPTION
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	24" BOX STD.	8M X 8M	L	EVERGREEN FLOWERING TREE
	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	24" BOX STD.	8M X 8M	L	DECIDUOUS FLOWERING TREE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.	8M X 4M	L	VERTICAL SCREEN
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	48" BOX MULTI	14M X 14M	L	SPECIMEN TREE
	PINUS ELDARICA	MONDELL PINE	24" BOX STD.	8M X 4M	L	EVERGREEN CONIFER
	QUERCUS AGRIFOLIA	COAST LIVE OAK	72" BOX MULTI	18M X 18M	L	SPECIMEN TREE
	QUERCUS ILEX	HOLLY OAK	24" BOX & 36" BOX STD.	18M X 8M	L	CANOPY TREE
	SEQUOIA SEMPERVIRENS	REDWOOD	36" BOX STD.	18M X 5M	L	EVERGREEN CONIFER

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL.	48" O.C.	L	LARGE SHRUB
	BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS COYOTE BRUSH	1 GAL.	36" O.C.	L	EVERGREEN SHRUB
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	24" O.C.	L	ORNAMENTAL GRASS
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL.	60" O.C.	L	SUCCULENT ACCENT
	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	24" O.C.	L	UPRIGHT ACCENT
	HESPERALOE 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GAL.	36" O.C.	L	UPRIGHT ACCENT
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	60" O.C.	L	LARGE SHRUB
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.	36" O.C.	L	FLOWERING LOW SHRUB
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE	5 GAL.	48" O.C.	L	LARGE SHRUB
	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	5 GAL.	36" O.C.	L	EVERGREEN SHRUB
	ROSMARINUS OFFICINALIS & 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	36" O.C.	L	GROUNDCOVER
	SALVIA GREGGII	AUTUMN SAGE	5 GAL.	36" O.C.	L	FLOWERING SHRUB
	WESTRINGIA 'WYNYABBIE GEM'	COAST ROSEMARY	5 GAL.	36" O.C.	L	EVERGREEN HEDGE
	EXISTING VEGETATION					

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF SAN ANDREAS.

Disclaimer: Illustration provided by Ridge Landscape Architects, Inc., who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Ridge Landscape Architects, April 28, 2023.

Fairfield Hotel/Restaurant
Calaveras County

Preliminary Plant Palette

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3.3.11 Perimeter Fencing and Exterior Walls

Existing block walls on the southern and eastern project site boundaries would remain. A new six-foot decorative block wall would be built around the perimeter of the project site. Due to the slope of the site, the project will require the construction of walls along the east, west and south boundaries of the project. The height of the walls varies from 1 foot to 24 feet. The Preliminary Grading Plan (see **Figure 3.2-2**) contains elevations and details.

3.3.12 Utilities

The project would require connections to sewer, domestic water, fire water, irrigation and dry utilities connections to existing utility infrastructure at the project site. Will-serve letters have been requested from all utility suppliers.

Sanitary Sewer – Service is provided by San Andreas Sanitary District. The existing sewer main is located west of Saint Charles Street approximately 424 feet from the proposed driveway of the hotel. That line will be extended to the proposed driveway to serve the project.

Domestic Water – Calaveras Public Utility District will supply domestic water to the site. There is an existing water main located north of Saint Charles Street. The water line needs to be upsized. The proposed domestic line will be connected to the existing line that serves the proposed development.

Fire Water – Fire water will be provided by Calaveras Public Utility District. Service will be provided to levels established and approved by San Andreas Fire District. The proposed fire line will be connected to the existing main north of St. Charles Street that serves the proposed development.

Dry Utilities -Pacific Gas & Electric (PG&E) would provide electricity to the project site. Construction may need to occur in the public right-of-way during installation of a new utility connections to the project site.

Stormwater - Currently there is an existing storm drain pipe that runs east to west in Saint Charles Street. The project will connect proposed storm drain pipes to the existing inlet located on Saint Charles Street.

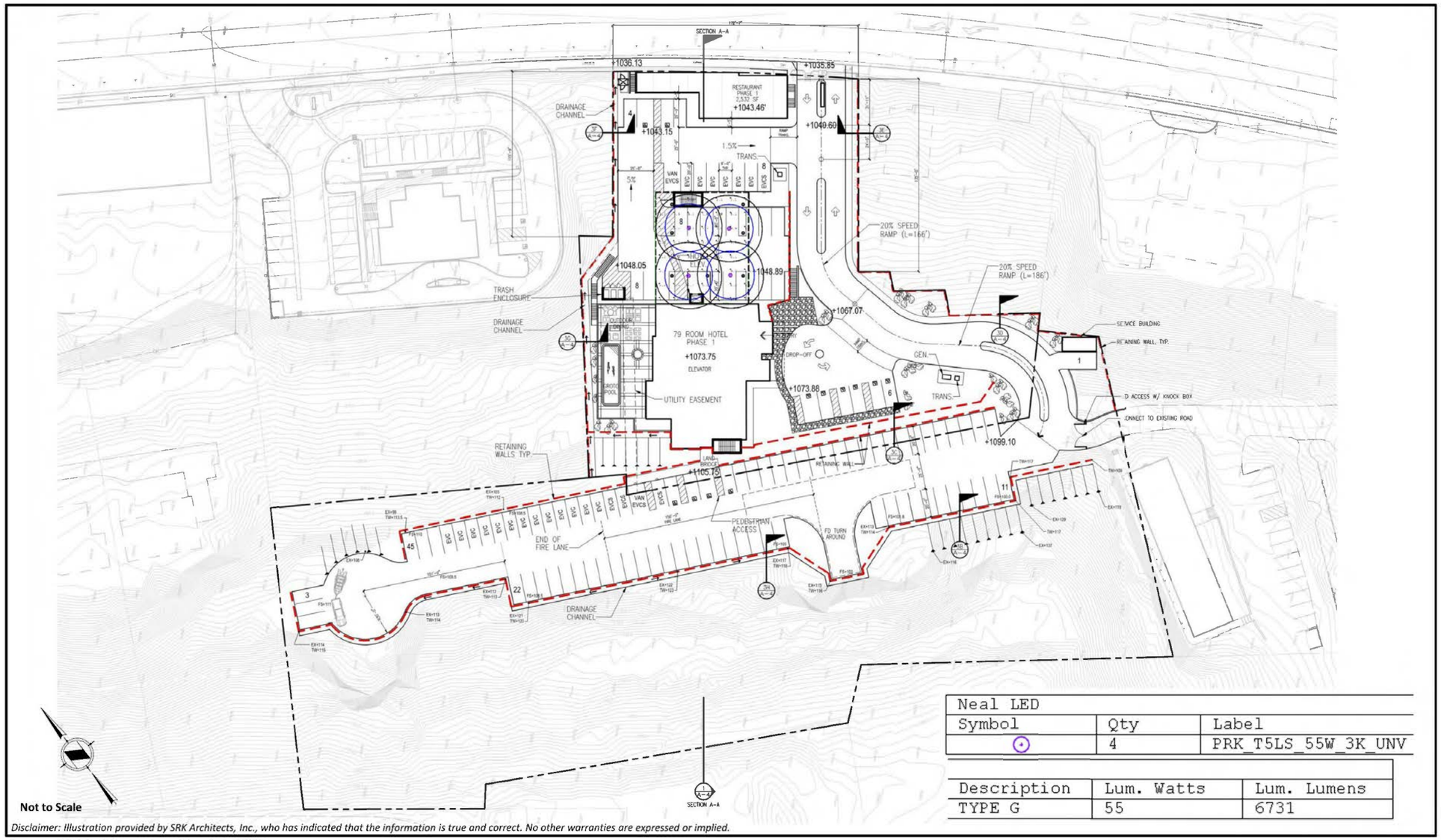
Trash Service – Curbside recycling and garbage collection is provided by California Waste Recovery Systems (Cal-Waste). Under the Mandatory Commercial Recycling Program (Assembly Bill 341), businesses that generate four or more cubic yards of commercial solid waste per week must arrange for recycling services.

Cable Television and Internet – Xfinity from Comcast provides cable television and internet provides service to the San Andreas area of Calaveras County.

3.3.13 Security Features

There will be three access points to the building, and all doors with the exception of the main entrance will only be accessible via an active room key. Cameras will be installed surrounding the site and building. The building outside, as well as the parking lot and access roads, will be well lit for safety.

Figure 3.3-11
PARKING GARAGE INTERIOR LIGHTING PLAN



Neal LED		
Symbol	Qty	Label
⊙	4	PRK_T5LS_55W_3K_UNV

Description	Lum. Watts	Lum. Lumens
TYPE G	55	6731

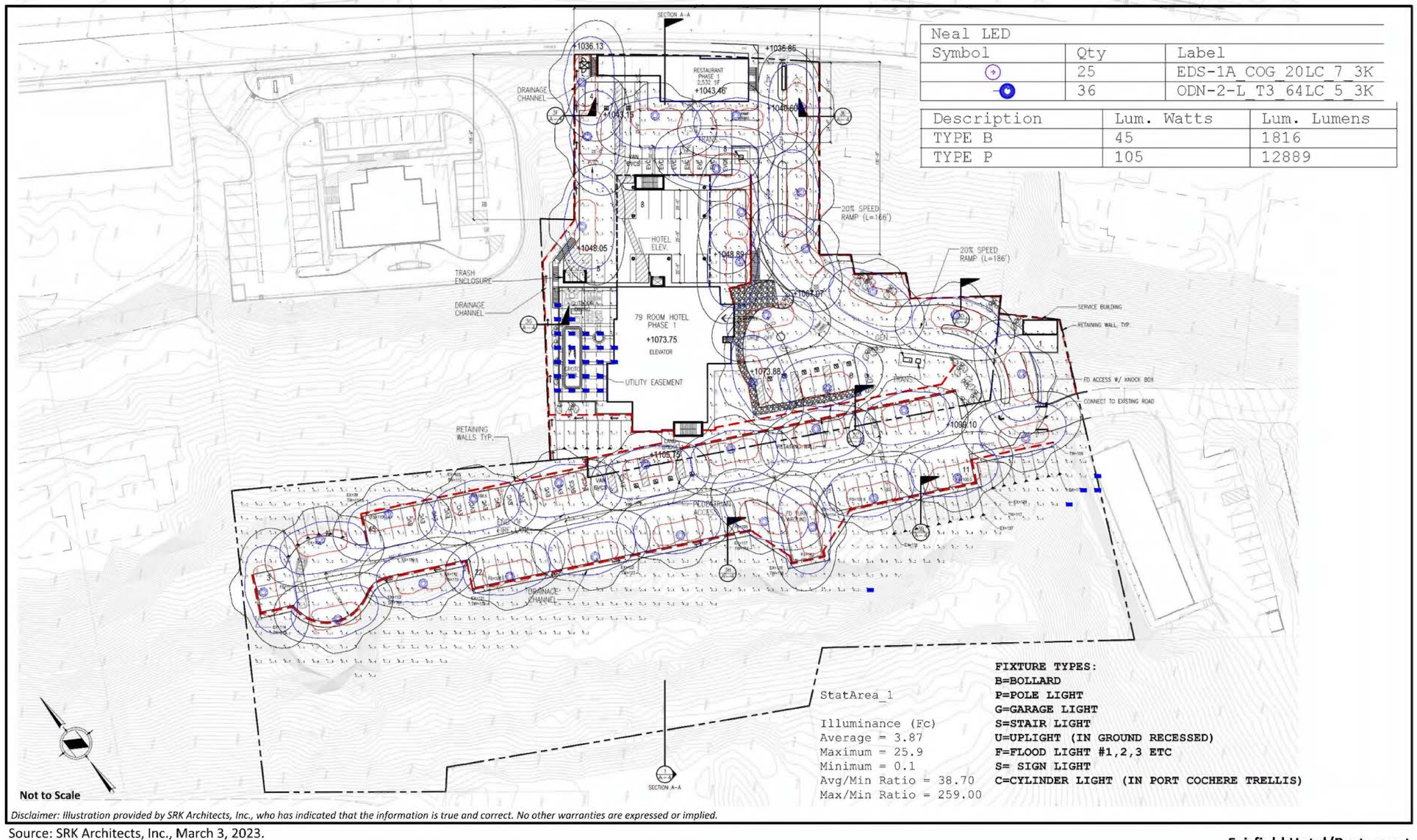
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Source: SRK Architects, Inc., March 3, 2023.

Fairfield Hotel/Restaurant
Calaveras County
Parking Garage Lighting

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Figure 3.3-12
SITE LIGHTING – ISOMETRIC VIEW



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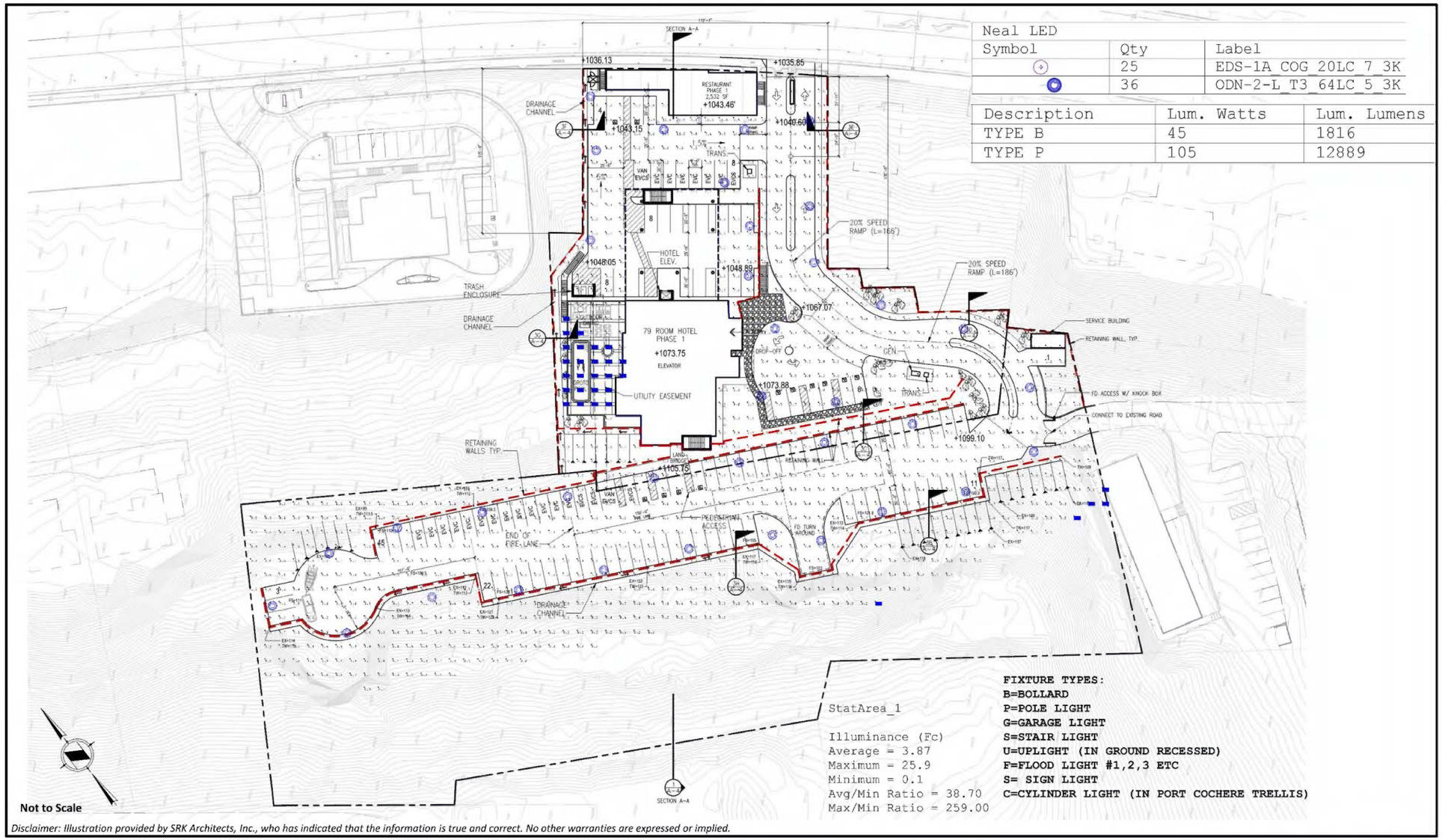
Source: SRK Architects, Inc., March 3, 2023.

Fairfield Hotel/Restaurant
Calaveras County

Site Lighting – Isometric View

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Figure 3.3-13
SITE LIGHTING



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Fairfield Hotel/Restaurant
Calaveras County

Site Lighting

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Figure 3.3-14
LIGHTING FIXTURES

Submitted by MAXWELL LIGHTING & ENERGY | Job Name: SAN ANDREAS EXTERIOR - LANDSCAPE AND GARAGE | Catalog Number: LS3062 25D | Notes: | Type: IN GROUND | MAXWELL23-2095

Erden E6 Foundation In-ground — LS3062



A shallow-depth medium powered in-ground that combines technology and performance in a modern shallow form factor. Packed with features including **EasyGlow™** visual comfort and **CoolDrive™** thermal management technologies. Available with integrated DALI control, 0-10 V dimming or as non-dimmable.

Performance

Static White & Color[1]	Lumen Output (lm)	Efficacy (lm/W)	Peak Intensity (cd)
2,700 K (80 CRI)	1,990	80	43,400
3,000 K (80 CRI)	2,080	84	45,200
3,500 K (80 CRI)	2,245	91	48,900
4,000 K (80 CRI)	2,245	91	48,900
5,000 K (70 CRI)	2,080	84	45,200
Red	610	30	13,300
Green	2,200	89	47,500
Blue	610	30	13,300

[1] Lumen output values are based on a 10° lens.

Beam Angles	10°, 13°, 20°, 26°, 47°, 10° x 40°, 40° x 10°, 20° x 60°, 60° x 20°

DALI 2 · easyglow™ · cooldrive™ · humantouch™ · opticlear™ · microantiteach™ · gripglass™ · electropolish+™

Products and specifications are subject to change without notice. LS3062-210830

LUMASCAPE

Index Page

Submitted by MAXWELL LIGHTING & ENERGY | Job Name: SAN ANDREAS EXTERIOR - LANDSCAPE AND GARAGE | Catalog Number: PRK | Notes: | Type: GARAGE | MAXWELL23-2095

PRK LED Specifications



Project Name:

Catalog Number:

Type:

The PRK LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines the latest LED edge-lit technology, advanced LED thermal management and provides canopy lighting that is both energy efficient and aesthetically pleasing.

The PRK housing is die-cast aluminum with internal heat sinks for maximum heat dissipation.

The PRK LED fixture offered with lumen packages between 3,000 - 15,000. Four different optical distribution patterns are available. Choose between 3K, 4K, or 5K Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years and is available in standard or custom colors.

The PRK series is an exceptional choice for parking garage lighting and other ceiling mount application.

Ordering Information

MODEL	OPTICS	WATTAGE	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
PRK	T1 Type 1 25W-95W T3L Type 3 Long 25W-65W T5LR Type 5 Long Round 25W - 115W T5LS Type 5 Long Square 25W-65W	25W 35W 45W 55W 65W 75W 85W 95W 105W 115W	3K 3000K 4K 4000K 5K 5000K	UNV 120-277V 5 480V 8 347V	LPM Low Profile Mount Ceiling Mount No conduit feed CM Ceiling Mount 1/2" & 3/4" Knockouts TM Trunion Mount PM12 Pendant Mount 12" PM24 Pendant Mount 24" PM36 Pendant Mount 36"	BZ Bronze BK Black SBK Smooth Black WH White SWH Smooth White GP Graphite GY Grey SL Silver Metallic CC Custom Color	UPL Uplight 900 Lumens WG Wire Guard WLG Wire Lite Guard *Pendant Mount Only WSC-8 Dimmable Motion Sensor 8' Mounting Height WSC-20 Dimmable Motion Sensor 9-20' Mounting Height WSC-40 Dimmable Motion Sensor 21-40' Mounting Height	DIM 0-10v Dimming Driver EBPL 25W Emergency Battery Pack *120/277V Only CLD-EBPL 25W Cold Weather Emergency Battery Pack Rated for -20°C UL924 UL924 Relay for Emergency Circuit 10kV 10kV Surge Protector 20kV 20kV Surge Protector VWC Visionaire Wireless Controls TPH Tamper Proof Hardware

VISIONAIRE LIGHTING

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Submitted by MAXWELL LIGHTING & ENERGY | Job Name: SAN ANDREAS EXTERIOR - LANDSCAPE AND GARAGE | Catalog Number: ODN | Notes: | Type: SITE | MAXWELL23-2095

ODEN LED Specifications



Project Name:

Catalog Number:

Type:

With six interchangeable cups and sown shade styles, the **Oden - LED** offers architects, designers and engineers endless possibilities for a custom fixture to fit their unique application.

The **Oden - LED Array's** high quality, durable construction makes it an ideal fixture for any application.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	CAP/SHADE	OPTIONS	OPTIONS
ODN-1-L ODN-2-L ODN-3-L	T1 Type 1 T2 Type 2 T3 Type 3 T4 Type 4 T5 Type 5 T5W Type 5 Wide T5WR Type 5 Wide Round	16LC 32LC 48LC 48LC 64LC 80LC 96LC 96LC 128LC	3 350mA 5 530mA 7 700mA	3K 3000K 4K 4000K 5K 5000K	UNV 120-277V 8 347V 5 480V	YM Yoke Mount 5" dia over 9" OD tenon x 4" long with spread threaded mounting pole UAM Arm Mount *Decorative arm not included See decorative arm section for arm mount options ODN uses small arm, ODN-2 & ODN-3 uses large arm	BZ Bronze WB Weathered Brown BK Black SBK Smooth Black WH White SWH Smooth White GP Graphite GY Grey SL Silver Metallic FG Forest Green VD Verdigris CC Custom Color	C1 C2 C3 C4 C5 C6 H1 H2 H3 H4 H5 H6	PC-120 PC-208 PC-240 PC-277 Photocell & Receptacle WSC-8 Motion Sensor 8' Mounting Height WSC-20 Motion Sensor 9-20' Mounting Height WSC-40 Motion Sensor 21-40' Mounting Height	DIM 0-10V Dimming Driver VWC Visionaire Wireless Controls *Consult Factory IR-R Illuminated Rings Red IR-B Illuminated Rings Blue IR-G Illuminated Rings Green CLS Cutoff Louver Shield

VISIONAIRE LIGHTING

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Submitted by MAXWELL LIGHTING & ENERGY | Job Name: SAN ANDREAS EXTERIOR - LANDSCAPE AND GARAGE | Catalog Number: EDS | Notes: | Type: BOLLARD | MAXWELL23-2095

ENDURASCAPE Bollard LED Specifications



Project Name:

Catalog Number:

Type:

The **Endurascape** series of concrete bollards are designed to enhance and blend with architectural and natural landscapes. Beautifully crafted with textured finishes in a variety of shapes and cast grill louver designs. Optics provide smooth, 360-degree asymmetrical cut-level illumination. Durably built for weather and vandal resistance, ideal for walkways, entrances, promenades, plazas, courtyards, driveways, bridges and landscaped areas.

Ordering Information

MODEL	OPTICS	SOURCE	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS
EDS-1A 6" Round EDS-1B 11" Round EDS-2 11" Round Flat Top EDS-3A 11" Square EDS-4A 11" Square Pyramid Top	COG 45° Cutoff Grill 6" Only COG 45° Cutoff Grill 11" Only HZG Horizontal Grill 11" Only	20LC	3 350mA 5 530mA 7 700mA	3K 3000K 4K 4000K 5K 5000K	UNV 120-277v	AB Anchor Base Consult Factory	Louver Colors BZ Bronze BK Black WH White FG Forest Green GY Grey SL Silver Metallic CC Custom Color Concrete Textures LT Light MD Medium HV Heavy	ILS Internal Light Shield

VISIONAIRE LIGHTING

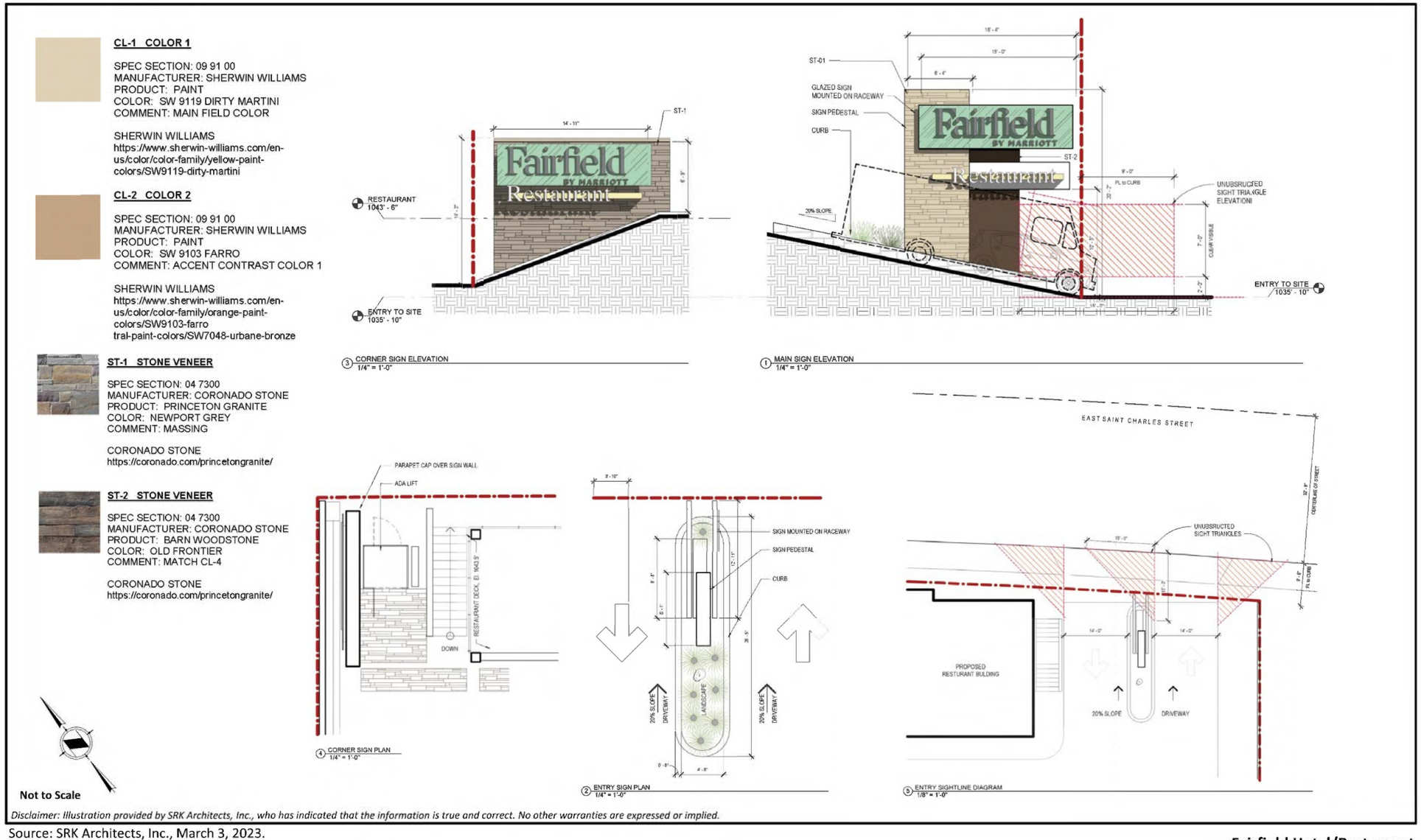
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Source: SRK Architects, Inc. and Maxwell Lighting and Energy, March 3, 2023.

Fairfield Hotel/Restaurant
Calaveras County
Lighting Features

Figure 3.3-15
PROJECT MONUMENT SIGNAGE



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Source: SRK Architects, Inc., March 3, 2023.

Fairfield Hotel/Restaurant
Calaveras County

Site Signage

3.3.14 Sustainability

The project includes environmentally sustainable design features that would result in a reduction in energy usage, water usage, and waste generation and in doing so would also reduce project-related greenhouse gas emissions. The project design incorporates a comprehensive array of features to ensure compliance with stringent energy efficiency and sustainability standards. At its core, the project adheres to the mandatory requirements outlined in both the 2022 California Energy Code (T24) and the 2022 California Green Building Standards Code (CALGreen), prioritizing the more stringent regulations in case of conflicts between the two.

- Building envelopes are composed of wall and roof insulation meeting the minimum requirements of T24. Moreover, all glazing for doors and windows is dual pane, meeting T24 section 110.6 specifications, including U-factors and solar heat gain coefficient (SHGC).

- Indoor water conservation is facilitated through the installation of water-saving plumbing fixtures and fittings, such as water closets, urinals, showers, and faucets, in compliance with maximum flow rates outlined in CALGreen.

- Stormwater pollution prevention measures align with all relevant stormwater discharge regulations, ensuring responsible management of runoff.

- Outdoor water usage for landscaping adheres to the more stringent of either the California Department of Resources Model Water Efficient Landscape Ordinance (MWELO) or local water-efficient landscape ordinances, as dictated by CALGreen.

- Both exterior and interior lighting systems prioritize energy efficiency, utilizing light fixtures and controls compliant with T24 standards, such controls include occupancy sensors, daylight sensors etc. Outdoor lighting design specifically targets light pollution reduction, aligning with the California Energy Code.

- Photovoltaic (PV) systems are integrated to generate renewable energy, meeting T24 requirements and contributing to sustainability efforts.

- HVAC systems are meticulously designed to comply with both T24 and CALGreen, featuring outside air delivery for mechanically or naturally ventilated spaces, HVAC ductwork protection, and the installation of MERV 13 air filtration media for mechanically ventilated buildings. Additionally, equipment is selected to avoid containing CFCs.

- Smoking areas are designated at least 25 feet away from building entries and outdoor air intakes, in compliance with relevant ordinances or regulations.

- Additional features include parking spaces for electrical vehicle charging, short-term bicycle parking.

- Construction waste reduction through recycling and salvage, meeting CALGreen requirements or local ordinance whichever is more stringent. Finish materials prioritize pollutant control, utilizing low VOC adhesives, sealants, paints, coatings, and formaldehyde-compliant composite wood products.

- Resilient flooring meets stringent emission standards set by the California Department of Public Health.

In essence, the project design embodies a holistic approach to sustainability, integrating a diverse array of features as required by the 2022 California Energy Code and the 2022 California Green Building Standards Code.

3.4 Offsite Improvements

Construction would need to occur in within the street right-of-way, along East Saint Charles Street to connect the utility lines for the proposed project to the existing mains. The only offsite improvements would be a turning lane out of the site onto Highway 49, as well as median improvements required by Caltrans.

3.5 Construction Activities

For safety reasons, temporary barricades would be used to limit access to the site during project construction and maintain safe access for construction workers. Construction would occur during daylight and during regular business hours. Lighting for the construction site would be limited to the minimum amount of light needed for safety and security.

Site grading would involve raw cut of 31,731 cubic yards (cy); raw fill of 3,619 cy; and net export of approximately 28,112 cy of soil. After site preparation is completed, infrastructure such as sewer laterals and storm drains would be installed and/or connected to existing facilities. The building foundations would be poured and framing of the buildings would begin. The final steps of construction would involve interior furnishings, detail work, and completion of common areas and outside landscaping.

The 4.14-acre site is currently undeveloped pervious surface. Total developed site area (building, hardscape and landscape) is 111,035 square feet including 26,266 square feet of landscaped area (24 percent). The project would result in the conversion of 84,769 square feet (47 percent) to impervious surface (building plus hardscape) on the project site.

The construction contractor would use heavy equipment during grading. Construction staging would be limited to the project site; no offsite areas would be used.

Construction Employees

Project construction workers would park their vehicles, and all materials will be stored, on the project site. Approximately 120 trades people will be on site at the peak of construction.

Construction Schedule

Construction will occur in two phases – Sitework (including grading and construction of retaining walls) and Building Construction. Project sitework will commence once the studies and associated mitigation measures are completed. Phase I is estimated to take approximately six months and Phase II would take 18 months, a total of approximately 24 months.

3.6 Discretionary Actions

The proposed project includes applications for the following discretionary approvals by the County:

- Zone Change: changing the zoning district for the site from C2, General Commercial, to R3, Multi-family Residential.
- Height Variance
- Lot Line Adjustment through the County Surveyor Office

3.6.1 Other Permits and Approvals

Following the County's approval of the Initial Study/Mitigated Negative Declaration, the following permits/approvals, as shown in **Table 3.6-1,** would be required prior to construction.

Table 3.6-1
PERMITS AND APPROVALS

Agency	Permit or Approval
County of Calaveras Building & Safety Division	Site Plan review and approval and Grading and Building Permits
County of Calaveras Planning Division	Zone Change Height Variance
County of Calaveras Surveyor Office	Lot Line Adjustment
San Andreas Fire Protection District	Building plan check and approval. Review for compliance with the current California Fire Code, current California Building Code, California Health & Safety Code and Calaveras County Code of Ordinances. Plans for fire detection and alarm systems, and automatic sprinklers.
Central Valley Regional Water Quality Control Board (Region 5)	Water quality permits
Caltrans District 10	Encroachment Permit (SR 49)

4.0 ENVIRONMENTAL CHECKLIST

Environmental Factors Potentially Affected

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

☐ Aesthetics	☐ Agricultural and Forest Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

Determination (To Be Completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that 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 "potentially 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.

K. Stefani

Signature

8/15/24
Date

Katherine Stefani
Printed Name

County of Calaveras

Evaluation of Environmental Impacts

(1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

(2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

(3) Once the lead agency has determined that a particular physical impact may occur then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

(4) "Negative Declaration: Less than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to less than significant level.

(5) Earlier analyses may be use where, pursuant to the tiering, Program EIR, or other CEQA process, an affect has been adequately analyzed in an earlier EIR or negative declaration. (See Section 15063(c)(3)(D) of the CEQA Guidelines. In this case, a brief discussion should identify the following:

(a) Earlier Analyses Used. Identify and state where the earlier analysis available for review.

(b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

(c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

(6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference

to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individuals contacted should be cited in the discussion.

(7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

(8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

(9) The explanation of each issue should identify:

(a) The significance criteria or threshold, if any, used to evaluate each question; and

(b) The mitigation measure identified, if any, to reduce the impact to less than significant.

4.1 Aesthetics

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			**X**	
b) Substantially damage scenic resources, including, but not limited to, trees, outcroppings, and historic buildings within a state scenic highway?				**X**
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			**X**	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			**X**	

A "visual environment" includes the built environment (development patterns, buildings, parking areas, and circulation elements) and natural environment (such as hills, vegetation, rock outcroppings, drainage pathways, and soils) features. Visual quality, viewer groups and sensitivity, duration, and visual resources characterize views.

- Visual quality refers to the general aesthetic quality of a view, such as vividness, intactness, and unity.
- Viewer groups identify who is most likely to experience the view. High-sensitivity land uses include residences, schools, playgrounds, religious institutions, and passive outdoor spaces such as parks, playgrounds, and recreation areas.
- Duration of a view is the amount of time that a particular view can be seen by a specific viewer group.
- Visual resources refer to unique views, and views identified in local plans, from scenic highways, or of specific unique structures or landscape features.

a) Would the project have a substantial adverse effect on a scenic vista?

Less than Significant Impact

Scenic vistas generally include extensive panoramic views of natural features, unusual terrain, or unique urban or historic features, for which the field of view can be wide and extend into the distance, and focal views that focus on a particular object, scene or feature of interest.

The sole scenic vista identified by the County of Calaveras General Plan Environmental Impact Report (EIR) is the Ebbetts Pass National Scenic Byway, part of the SR-4 freeway, is approximately 9.75 miles southeast of the project site. The Byway is covered by the 2013 Congestion Management Plan (CMP), which provides guidance for maintaining and managing the Byway. It should be noted, however, that the 2013 CMP does not provide regulations or restrictions (Raney Planning and Management, Inc., 2018, p. 4.1-16). As shown in **Figures 4.1-1** and **4.1-2**, the project site is located along steep hillsides that rise from the east to west and surrounded by commercial uses in all directions except for a single-family residence located south of the project site. This scenic byway cannot be seen from the project site or surrounding areas and thus the proposed project would not block any views to that scenic vista. There are also no scenic areas or panoramic views surrounding the project site.

Although the proposed project would have a maximum height of approximately 79 feet tall from the base to the top of the building where it faces Highway 49 (the building is 53' 1" from the average base elevation and a height variance has been applied for to encroach into the 45' height maximum from the average base elevation), it was designed to scale down the overall mass with the surrounding environment. The positioning of the restaurant in front of the hotel along Highway 49, surrounding topography, and structural design help mitigate any aesthetic impacts. As shown in **Figures 4.1-3** and **4.1-4**, visual simulations of the proposed project depict that the hotel building would blend into the steep hillsides surrounding the project site.

Therefore, due to the large distance between the project site and the bypass, and the design considerations taken place for the project, the project would have less than significant impacts regarding scenic vistas.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact

The California Department of Transportation (Caltrans) provides information regarding officially designated or eligible state scenic highways, designated as part of the California Scenic Highway Program. As shown in **Figure 4.1-5**, the project site is approximately eight miles southwest of SR-4, an officially designated state freeway, and is adjacent to State Route-49 (SR-49), an eligible state scenic highway. However, the analysis under this criterion shall only consider official state scenic highways. Due to the large distance between the project site and an officially designated scenic highway, no impact would occur.

Figure 4.1-1
KEY VIEWPOINTS

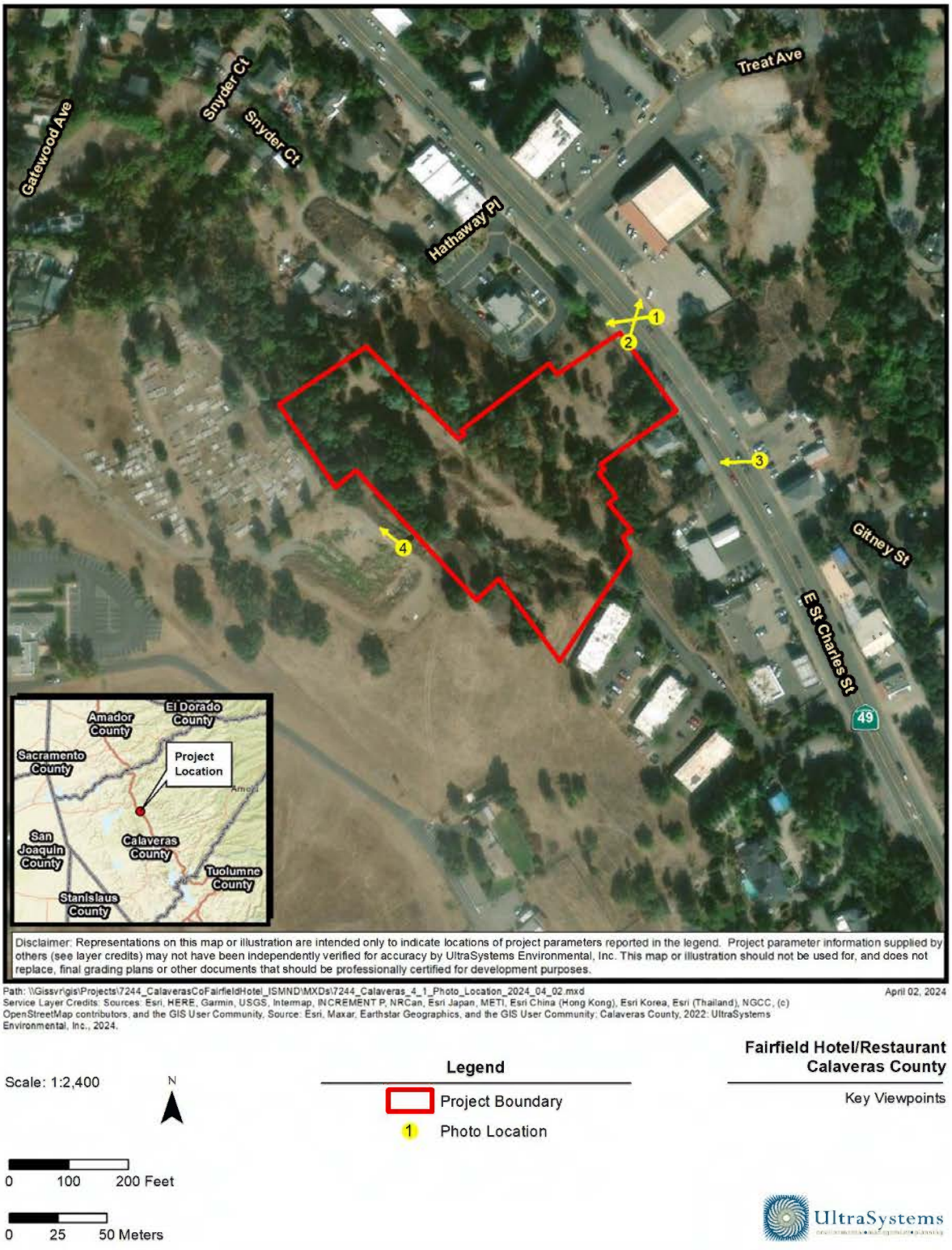


Figure 4.1-2
SURROUNDING DEVELOPMENT PHOTOGRAPHS



PHOTO 1: View of a single-story bank on a hillside, north of the project site.



PHOTO 2: View of single-story commercial buildings east of the project site.



PHOTO 3: View of a two-story single-family house on a hillside south of the project site.



PHOTO 4: View of a cemetery on a hillside west of the project site.

Figure 4.1-3
PROJECT VISUAL SIMULATION – NORTH



Source: SRK Architects, Inc., August 31, 2023.

Fairfield Hotel/Restaurant
Calaveras County
Project Visual Simulation - North

UltraSystems

Figure 4.1-4
PROJECT VISUAL SIMULATION – SOUTH



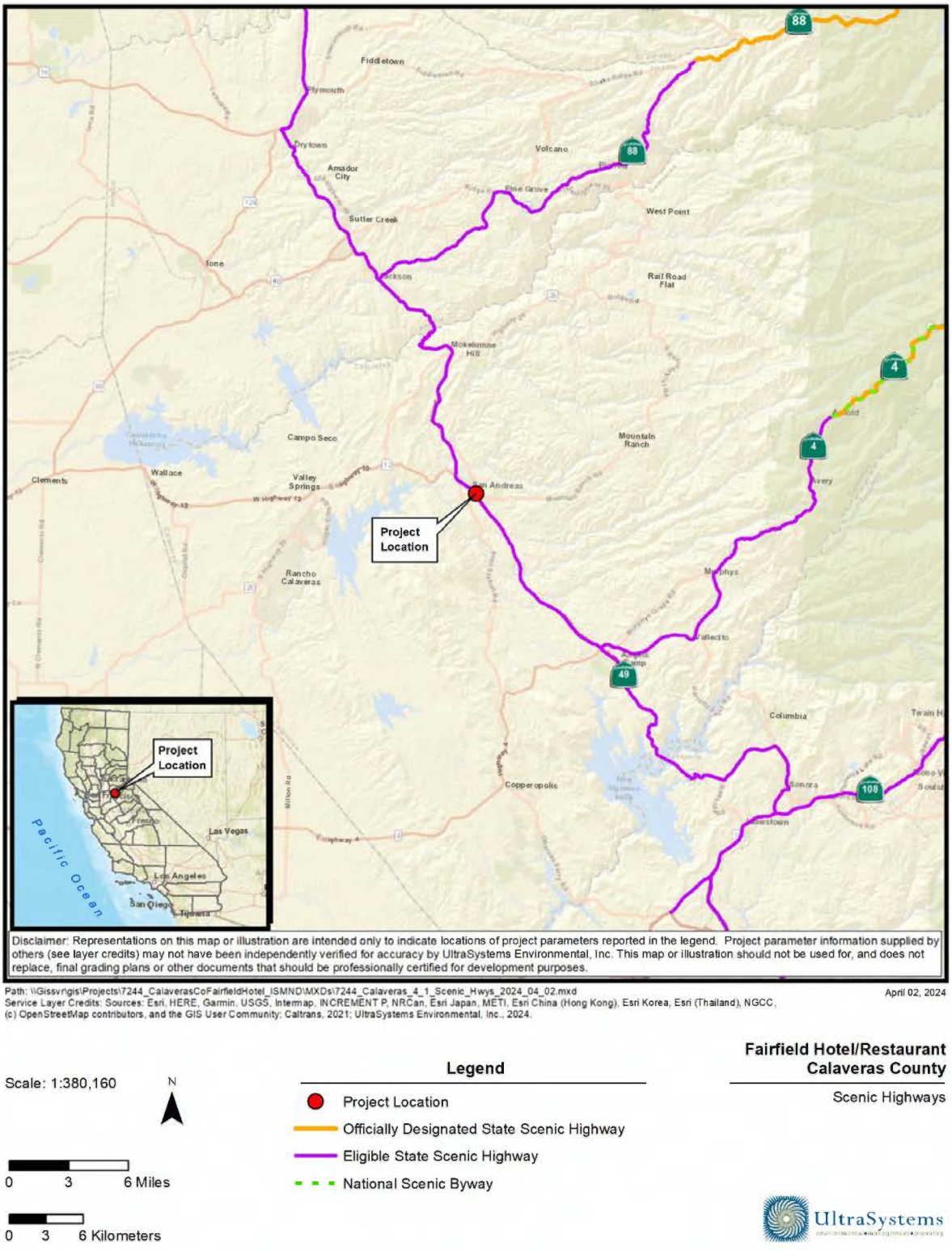
Disclaimer: Illustration provided by SRK Architects, Inc., who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: SRK Architects, Inc., August 21, 2023.

Fairfield Hotel/Restaurant
Calaveras County
Project Visual Simulation - South

UltraSystems

Figure 4.1-5
STATE SCENIC HIGHWAYS



c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact

The project site is located in a non-urbanized area because San Andreas doesn't meet the CEQA Guideline definition of an urbanized area (CEQA § 21071, Urbanized Area, Definition). Therefore, the project analysis should determine if the project would substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from publicly accessible vantage point). The main public views of the site are from the adjacent State Route 49 (East St. Charles Street), businesses across the street from the project site, and a single-family residence located south of the project site.

As discussed under threshold a), the project site is located along steep hillsides that rise from the east to west. The views of the site are shown in **Figures 4.1-1** and **4.1-2.** Although the proposed project would be the tallest building in the area at approximately 79 feet tall on the side facing Highway 49 from the base of the building to the top (from average base elevation the height is 53' 1"), it was designed to scale down the overall mass with the surrounding environment. The maximum height from the average base elevation is 45' and the applicant has applied for a height variance to encroach an additional 8' 1" above the maximum height, which will be reviewed with the proposed zoning amendment. The positioning of the restaurant in front of the hotel along Highway 49, surrounding topography, and structural design help to mitigate any aesthetic impacts. The use of neutral and more natural elements will not be significantly different than other structures in the area and the natural surroundings. As shown in **Figures 4.1-3** and **4.1-4**, visual simulations of the proposed project depict that the hotel building would blend into the steep hillsides surrounding the project site and the colors and materials would complement and blend in with the existing visual character and quality of the surroundings. Therefore, due to these design considerations included for the project, the project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings, and thus the project would have less than significant impact to the existing visual character and quality.

Furthermore, the project would also adhere to the County's regulations and policies regarding aesthetics. **Table 4.1-1** details the applicable aesthetics policies from the County General Plan and how the project would adhere to them.

Table 4.1-1
PROJECT COMPLIANCE WITH APPLICABLE COUNTY OF CALAVERAS GENERAL PLAN GOALS AND POLICIES REGARDING SCENIC QUALITY

Policies	Consistency Analysis
Goal COS-5: Abundant scenic resources that preserve rural character, quality of life, and tourism based economic development, while protecting property rights.	
Policy COS 5.1: Encourage the conservation of natural and historic landscapes and important	Although the project site is undeveloped and contains trees and vegetation, the project site's size

Policies	Consistency Analysis
landmarks as scenic resources important to the County's rural character, scenic beauty and the tourism component of the economy.	is too small to be considered a natural landscape of scenic importance and is surrounded by development on all sides. Therefore, the project would not significantly impact natural landscapes and the project would comply with this policy.
Policy COS 5.2: Maintain scenic resources along designated scenic highways in the County.	As detailed in **Section 4.1b)**, the closest officially scenic highway is the Ebbetts Pass National Scenic Byway within a portion of the SR-4 freeway, approximately 9.75 miles southeast of the project site. Due to the large distance between the project site and the closest officially designated highway, there would be no impacts and the project would comply with this policy.
Policy COS 5.3: Encourage the inclusion of design features in new development that enhance and complement the scenic qualities of the natural resources of the site and the surrounding area in the design of the project.	The project would adhere to the county's development regulations to ensure the design would complement the project area and install landscaping that would complement the native vegetation in the project area. Therefore, the project would comply with this policy.
Goal LU-4: High quality, well-designed development that is compatible with surrounding uses and is integrated with the community and the physical environment in which it is located.	
Policy LU 4.1: High quality, well-designed development that is compatible with surrounding uses and is integrated with the community and the physical environment in which it is located.	The proposed project's design pays homage to the project area's rich heritage of the gold rush era with the use of natural materials and neutral colors. The use of neutral and more natural elements would blend with other structures in the area and the natural surroundings. The proposed project was also designed to scale down the building mass to seamlessly integrate into its surroundings while maintaining a sense of historical authenticity and cultural resonance. Therefore, the project would comply with this policy.
Policy LU-5.3: Recognize the county's unique recreational, scenic, cultural, historic and agricultural resources as strong economic generators and encourage their retention and expansion.	As detailed in **Section 4.1a)**, the project would not significantly impact any scenic vistas or resources with project development. Therefore, the project would comply with this policy.

Sources: Calaveras County Conservation & Open Space Element – July 31, 2019 (Calaveras County, 2019a, p. COS 13). Calaveras County General Plan Land Use Element – Amended October 2020 (Calaveras County, 2020, pp. LU17 and LU18)

Based on the analysis above, the project would not conflict with applicable General Plan policies governing scenic quality. Therefore, impacts would be less than significant.

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

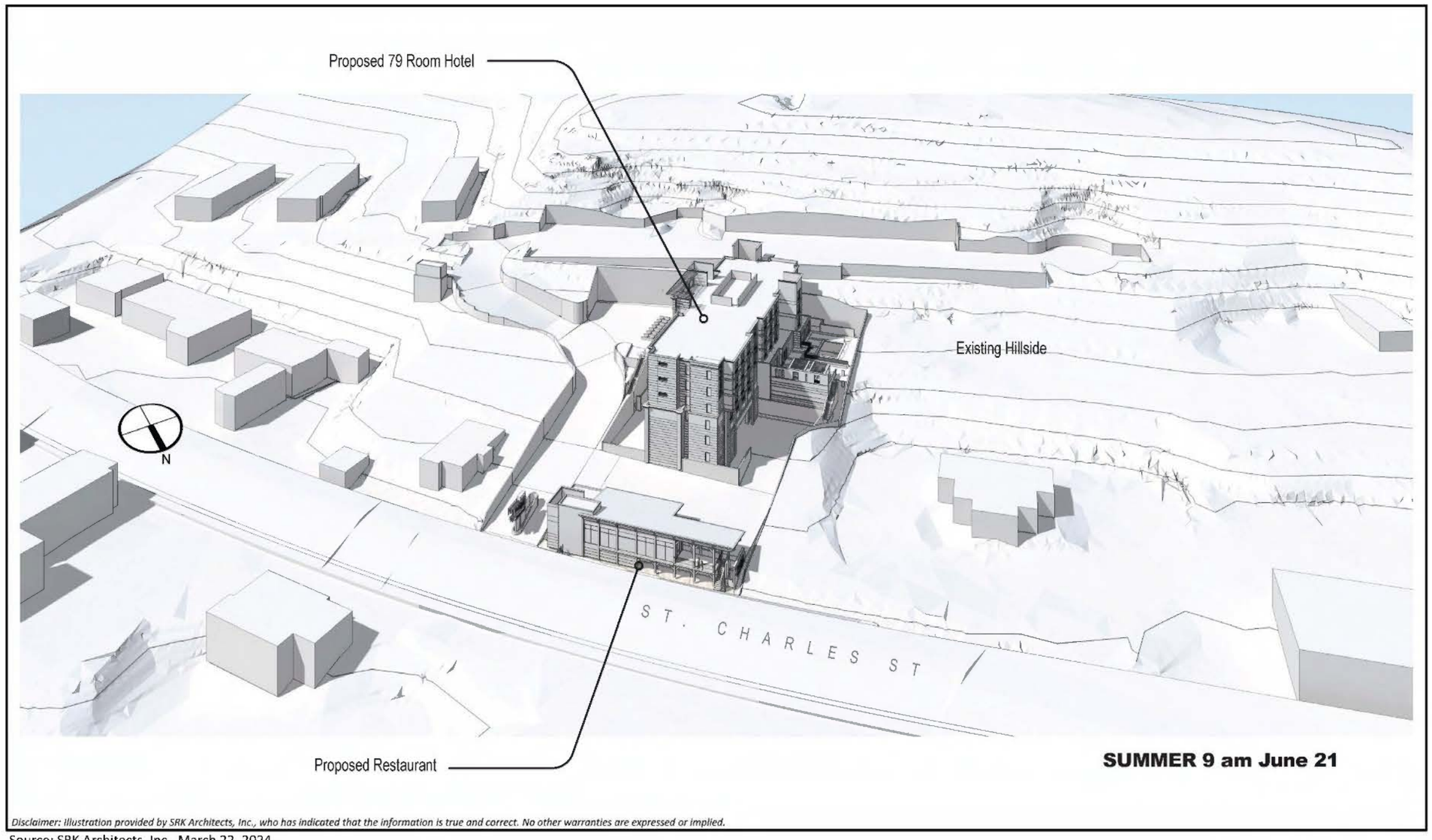
Less Than Significant Impact

The project site is located in a portion of the County with ambient lighting comprised of street lighting, traffic, and lights used for operation by surrounding land developments. As described in **Section 3.0**, the proposed project would include installation of exterior lighting fixtures, as necessary, for safety and security. LED exterior fixtures would be mounted on the wall of the building. The latest LED lighting fixtures with photosensors and motion sensors would be provided. A cut-off shield would be provided as necessary to prevent light spillage beyond the project boundary. Parking lot lighting would also utilize LED technology. Photometric analysis would be conducted to ensure that the exterior lighting provided on site meets the minimum lighting levels required. Proposed lighting plans are included in **Section 3.0**, *Project Description*; **Figure 3.3-11** shows the Garage Lighting Plan and **Figure 3.3-12** shows Lighting Isometrics and the Site Lighting Plan is found on **Figure 3.3-13;** Lighting Fixtures are shown in **Figure 3.3-14**. Project plans, including these lighting plans, are included in **Appendix A1** of this document.

The project will comply with all of the County's Municipal Code sections regarding lighting. Municipal Code § 17.72.080, Illumination, would ensure that all lighting is shielded or directed so that lighting does not shine or glare into traffic patterns within a parking lot, on a road, or onto adjoining property. The building would be built of stucco and stone veneer, which are common building materials that do not create significant glare impacts. Municipal Code § 17.70.090, Lighting, requires adequate lighting of parking lots and/or facilities and also that all lighting provided in conjunction with parking areas are installed, directed, and shielded to confine all direct rays of light within the boundaries of such facilities. Furthermore, Municipal Code §17.36.060.D stipulates performance standards for areas zoned C2 regarding exterior lighting, which states that exterior lighting shall be shielded and directed in such a manner that it does not directly shine into adjoining residences (Municode, 2024).

The project architects prepared a shade and shadow study (see **Figures 4.1-6** to **4.1-14** below) (included in **Appendix A2**) showing the shadows that the proposed project would cast on adjacent properties during the summer, equinox, and winter solstice to represent the different lighting that would occur throughout the year. It should be noted that the winter solstice is when the sun's angle in the sky is at its lowest point, resulting in the longest shadows of the year. As shown in the figures below, all shade and shadows would not reach adjacent buildings, except for **Figure 4.1-12**, which would cast a shadow on the bank building north of the project site. Although the County of Calaveras does not specify sensitive land uses regarding visual resources, the land uses sensitive to shading identified by the City of Los Angeles includes routinely useable outdoor spaces in residential, recreational, or institutional (e.g., schools, convalescent homes) land uses; commercial uses such as pedestrian-oriented outdoor spaces or restaurants with outdoor eating areas; nurseries; and existing solar collectors (City of Los Angeles, 2015, Page IV.A.2-1). Therefore, this analysis will be determined on how shade would impact the County's land uses sensitive to shading. The bank would not be considered a land use sensitive to shade and is not an area where sensitive populations would reside for long hours. Additionally, as shown in all the figures below, the project's shade and shadow would only momentarily cast a shadow on the bank during the winter solstice at 9 a.m. and would be gone by 1 p.m. during the winter solstice. In summary, the bank would not be a shade sensitive receiver and the bank would only be shadowed for a limited time frame during a specific time of the year. Therefore, impacts would be less than significant.

Figure 4.1-6
PROPOSED PROJECT SHADE AND SHADOW DURING SUMMER 9 AM, JUNE 21



Disclaimer: Illustration provided by SRK Architects, Inc., who has indicated that the information is true and correct. No other warranties are expressed or implied.

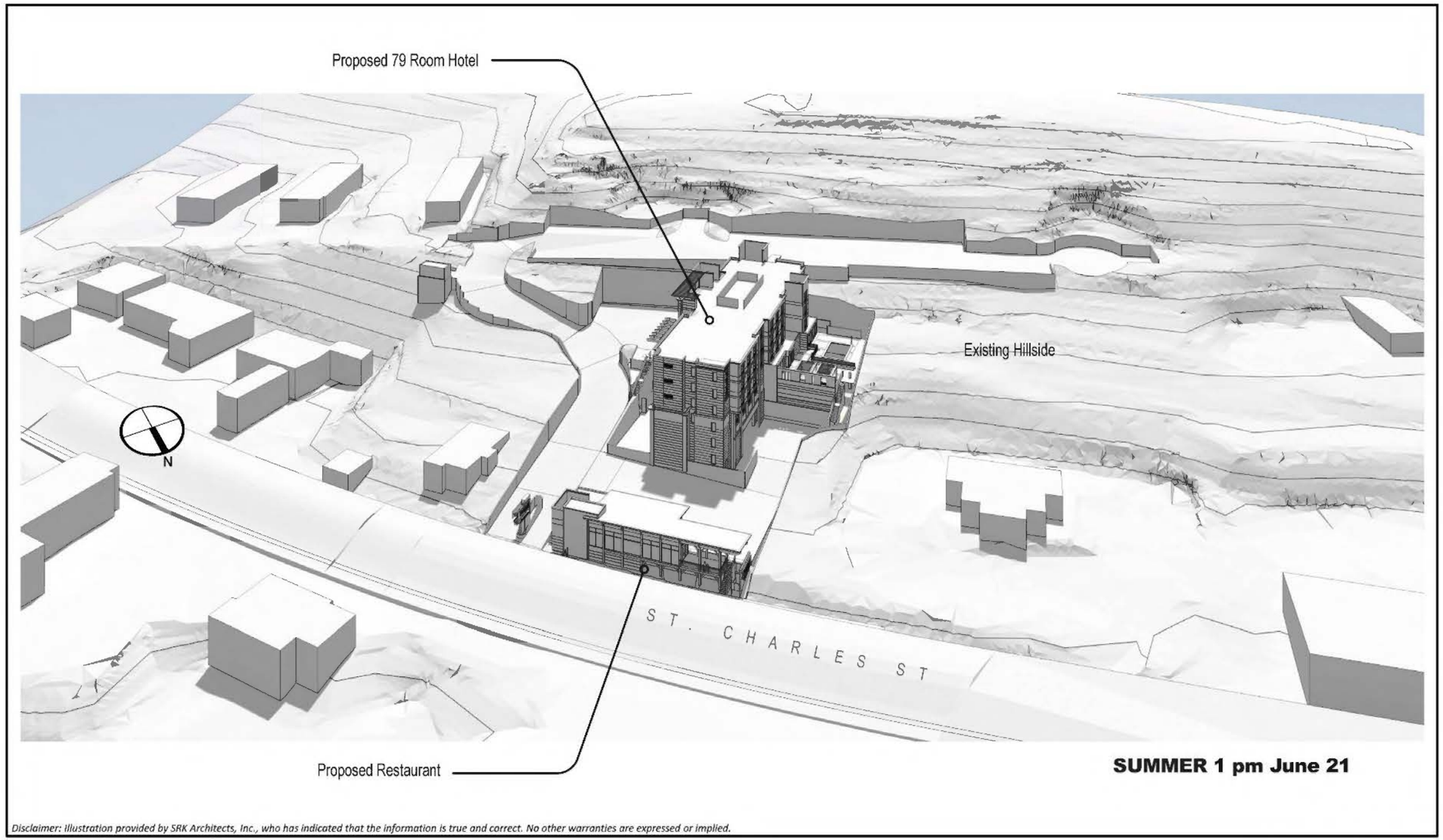
Source: SRK Architects, Inc., March 22, 2024.

Fairfield Hotel/Restaurant
Calaveras County

Proposed Project Shade/Shadow
Summer 9 am June 21

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Figure 4.1-7
PROPOSED PROJECT SHADE AND SHADOW DURING SUMMER 1 PM, JUNE 21



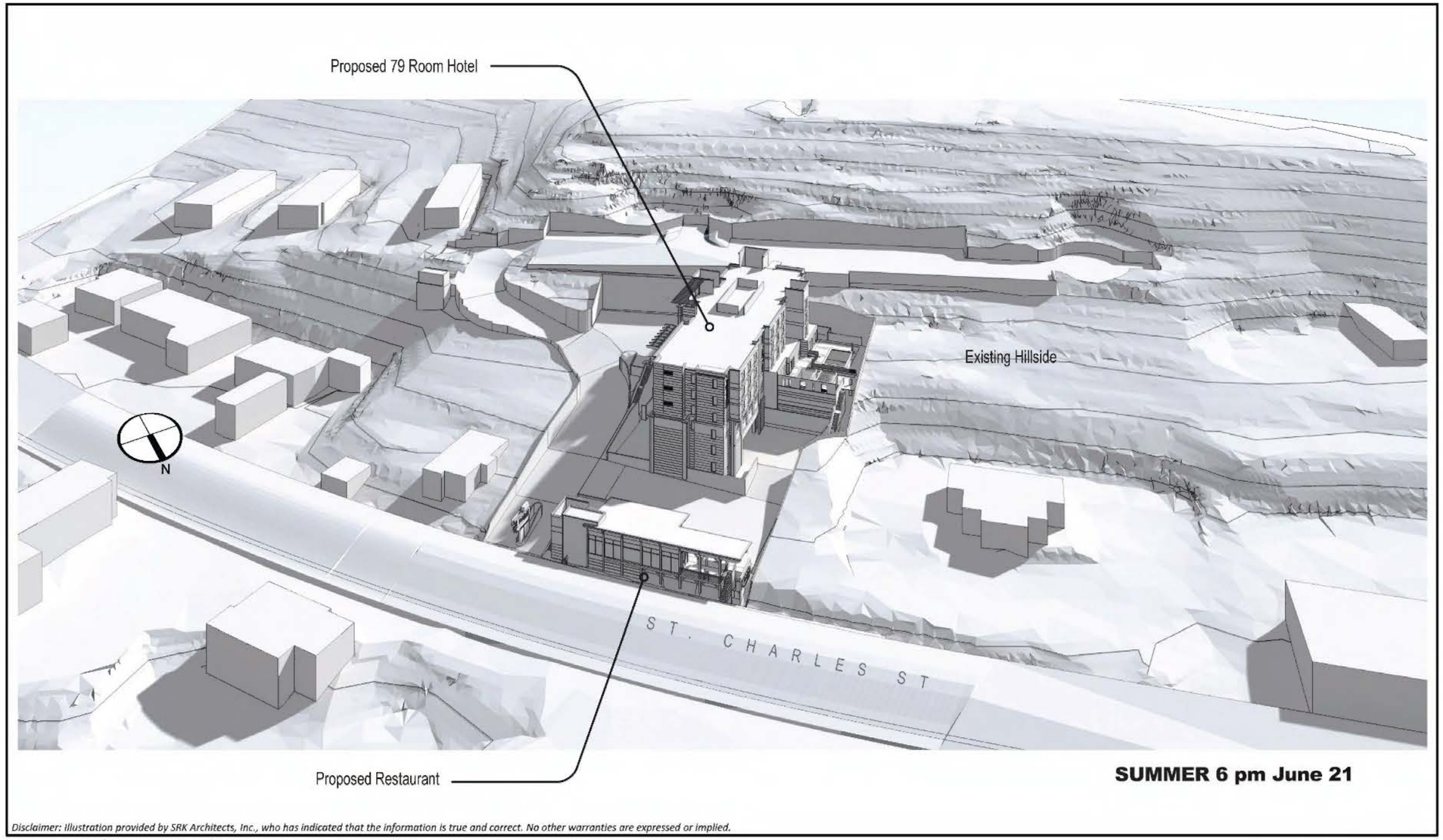
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Source: SRK Architects, Inc., March 22, 2024.

Fairfield Hotel/Restaurant
Calaveras County

Proposed Project Shade/Shadow
Summer 1 pm June 21

Figure 4.1-8
PROPOSED PROJECT SHADE AND SHADOW DURING SUMMER 6 PM, JUNE 21



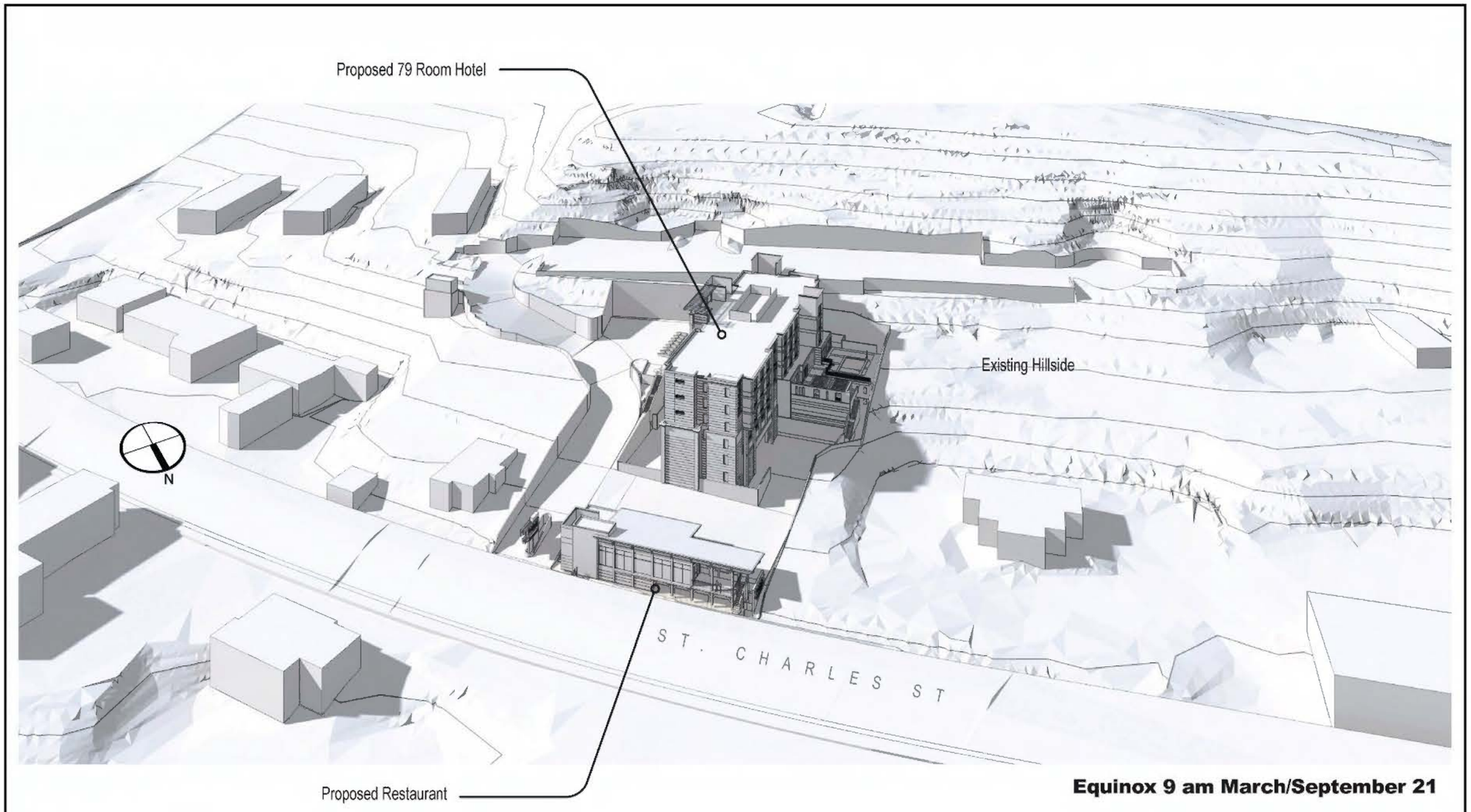
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Source: SRK Architects, Inc., March 22, 2024.

Fairfield Hotel/Restaurant
Calaveras County

Proposed Project Shade/Shadow
Summer 6 pm June 21

Figure 4.1-9
PROPOSED PROJECT SHADE AND SHADOW DURING EQUINOX 9 AM, MARCH/SEPTEMBER 21



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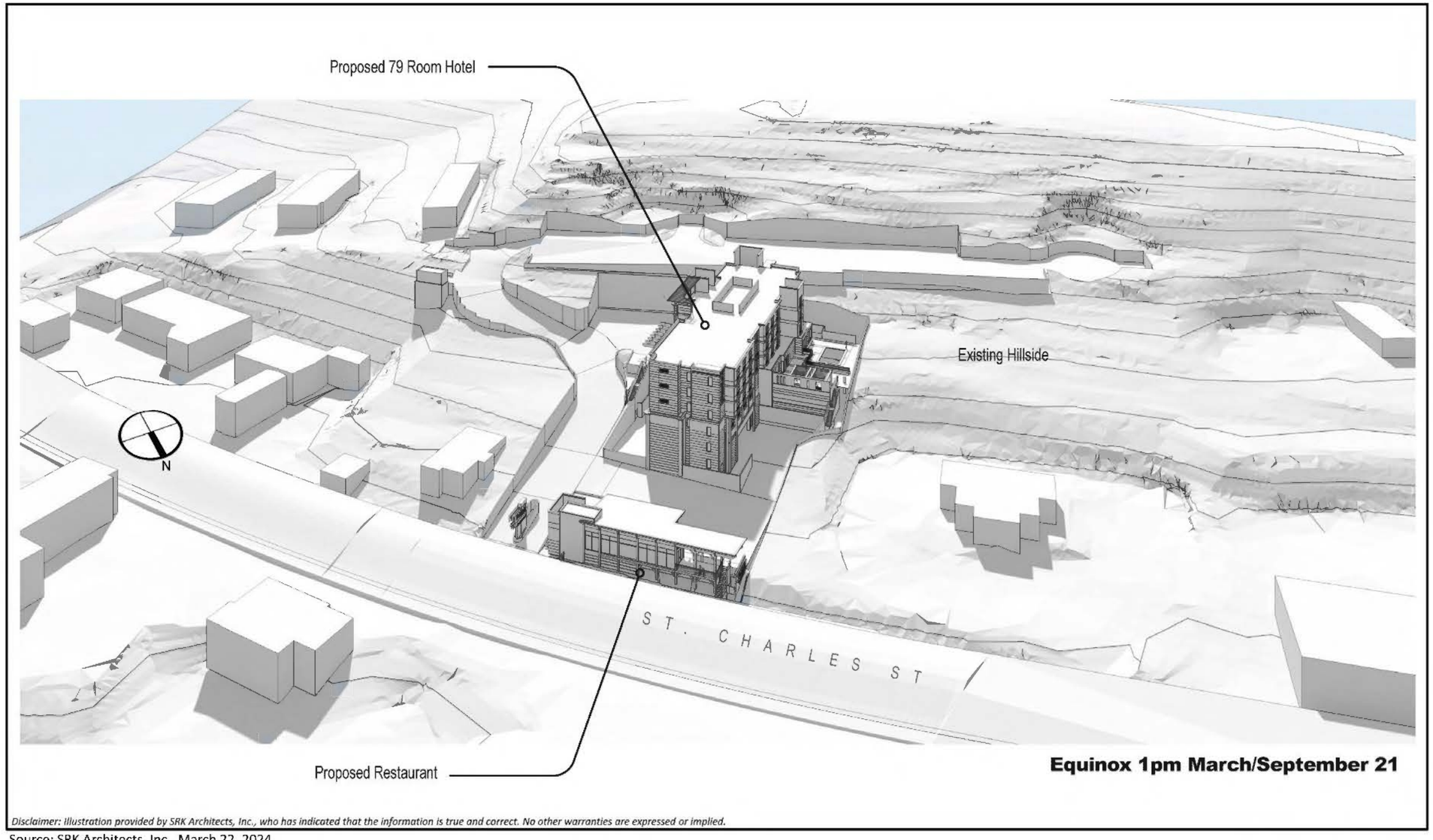
Source: SRK Architects, Inc., March 22, 2024.

Fairfield Hotel/Restaurant
Calaveras County

Proposed Project Shade/Shadow
Equinox 9 am March/September 21

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Figure 4.1-10
PROPOSED PROJECT SHADE AND SHADOW DURING EQUINOX 1 PM, MARCH/SEPTEMBER 21



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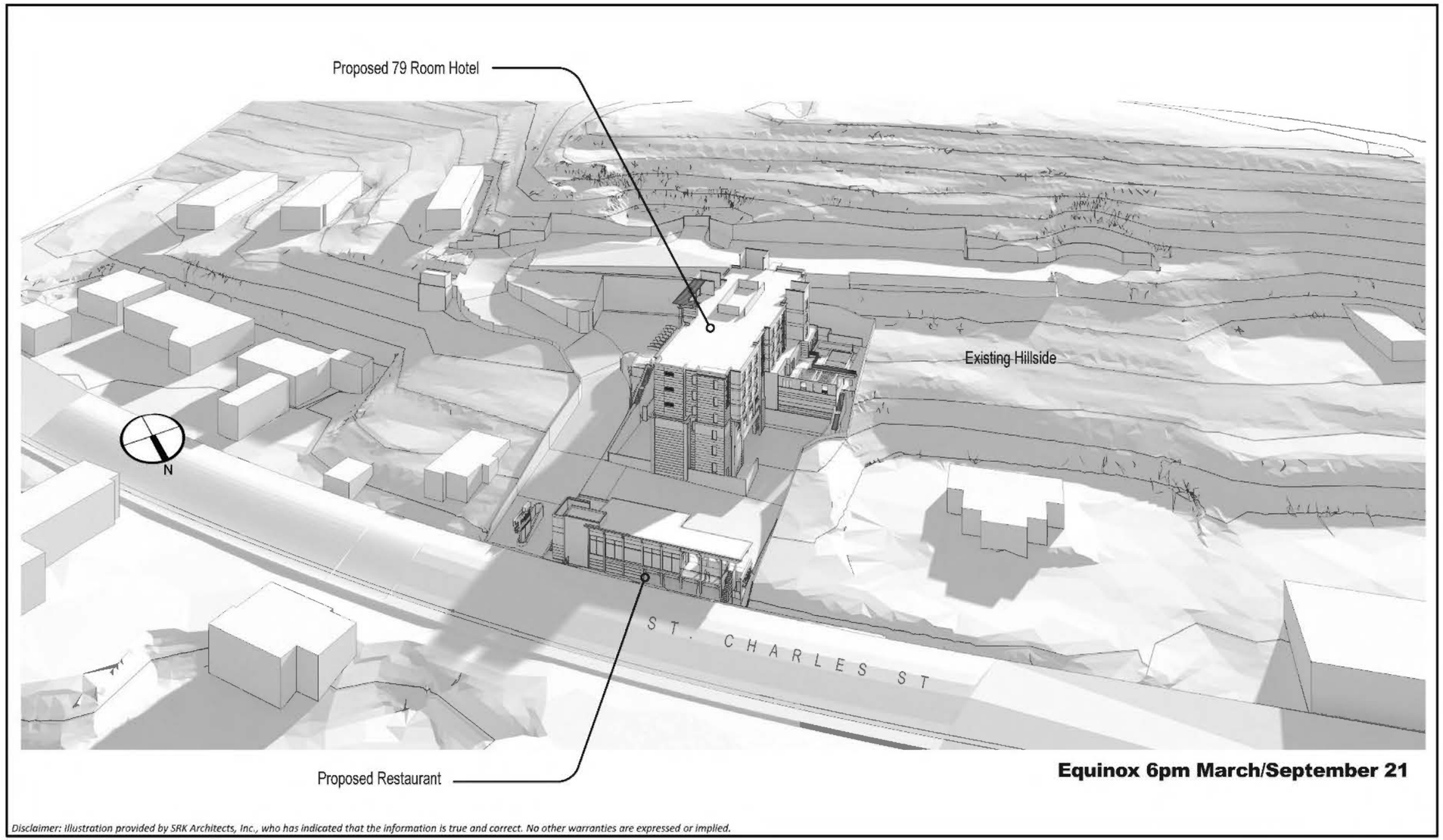
Source: SRK Architects, Inc., March 22, 2024.

Fairfield Hotel/Restaurant
Calaveras County

Proposed Project Shade/Shadow
Equinox 1 pm March/September 21

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Figure 4.1-11
PROPOSED PROJECT SHADE AND SHADOW DURING EQUINOX 6 PM, MARCH/SEPTEMBER 21



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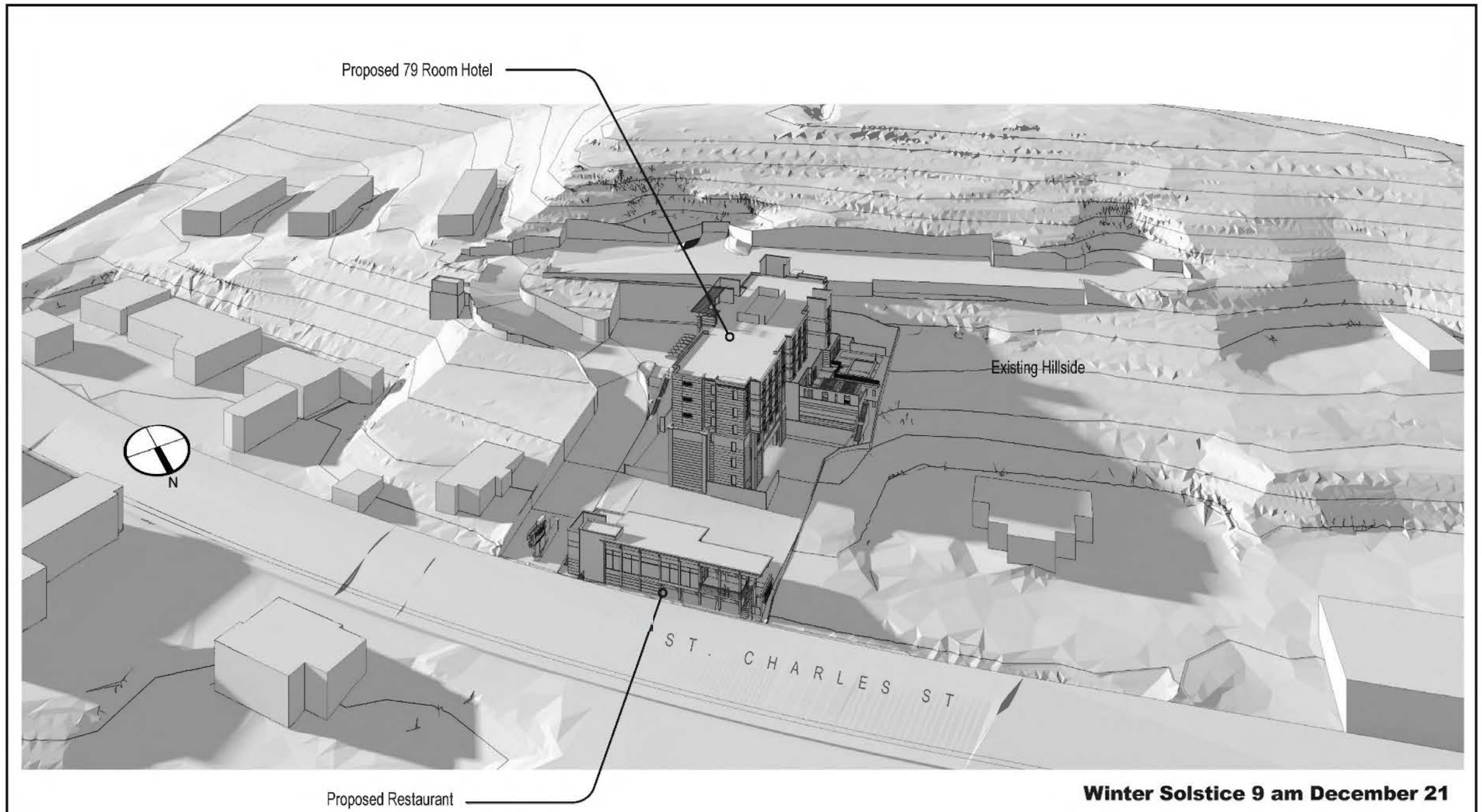
Source: SRK Architects, Inc., March 22, 2024.

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Fairfield Hotel/Restaurant
Calaveras County

Proposed Project Shade/Shadow
Equinox 6 pm March/September 21

Figure 4.1-12
PROPOSED PROJECT SHADE AND SHADOW DURING WINTER SOLSTICE 9 AM, DECEMBER 21



Disclaimer: Illustration provided by SRK Architects, Inc., who has indicated that the information is true and correct. No other warranties are expressed or implied.

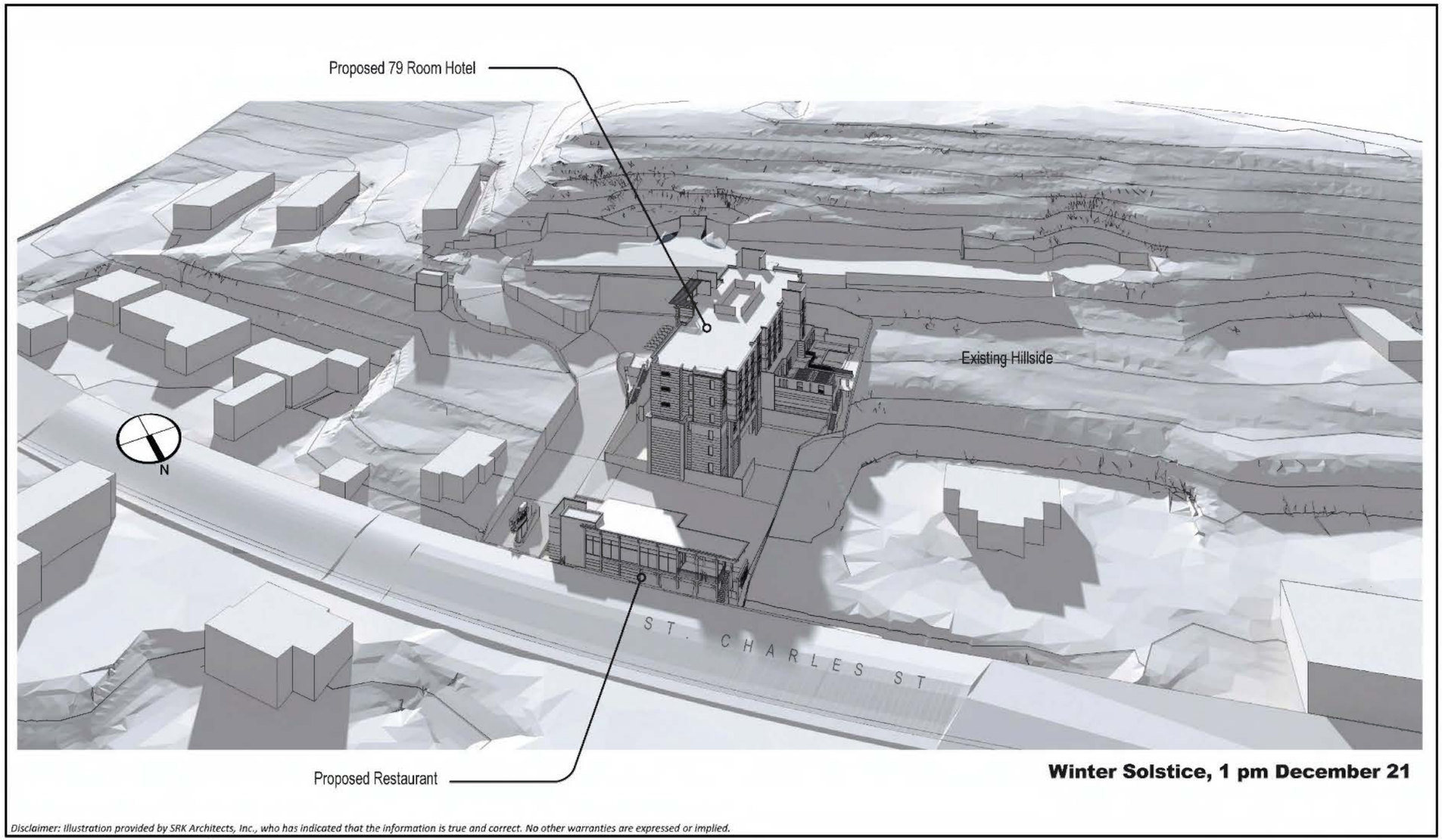
Source: SRK Architects, Inc., March 22, 2024.

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Fairfield Hotel/Restaurant
Calaveras County

Proposed Project Shade/Shadow
Winter Solstice 9 am December 21

Figure 4.1-13
PROPOSED PROJECT SHADE AND SHADOW DURING WINTER SOLSTICE 1 PM, DECEMBER 21



Disclaimer: Illustration provided by SRK Architects, Inc., who has indicated that the information is true and correct. No other warranties are expressed or implied.

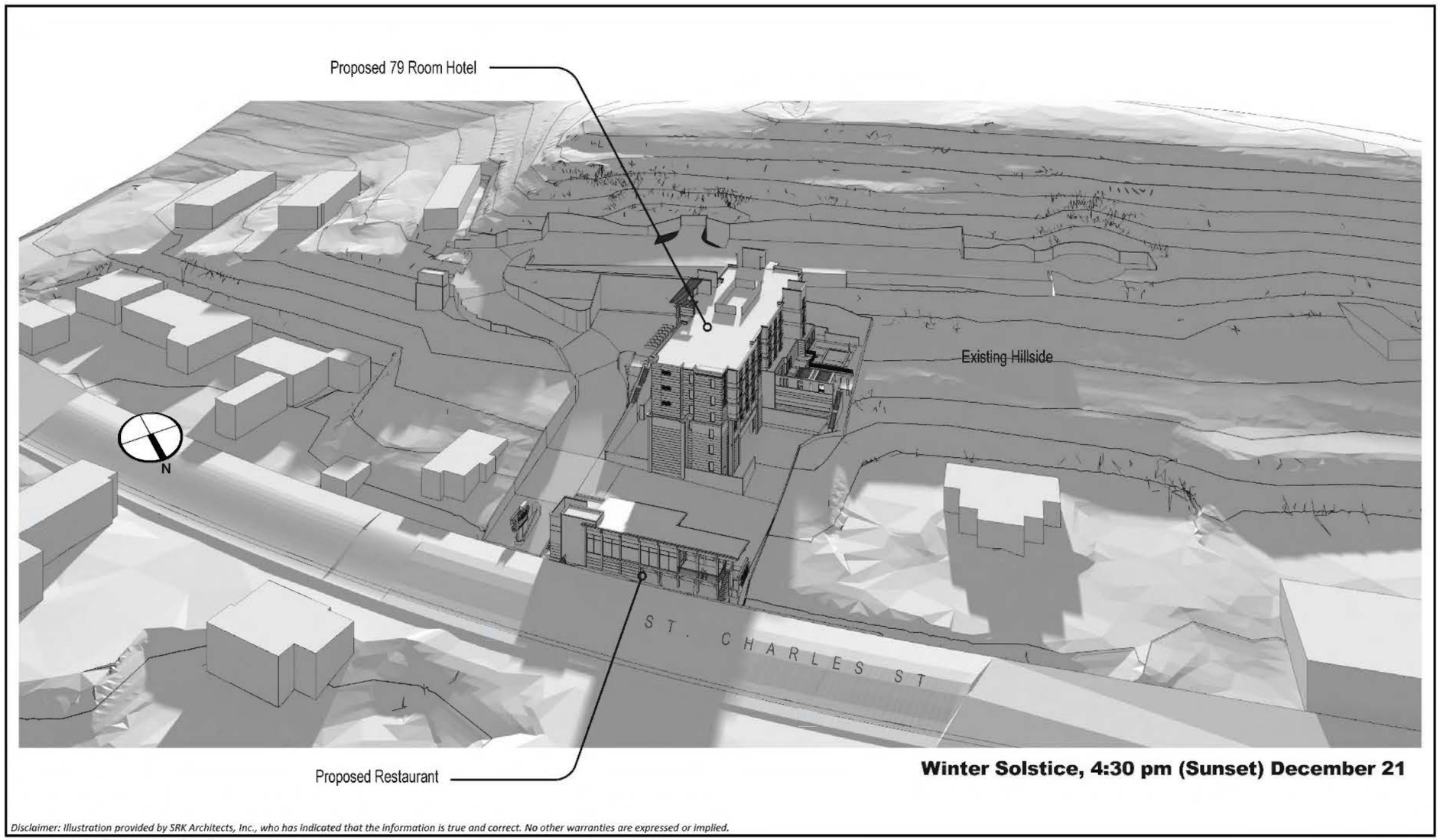
Source: SRK Architects, Inc., March 22, 2024.

Fairfield Hotel/Restaurant
Calaveras County

Proposed Project Shade/Shadow
Winter Solstice, 1 pm December 21

Figure 4.1-14

PROPOSED PROJECT SHADE AND SHADOW DURING WINTER SOLSTICE 4:30 PM (SUNSET), DECEMBER 21



Disclaimer: Illustration provided by SRK Architects, Inc., who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: SRK Architects, Inc., March 22, 2024.

Fairfield Hotel/Restaurant
Calaveras County

Proposed Project Shade/Shadow
Winter Solstice 4:30 pm (Sunset) December 21

4.2 Agriculture and Forestry Resources

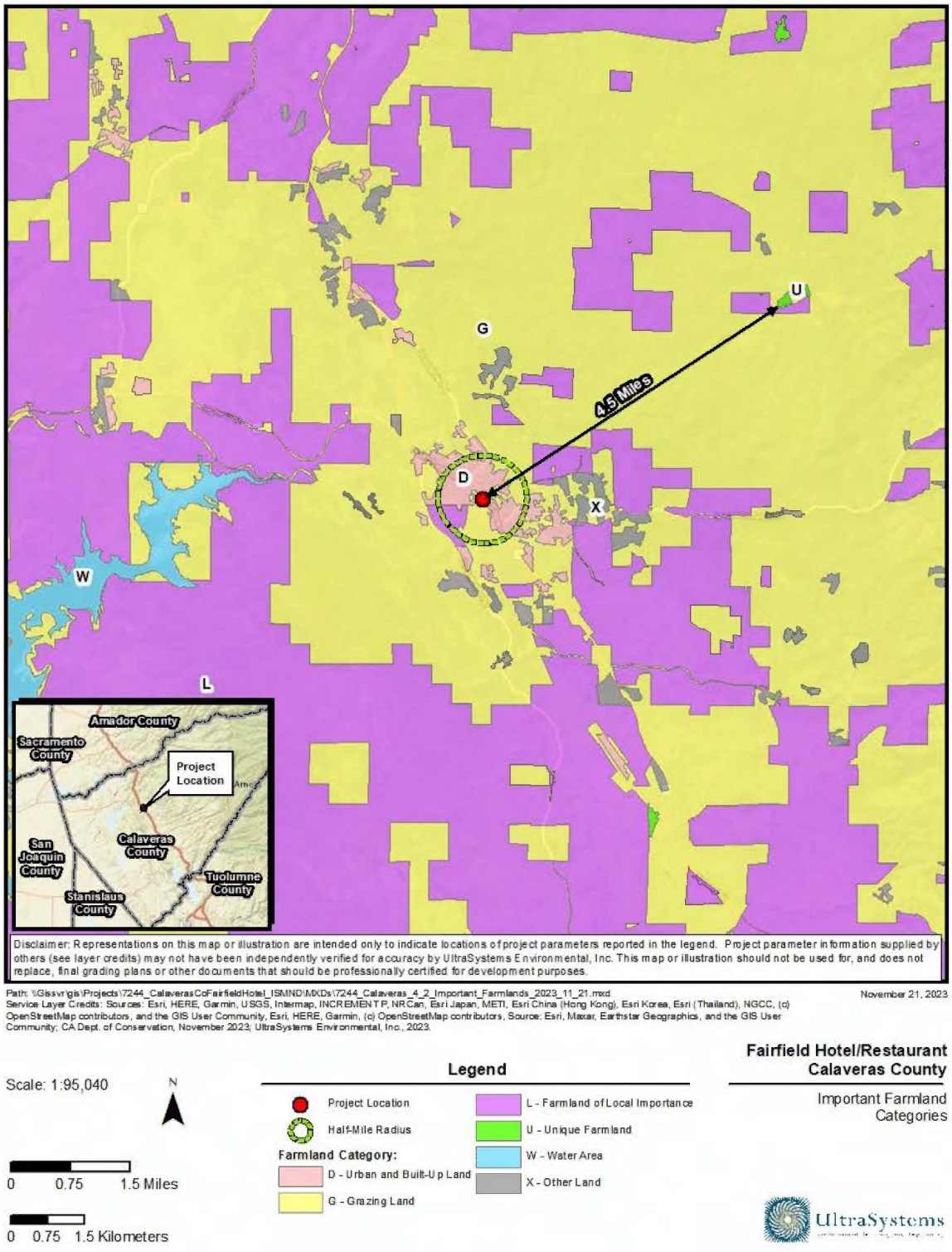
Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				**X**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				**X**
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Codes § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?				**X**
d) Result in the loss of forest land or conversion of forest land to non-forest use?				**X**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				**X**

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact

The Farmland Mapping and Monitoring Program (FMMP) was established in 1982 by the California Department of Conservation (DOC) in order to analyze critical agricultural farmlands and observe land conversion change over time. The project site and surrounding uses are deemed as "Urban and Built-Up Land" (see **Figure 4.2-1** below), which means that the land has a building density of at least one building to 1.5 acres of land and is mainly utilized for residential, industrial or other non-agricultural business (DOC, 2023). As shown in **Figure 4.2-1**, the project site is about 4.5 miles from the nearest Unique Farmland. Hence, the project would not convert farmland for non-agricultural use. No impacts would occur.

Figure 4.2-1
IMPORTANT FARMLAND CATEGORIES



b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact

The project site is zoned General Commercial (C2) and is not zoned for agricultural use. Williamson Act contracts restrict the use of privately-owned land to agriculture and compatible open-space uses under contract with local governments; in exchange, the land is taxed based on actual use rather than potential market value. Williamson Act contracts are made only on land within agricultural reserves; the project site is not within an agricultural reserve. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract and no impact would occur.

c) Would the project (c) conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Codes § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?

No Impact

The project site currently is zoned General Commercial (C2) and High-Density Residential (R3); the site is not zoned for forest, timberland, or timberland production use. Therefore, project development would not conflict with zoning for forest land or timberland, and no impact would occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact

The project site and surroundings are not cultivated for forest resources. Therefore, project development would not result in the loss of forest land or conversion of forest land to non-forest use, and no impact would occur.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact

The project site is vacant and is bordered by commercial uses to the north and south. No important farmland is near the project site; the nearest such farmland is Unique Farmland approximately 4.5 miles to the northeast. Therefore, the project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. No impacts would occur.

4.3 Air Quality

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			**X**	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?			**X**	
c) Expose sensitive receptors to substantial pollutant concentrations?			**X**	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			**X**	

4.3.1 Pollutants of Concern

Criteria pollutants are air pollutants for which acceptable levels of exposure can be determined and an ambient air quality standard has been established by the U.S. Environmental Protection Agency (USEPA) and/or the California Air Resources Board (ARB). The criteria air pollutants of concern are nitrogen dioxide (NO_2), carbon monoxide (CO), particulate matter (PM_{10} and $PM_{2.5}$), sulfur dioxide (SO_2), lead (Pb), and ozone, and their precursors, such as reactive organic gases (ROG) (which are ozone precursors). Since the Calaveras County Fairfield Hotel and Restaurant Project (project) would not generate appreciable SO_2 or Pb emissions,[6] the analysis does not need to include those two pollutants.

The project is in the Calaveras County portion of the Mountain Counties Air Basin (MCAB), which encompasses Amador, Calaveras, Mariposa, Nevada, Plumas, Sierra, and Tuolumne Counties. Calaveras County air quality is managed by the Calaveras County Air Pollution Control District (CCAPCD). Air quality districts are public health agencies whose mission is to improve the health and quality of life for all residents through effective air quality management strategies. The CCAPCD promulgates and enforces rules and regulations and enforces the California Air Resources Board's (ARB's) Air Toxic Control Measures.

Table 4.3-1 shows the attainment status of the MCAB for each criteria pollutant for both the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS).

6 Sulfur dioxide emissions will be below 0.17 pound per day during construction and below 0.08 pound per day during operations.

Table 4.3-1
MOUNTAIN COUNTIES AIR BASIN (MCAB) FEDERAL AND STATE ATTAINMENT STATUS

Pollutants	Federal Classification	State Classification
Ozone (O_3)	Nonattainment (Marginal)	Nonattainment
Particulate Matter (PM_{10})	Unclassified	Nonattainment
Fine Particulate Matter ($PM_{2.5}$)	Unclassified/Attainment	Unclassified
Carbon Monoxide (CO)	Unclassified/Attainment	Unclassified
Nitrogen Dioxide (NO_2)	Unclassified/Attainment	Attainment
Sulfur Dioxide (SO_2)	Unclassified	Attainment
Sulfates	No Federal Standards	Attainment
Lead (Pb)	Unclassified/Attainment	Attainment
Hydrogen Sulfide (H_2S)	No Federal Standards	Unclassified
Visibility Reducing Particles		Unclassified

Sources: ARB, 2020, USEPA, 2022a

Presented below is a description of the air pollutants of concern and their known health effects.

Nitrogen oxides (NO_X) serve as integral participants in the process of photochemical smog production and are precursors for certain particulate compounds that are formed in the atmosphere and for ozone. A precursor is a directly emitted air contaminant that, when released into the atmosphere, forms, causes to be formed, or contributes to the formation of a secondary air contaminant for which an ambient air quality standard (AAQS) has been adopted, or whose presence in the atmosphere will contribute to the violation of one or more AAQSs. When NO_X and ROG are released in the atmosphere, they can chemically react with one another in the presence of sunlight to form ozone. The two major forms of NO_X are nitric oxide (NO) and NO_2. NO is a colorless, odorless gas formed from atmospheric nitrogen and oxygen when combustion takes place under high temperature and/or high pressure. NO_2 is a reddish-brown pungent gas formed by the combination of NO and oxygen. NO_2 acts as an acute respiratory irritant and eye irritant and increases susceptibility to respiratory pathogens (USEPA, 2011).

Carbon monoxide is a colorless, odorless non-reactive pollutant produced by incomplete combustion of fossil fuels. CO is emitted almost exclusively from motor vehicles, power plants, refineries, industrial boilers, ships, aircraft and trains. In urban areas, automobile exhaust accounts for most CO emissions. CO is a non-reactive air pollutant that dissipates relatively quickly; therefore, ambient CO concentrations generally follow the spatial and temporal distributions of vehicular traffic. CO concentrations are influenced by local meteorological conditions, primarily wind speed, topography, and atmospheric stability. CO from motor vehicle exhaust can become locally concentrated when surface-based temperature inversions are combined with calm atmospheric conditions, a typical situation at dusk in urban areas between November and February. The highest levels of CO typically occur during the colder months of the year when inversion conditions are more frequent. In terms of health, CO competes with oxygen, often replacing it in the blood, thus reducing the blood's ability to transport oxygen to vital organs. The results of excess CO exposure can be

dizziness, fatigue, and impairment of central nervous system functions. High concentrations are lethal (USEPA, 2010).

Particulate matter (PM) consists of finely divided solids or liquids, such as soot, dust, aerosols, fumes, and mists. Primary PM is emitted directly into the atmosphere from activities such as agricultural operations, industrial processes, construction and demolition activities, and the entrainment of road dust into the air. Secondary PM is formed in the atmosphere from predominantly gaseous combustion by-product precursors, such as sulfur oxides, NO_X, and ROGs.

Particle size is a critical characteristic of PM that primarily determines the location of PM deposition along the respiratory system (and associated health effects) as well as the degradation of visibility through light scattering. In the United States, federal and state agencies have focused on two types of PM. PM_{10} corresponds to the fraction of PM no greater than 10 micrometers in aerodynamic diameter and is commonly called respirable particulate matter, while $PM_{2.5}$ refers to the subset of PM_{10} of aerodynamic diameter smaller than 2.5 micrometers, which is commonly called fine particulate matter.

PM_{10} and $PM_{2.5}$ deposition in the lungs results in irritation that triggers a range of inflammation responses, such as mucus secretion and bronchoconstriction, and exacerbates pulmonary dysfunctions, such as asthma, emphysema, and chronic bronchitis. Sufficiently small particles may penetrate the bloodstream and impact functions such as blood coagulation, cardiac autonomic control, and mobilization of inflammatory cells from the bone marrow. Individuals susceptible to higher health risks from exposure to airborne PM_{10} pollution include children, the elderly, smokers, and people of all ages with low pulmonary/cardiovascular function. For these individuals, adverse health effects of PM_{10} pollution include coughing, wheezing, shortness of breath, phlegm, bronchitis, and aggravation of lung or heart disease, leading, for example, to increased risks of hospitalization and mortality from asthma attacks and heart attacks (USEPA, 2022b).

Reactive organic gases (ROG) are defined as any compound of carbon, excluding CO, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate, which participates in atmospheric photochemical reactions. It should be noted that there are no state or national ambient air quality standards for ROG because ROGs are not classified as criteria pollutants. They are regulated, however, because a reduction in ROG emissions reduces certain chemical reactions that contribute to the formation of ozone. ROGs are also transformed into organic aerosols in the atmosphere, which contribute to higher PM_{10} and lower visibility. The term "ROG" is used by the ARB for this air quality analysis and is defined almost the same as the federal term "volatile organic compound" (VOC) (ARB, 2004).

Ozone is a secondary pollutant produced through a series of photochemical reactions involving ROG and NO_X. Ozone creation requires ROG and NO_X to be available for approximately three hours in a stable atmosphere with strong sunlight. Because of the long reaction time, peak ozone concentrations frequently occur downwind of the sites where the precursor pollutants are emitted. Thus, ozone is considered a regional, rather than a local, pollutant. The health effects of ozone include eye and respiratory irritation, reduction of resistance to lung infection and possible aggravation of pulmonary conditions in persons with lung disease. Ozone is also damaging to vegetation and untreated rubber (USEPA, 2022c).

4.3.2 Climate/Meteorology

Air quality is affected by both the rate and location of pollutant emissions, and by meteorological conditions that influence movement and dispersal of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local topography, provide the link between air pollutant emissions and air quality.

The MCAB encompasses about 11,000 square miles. Most of the basin is located in the northern Sierra Nevada, although the western boundary of the MCAB extends into the Sacramento Valley (Raney Planning and Management, Inc., 2018, p. 4.3-1).

The general climate of the MCAB varies considerably with elevation and proximity to mountains. The mountains and hills are primarily responsible for wide variations in rainfall, temperatures, localized wind patterns, and localized inversion layers that occur throughout the region. The temperature variations have a significant influence on wind flow, dispersion along mountain ridges, vertical mixing, and photochemistry within the MCAB. Climates vary from alpine in the eastern areas to more arid at the western edge of the MCAB (Raney Planning and Management, Inc., 2018, p. 4.3-1).

4.3.3 Local Air Quality

The CCAPCD is part of the MCAB. The Air District is recognized as a Special District and is governed by the Calaveras County Air Pollution Control Board. The primary goal of the District is to protect public health by managing the county's air quality through educating the public and enforcement of District rules and California Air Resources Control Board - Air Toxic Control Measures that result in the reduction of air pollutants and contaminants (Calaveras County, 2024c).

The CCAPCD is responsible for permitting and inspecting stationary sources of air pollution, including gasoline dispensing facilities, rock quarries, foundries, auto paint spray booths, boilers, wood processing equipment, and diesel generators with more than 50 brake horsepower (bhp). They also provide Burn Day information, issue burn permits, and respond to smoke complaints, as well as fugitive dust complaints. The Air District manages and coordinates Smoke Management Plans for prescribed burns from entities such as Cal-Fire, the Forest Service, National Forest personnel, private companies, and residents. Additionally, they manage the Carl Moyer Grant Program that provides funding for upgrading mobile sources such as new school buses and retrofit or replacement of diesel engines. Finally, the Air District manages other grant programs, such as woodstove changeouts when available (Calaveras County, 2024c).

The nearest monitoring station for O3, PM10, and PM2.5 is San Andreas-Gold Strike Road (ARB number: 05633), located at 501 Gold Strike Road in the city of San Andreas, approximately 3,215 feet north of the project site. The nearest station that monitors NO2 is Stockton - University Park (ARB number: 39255), located at 702 North Aurora Street in the City of Stockton and is approximately 36.5 miles west of the project site.

The ambient air quality data in the project vicinity as recorded from 2020 through 2022, along with applicable standards, are shown in **Table 4.3-2**.

Table 4.3-2
AMBIENT AIR QUALITY MONITORING DATA IN THE PROJECT VICNITY

Air Pollutant – Monitoring Station	Standard/Exceedance	2020	2021	2022
Ozone – San Andreas-Gold Strike Road	Max. 1-hour Concentration (ppm) Max. 8-hour Concentration (ppm) # Days > Federal 8-hour Std. of 0.070 ppm # Days > California 1-hour Std. of 0.09 ppm # Days > California 8-hour Std. of 0.070 ppm	0.109 0.097 5 0 5	0.099 0.080 4 0 5	0.102 0.075 1 0 1
PM_{10} – San Andreas-Gold Strike Road	Max. 24-hour Concentration (µg/m^3) Est. # Days > Fed. 24-hour Std. of 150 µg/m^3 Federal Annual Average (50 µg/m^3)	217.3 4 24.4	121.4 0 20.0	43.4 0 12.0
$PM_{2.5}$ – San Andreas-Gold Strike Road	Max. 24-hour Concentration (µg/m^3) # Days > Fed. 24-hour Std. of 35 µg/m^3 State Annual Average (12 µg/m^3)	134.2 24.2 ND	94.3 7.0 8.4	25.9 0 ND
NO_2 – Stockton-University Park	Max. 1-hour Concentration (ppm) State Annual Average (0.030 ppm) # Days > California 1-hour Std. of 0.18 ppm	ND ND 0	0.030 ND 0	0.040 0.008 0

Source: ARB, 2024.
ND - There was insufficient (or no) data available to determine the value.
Bold – exceedance; no instances exist.

4.3.4 Air Quality Management Plan (AQMP)

The classifications of nonattainment areas are based on the severity of the nonattainment problem, with marginal, moderate, serious, severe, and extreme nonattainment classifications for ozone. Nonattainment classifications for PM range from marginal to serious. The Federal Clean Air Act (FCAA) requires areas violating the NAAQS to prepare an air quality control plan referred to as the State Implementation Plan (SIP). The SIP contains the strategies and control measures for states to use to attain the NAAQS. The SIP is periodically modified to reflect the latest emissions inventories, planning documents, rules, and regulations of air basins as reported by the agencies with jurisdiction over them. The USEPA reviews SIPs to determine if they conform to the mandates of the FCAA amendments and would achieve air quality goals when implemented (Calaveras County, 2019a).

The ARB is the agency responsible for coordination and oversight of state and local air pollution control programs in California and for implementing the California Clean Air Act (CCAA) of 1988. The CCAA classifies ozone nonattainment areas as moderate, serious, severe, and extreme based on severity of violations of the CAAQS. For each nonattainment area classification, the CCAA specifies air quality management strategies that must be adopted. For all nonattainment areas, attainment plans are required to demonstrate a five-percent-per-year reduction in nonattainment air pollutants or their precursors, averaged every consecutive three-year period, unless an approved alternative measure of progress is developed. Air districts with air quality that is in violation of CAAQS are required to prepare an air quality attainment plan that lays out a program to attain the CCAA mandates (Calaveras County, 2019a). Since Calaveras County does not have an AQMP, it must follow the ARB's 2022 State SIP Strategy (ARB, 2022b).

4.3.5 Sensitive Receptors

Sensitive receptors are typically defined as facilities where sensitive receptor population groups (children, the elderly, the acutely ill, and the chronically ill) are likely to be located. Land uses considered more sensitive to air pollution than others include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. Existing sensitive receptors are spread throughout the County (Raney Planning & Management, Inc., 2018).

The nearest sensitive receptors to the project site are multiple-family residences (Meadowview Terrace Apartment Homes) south of the project site and a single-family residence adjacent to the Project Site on the east.

4.3.6 Applicable Calaveras County Air Pollution Control District

The U.S. Environmental Protection Agency (USEPA) has compiled rules and regulations for the CCAPCD (USEPA, 2023c). Below is a list of rules applicable to this project:

- **Rule 202 (Visible Emissions):** A person shall not discharge into the atmosphere from any single source of emission whatsoever any air contaminant for a period or periods aggregating more than three minutes in any one hour which is:
    - A. As dark or darker in shade as that designated as No. 1 on the Ringelmann Chart, as published by the United States Bureau of Mines, or
    - B. Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke described in subsection (A) of this section.
- **Rule 205 (Nuisance):** Prohibits the discharge of air containments which cause injury, detriment, nuisance, or annoyance.
- **Rule 207 (Particulate Matter):** A person shall not release or discharge into the atmosphere from any source or single processing unit, exclusive of sources emitting combustion contaminants only, particulate matter emissions in excess of 0.1 grains per cubic foot of dry exhaust gas at standard conditions.

The CCAPCD requires the submittal of a Dust Control Plan to the District for approval prior to any grading, including clearing of vegetation, larger than one acre, as stated in the CCAPCD *Guidelines for Assessing and Mitigating Air Quality Impacts of Land Use Projects* (CCAPCD, 2016). Conditions of the Dust Control Plan shall be included in the general notes of the grading plan for the project. The guidelines also require the evaluation of ultramafic or serpentine rock in the project location in compliance with the Statewide *Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying and Surface Mining Operations* (Asbestos ATCM), codified in the California Code of Regulations, Title 17, Section 93105. The California Department of Conservation, Division of Mines and Geology, has developed a map showing the general location of ultramafic rock in the state (California Department of Conservation, 2000). Review of this map confirmed that the project site is not in an area of naturally occurring asbestos.

4.3.7 Impact Analysis

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less than significant Impact

Due to the nonattainment designation for the County, the CCAPCD's rules and regulations are included in the ARB's statewide State Implementation Plan (SIP) as a means to attain the state and federal standards for ozone and particulate matter (ARB, 2022b). Adopted CCAPCD rules and regulations, as well as the thresholds of significance, are consistent with the air quality plans.

Criteria pollutants in the county are emitted by both mobile and stationary sources. Activities such as vehicle trips within the county make up the majority of the mobile source emissions. The CCAPCD's project-level thresholds of significance for construction and operational emissions of NO_X, ROG, and PM_{10} are shown in **Table 4.3-3**.

Table 4.3-3
CCAPCD THRESHOLDS OF SIGNIFICANCE

Pollutant	Construction & Operational Thresholds (lbs/day)
Volatile Organic Compounds (VOC)	150
Nitrogen Oxides (NO_x)	150
Carbon Monoxide	-
Respirable Particulate Matter (PM_{10})	150
Fine Particulate Matter ($PM_{2.5}$)	--

Source: Raney Planning & Management, Inc., 2018 (p .4.3-26).

Regional Construction Emissions

The project will be built in two phases. Phase I is anticipated to last three months and will begin upon the completion of the adopted mitigation measures. Phase II is anticipated to last around 15 months. Phase I and Phase II would have three subphases:

- Phase I
  - Site Preparation
  - Grading
  - Trenching
- Phase II
  - Building Construction
  - Paving
  - Architectural coating

Table 4.3-4 shows the estimated project schedule used for the air quality, GHG emissions, and noise analyses.

Table 4.3-4
CONSTRUCTION SCHEDULE

Construction Phase	Start	End
Phase I- Site Preparation	June 3, 2024	July 5, 2024
Phase I- Grading	July 6, 2024	August 9, 2024
Phase I- Trenching	August 10, 2024	September 13, 2024
Phase II- Building Construction	September 14, 2024	October 22, 2025
Phase II- Paving	October 23, 2025	November 26, 2025
Phase II- Architectural Coating	November 27, 2025	December 31, 2025

These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the project site) would primarily generate NO_X emissions. The quantity of emissions generated daily would vary, depending on the amount and types of construction activities occurring at the same time.

Estimated criteria pollutant emissions from the project's onsite and offsite project construction activities were calculated using the California Emissions Estimator Model (CalEEMod), Version 2022.1.1.21) (CAPCOA, 2024). CalEEMod is a planning tool for estimating emissions related to land use projects. Model-predicted project emissions are compared with applicable thresholds to assess regional air quality impacts. Offroad construction equipment information was supplied by the client but CalEEMod defaults were used for onroad construction traffic inputs. Maximum daily emissions of ROG from architectural coating, which involves paints and solvents, are calculated to be 45.5 pounds per day.

As shown in **Table 4.3-5**, the short-term construction emissions would not exceed CCAPCD's regional thresholds. Therefore, the project's short-term regional air quality impacts would be less than significant. Refer to **Appendix B** of this document for air quality calculations.

Table 4.3-5
MAXIMUM DAILY REGIONAL CONSTRUCTION EMISSIONS

Construction Activity	Maximum Emissions (lbs/day)				
	ROG	NO_x	CO	PM_{10}	$PM_{2.5}$
Maximum Emissions, 2024	3.79	38.97	34.94	9.42	5.45
Maximum Emissions, 2025	45.70	11.02	15.31	0.67	0.46
CCAPCD Significance Thresholds	*150*	*150*	-	*150*	-
Significant? (Yes or No)	**No**	**No**	**No**	**No**	**No**

Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.21) (CAPCOA, 2024).

Regional Operational Emissions

The project proposes the development of a four-story Fairfield Inn and Suites by Marriott with 79 hotel rooms (45,220 square feet), and a separate 2,527-square-foot restaurant, situated on a 4.14-acre site. Long-term operational emissions generated by area sources, motor vehicles and energy demand would result from normal day-to-day activities of the project. The results of these calculations are presented in **Table 4.3-6**. As seen in the table, for each criteria pollutant, operational emissions would be below the pollutant's CCAPCD significance threshold. Therefore, regional long-term operational emissions would be less than significant**.** Annual emissions are presented in **Table 4.3-7.**

Table 4.3-6
MAXIMUM DAILY PROJECT OPERATIONAL EMISSIONS

Emission Source	Pollutant (lbs/day)				
	ROG	NO_X	CO	PM_{10}	$PM_{2.5}$
Area Source Emissions	1.68	0.02	2.08	0.00	0.00
Energy Source Emissions	0.03	0.47	0.40	0.04	0.04
Mobile Source Emissions	7.99	8.98	52.62	6.20	1.68
Total Operational Emissions	9.69	9.47	55.09	6.24	1.72
CCAPCD Significance Thresholds	*150*	*150*	-	*150*	-
Significant? (Yes or No)	**No**	**No**	**No**	**No**	**No**

Source: Calculated by UltraSystems with CalEEMod (2022.1.1.21) (CAPCOA, 2024).

Table 4.3-7
ANNUAL PROJECT OPERATIONAL EMISSIONS

Emission Source	Pollutant (tons/yr)				
	ROG	NO_X	CO	PM_{10}	$PM_{2.5}$
Area Source Emissions	0.27	< 0.005	0.19	< 0.005	< 0.005
Energy Source Emissions	< 0.005	0.09	0.07	0.01	0.01
Mobile Source Emissions	1.19	1.35	7.33	0.93	0.25
Total Operational Emissions	**1.47**	**1.43**	**7.59**	**0.93**	**0.26**

Source: Calculated by UltraSystems with CalEEMod (2022.1.1.21) (CAPCOA, 2024).

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact

Since the MCAB is currently in nonattainment for ozone, related projects may exceed an air quality standard or contribute to an existing or projected air quality exceedance. The CCAPCD neither recommends quantified analyses of construction or operational emissions from multiple development projects nor provides methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the District recommends that a project's potential contribution to cumulative impacts be assessed by utilizing the same significance criteria as those for project-specific impacts.

As discussed above, the mass daily construction and operational emissions generated by the project would not exceed any of the CCAPCD's significance thresholds. Therefore, the project would not contribute a cumulatively considerable increase in emissions for the pollutants for which the MCAB is in nonattainment. Thus, cumulative air quality impacts associated with the project would be less than significant.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact

As mentioned in **Section 4.3.5**, sensitive receptors are facilities or land uses with vulnerable occupants like children, the elderly, and people with illnesses. Examples are residences, schools, hospitals, and daycare facilities. The ARB has identified groups most affected by air pollution: elderly over 65, children under 14, athletes, and those with respiratory diseases like asthma.

Construction of the project would generate short-term and intermittent emissions. As shown above in **Tables 4.3-4** and **4.3-5**, the proposed project construction and operational-related air pollutant emissions would be below the established CCAPCD thresholds.

Therefore, overall air emissions would not expose sensitive receptors to substantial air pollutant concentrations and impacts would be less than significant.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact

The CCAPCD Guidelines for Assessing and Mitigating Air Quality Impacts of Land Use Projects recommends examining sources of toxic air contaminants (TAC) and $PM_{2.5}$ emissions when the project is a receptor. Since the hotel and restaurant will be a place people gather for long periods of time it is a receptor. There is a Mobil gas station approximately 500 feet away and a S.A.M.M. gas station approximately 1,000 feet away. A TAC analysis recently performed by UltraSystems (2023), which also included two gas stations within approximately 1,000 feet of the receptor, showed that the sources posed a maximum individual risk threat significantly below 10 in one million, which is a common significance threshold in many districts. Since the Project has similar circumstances, the threat is estimated to be below the threshold and is not estimated to adversely affect a substantial number of people.

A project-related significant adverse effect could occur if the construction or operation of the proposed project would result in the generation of odors that would be perceptible in adjacent

sensitive areas. According to Calaveras County's General Plan (Raney Planning & Management, Inc., 2018), sources of odors within the County are subjective and variable; however, typical sources include waste disposal facilities, wastewater treatment facilities, composting operations, agricultural operations, and industrial operations. Potential sources that may emit odors during construction activities include equipment exhaust. Odors from these sources would be localized and generally confined to the immediate area surrounding the project. The project would use typical construction techniques, and the odors would be typical of most construction sites and temporary in nature.

The project would not create substantial objectionable odors or other emissions and this impact would be less than significant.

4.4 Biological Resources

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		**X**		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			**X**	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		**X**		
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 nursery sites?		**X**		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		**X**		
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?				**X**

Methodology

This analysis is based on the following document:

- *Biological Resources Evaluation Report for the Fairfield Hotel/Restaurant Project*, prepared by UltraSystems, March 2024, Revised July 2024 (hereafter, BRE; UltraSystems, 2024 [see **Appendix C]**)

UltraSystems biologists researched readily available information, including relevant literature, databases, agency websites, various previously completed reports and management plans, GIS data, maps, aerial imagery from public domain sources, and in-house records to identify the following: 1) habitats, special-status plant and wildlife species, jurisdictional waters, critical habitats, and wildlife corridors that may occur in and near the project site; and 2) local or regional plans, policies, and regulations that may apply to the project. Sources accessed by UltraSystems for analysis of potential impacts within this Initial Study include:

- California Department of Fish and Wildlife (CDFW) BIOS Habitat Connectivity Viewer (CDFW, 2024).
- California Natural Diversity Database (CNDDB), provided by the CDFW (CNDDB, 2023a).
- Information, Planning and Conservation (IPaC), provided by the United States Fish and Wildlife Service (USFWS; USFWS, 2023a).
- National Wetlands Inventory (NWI), provided by the USFWS (USFWS, 2023b).
- Threatened & Endangered Species Active Critical Habitat Report, provided by USFWS (USFWS, 2023c).
- California Invasive Plant Inventory, provided by the California Invasive Plant Council (Cal-IPC, 2024)
- Sawyer, J.O., T. Keeler-Wolf, J.M. Evens, 2009. A Manual of California Vegetation, Second Edition, provided by California Native Plant Society Press.

Additional sources used are cited in the text. Aerial imagery was overlaid with geospatial data by utilizing Geographic Information System (GIS) software to identify documented observations of the following biological or environmental components within the project vicinity:

1) Previously recorded observations within the project vicinity and geographic range of special status species and potentially suitable habitats;

2) special-status vegetation communities;

3) protected management lands;

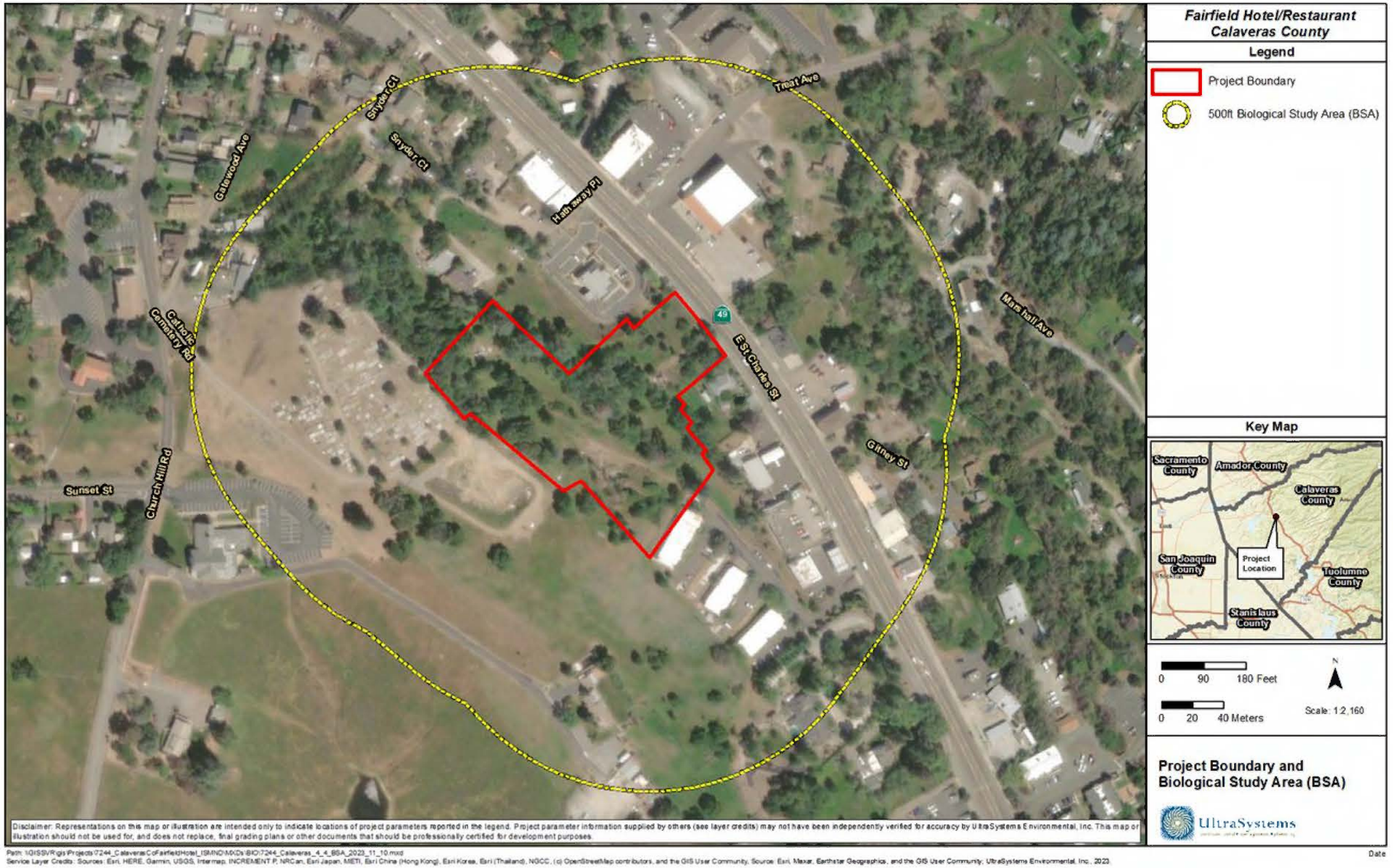
4) proposed and final critical habitats;

5) waters of the State and waters of the U.S., including wetlands; and

6) wildlife corridors.

An analysis of the Biological Study Area (BSA), which comprises the project site plus a 500-foot buffer around its perimeter, was conducted by UltraSystems biologists to evaluate habitat conditions and assess potential impacts to biological resources (refer to **Figure 4.4-1** *Project Boundary and Biological Study Area [BSA]*).

Figure 4.4–1
PROJECT BOUNDARY AND BIOLOGICAL STUDY AREA (BSA)



4.4.1 Discussion of Impacts

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant with Mitigation Incorporated

Plant and wildlife species listed under the federal Endangered Species Act (ESA) or under the California Endangered Species Act (CESA) are referred to collectively as *listed species* in this section. Plant and wildlife species not listed under ESA or CESA but still protected by federal agencies, state agencies, local or regional plans and/or nonprofit resource organizations, such as the California Native Plant Society (CNPS), are referred to as *sensitive species* in this Section. The term *special-status species* is used when collectively describing listed and sensitive species.

The methods and findings of these studies and further analyses are included in the BRE (UltraSystems, 2024; see **Appendix C**).

Environmental Setting

San Andreas is an unincorporated town in west-central Calaveras County, California. A mixture of paved roadways, residential and commercial developments, and undeveloped land surround the project site and compose the BSA, shown in **Figure 4.4-1** *Project Boundary and Biological Study Area*. The project site provides suitable woodland habitat to potentially support special status plant and wildlife species. The BSA has a slightly sloping topography, generally trending from northwest to southeast. Elevations in the BSA range from approximately 1,043 to 1,165 feet above mean sea level (amsl; Google Earth Pro, 2024). The project site is currently undeveloped and contains oak woodlands.

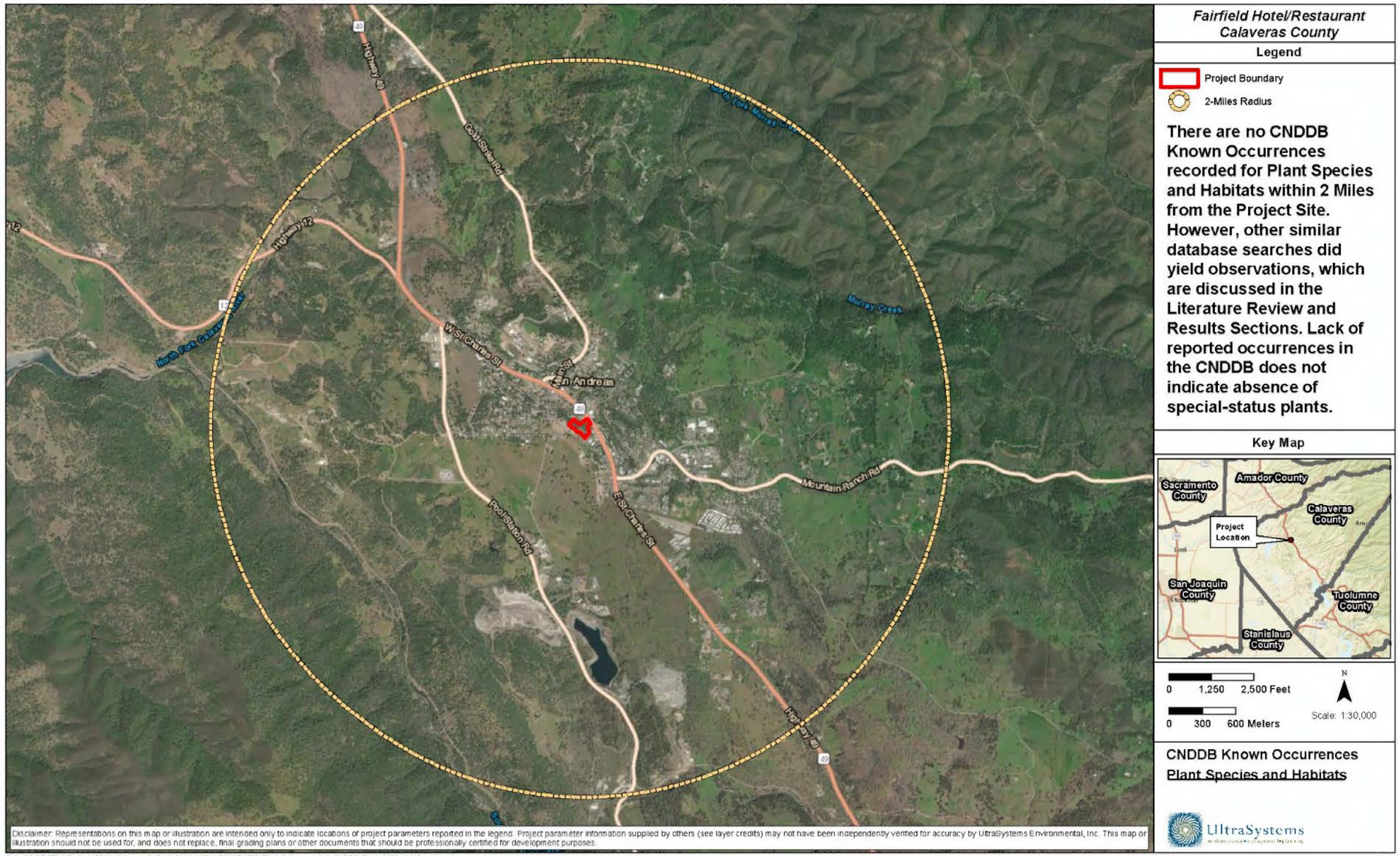
Literature Review Results and Impact Discussion

Plants

Based on a literature review and query from publicly available databases (hereafter, plant inventory; CNDDB, 2023a; CNPS, 2023a; USFWS 2023a) for reported occurrences within a ten-mile radius of the project site, there were two listed and 21 sensitive plant species identified by one of the following means: reported in the plant inventory, recognized as occurring based on previous surveys or knowledge of the area, or observed during the habitat assessment survey or other surveys. Of the species in the plant inventory, one listed and nine sensitive plant species were determined to have at least a low potential to occur in the BSA. All species evaluated in the plant inventory are presented in **Appendix C**. None of the 23 species identified in the plant inventory have been recorded within a two-mile radius of the project (CNDDB, 2023a; see **Figure 4.4-2** *CNDDB Known Occurrences Plant Species and Habitats*).

A special-status plant species was determined *not expected to occur* if the project site lacks suitable habitat to support the species or is outside of its elevational or geographic range. The project could directly impact special-status plants that were determined to have a moderate potential to occur through conversion of the onsite suitable habitat. The project is not anticipated to significantly impact species that were determined to have a low potential to occur.

Figure 4.4–2
CNDDB KNOWN OCCURRENCES: PLANT SPECIES AND HABITAT



Path: \\GISSVR\gis\Projects\7244_CalaverasCoFairfieldHotel_ISMND\MXD\BIO\7244_Calaveras_4_4_CNDDB_Plant_2023_11_10.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, CDFW, November 2023; UltraSystems Environmental, Inc., 2023.

Moderate Potential to Occur in the BSA

- big-scaled balsamroot (*Balsamorhiza macrolepis*) CRPR: 1B.2[7]
- lone manzanita (*Arctostaphylos myrtifolia*) FT, CRPR: 1B.2
- Delta button celery (*Eryngium racemosum*) CRPR: 1B.1[8]
- Stanislaus monkeyflower (*Erythranthe marmorata*) CRPR: 1B.1
- Tuolumne button celery (*Eryngium pinnatisectum*) CRPR: 1B.2
- watershield (*Brasenia schreberi*) CRPR: 2B.3[9]
- Red Hills soaproot (*Chlorogalum grandiflorum*) CRPR: 1B.2
- Parry's horkelia (*Horkelia parryi*) CRPR: 1B.2

Low Potential to Occur in the BSA

- dubious pea (*Lathyrus sulphureus* var. *argillaceus*) CRPR: 3[10]
- Hoover's calycadenia (*Calycadenia hooveri*) CRPR: 1B.3[11]

No listed or sensitive plants were observed within the BSA during the field surveys. However, the literature review and field surveys concluded that eight of the plant species evaluated in the plant inventory have a moderate potential to occur in the BSA due to the presence of suitable habitat, soils,

7 CRPR 1B = California Rare Plant Rank 1B – plants rare, threatened, or endangered in California and elsewhere: plants with a CRPR of 1B are rare throughout their range with the majority of them endemic to California. Most of the plants that are ranked 1B have declined significantly over the last century. All of the plants constituting CRPR 1B meet the definitions of § 2062 and § 2067 (CESA) of the Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA. A **Threat Rank of .2** indicates the species is moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat).

8 CRPR 1B = California Rare Plant Rank 1B - plants rare, threatened, or endangered in California and elsewhere: plants with a CRPR of 1B are rare throughout their range with the majority of them endemic to California. Most of the plants that are ranked 1B have declined significantly over the last century. All of the plants constituting CRPR 1B meet the definitions of § 2062 and § 2067 (CESA) of the Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA. A **Threat Rank of .1** indicates the species is seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat).

9 CRPR 2B = California Rare Plant Rank 2B - plants rare, threatened, or endangered in California, but more common elsewhere: except for being common beyond the boundaries of California, plants with a CRPR of 2B would have been ranked 1B. From the federal perspective, plants common in other states or countries are not eligible for consideration under the provisions of the ESA. All of the plants constituting CRPR 2B meet the definitions of § 2062 and § 2067 (CESA) of the Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA. A **Threat Rank of .3** indicates the species is not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known).

10 CRPR 3 = Needs Review — Plants about which more information is needed. These plants are united by one common theme—CNPS and CDFW lack the necessary information to assign them to one of the other ranks or to reject them. Nearly all of the plants constituting California Rare Plant Rank 3 are taxonomically problematic, yet if taxonomically valid would demonstrably qualify for rank 1B or 2B. Many of the plants constituting California Rare Plant Rank 3 meet the definitions of the California Endangered Species Act of the California Department of Fish and Game Code, and are eligible for state listing. Impacts to these species or their habitat should be analyzed during preparation of environmental documents relating to CEQA, or those considered to be functionally equivalent to CEQA, as they may meet the definition of Rare or Endangered under CEQA Guidelines §15125 (c) and/or §15380.

11 CRPR 1B = California Rare Plant Rank 1B - plants rare, threatened, or endangered in California and elsewhere: plants with a CRPR of 1B are rare throughout their range with the majority of them endemic to California. Most of the plants that are ranked 1B have declined significantly over the last century. All of the plants constituting CRPR 1B meet the definitions of § 2062 and § 2067 (CESA) of the Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA. **A Threat Rank of .3** indicates the species is not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known).

and/or other factors to support them. The project is not expected to significantly impact the special-status plant species that were determined to have a low potential to occur.

Direct impacts to special-status plant species with moderate potential to occur in the BSA may happen as a result of the project. Special-status plant species on the project site would be directly impacted by removal of individuals or the habitat on which the species relies for survival.

Indirect impacts that could occur as a result of the project activities include effects of fugitive dust and mud splatter created by construction activities. Construction-generated fugitive dust and mud splatter can adversely affect vegetation by settling on plant surfaces and inhibiting metabolic processes such as photosynthesis and respiration. Construction-related erosion, runoff, siltation, sedimentation, and soil compaction could affect special-status plant species by altering conditions within the BSA such that they become unsuitable for survival of these plants.

The project could also result in indirect impacts to special-status plant species through alteration of drainage patterns which alter the quantity of available water (via stormwater) to these plant species.

Special-status plant species occurring in areas adjacent to the BSA could be indirectly impacted as a result of the project, in the same manner as direct and indirect impacts to vegetation communities. Without appropriate avoidance and minimization measures for special-status plants, potential significant impacts associated with subsequent construction include loss of habitat, loss or reduction of productivity, and direct mortality. Therefore, mitigation is required.

Mitigation measure **BIO-1,** *Focused Botanical Surveys*, will require a qualified biologist to conduct focused botanical surveys for special-status plants that are likely to occur on the project site based on habitat, soils, elevation, climate, and other conditions. The focused plant surveys will be conducted in accordance with the *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (CDFW, 2018) and the *Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants* (USFWS, 2000). Surveys will be conducted in the field at appropriate times of the year to coincide with the growing season and different blooming periods and when optimum conditions for identification (generally blooms, fruits, and leaves) are present. Biologists will pay special attention to those habitat areas that appear to provide suitable habitat for special-status species, including the area of the seep.

Following completion of the focused botanical surveys, a focused botanical survey report will be prepared in accordance with agency guidelines. The report will: 1) summarize information regarding the habitat of the survey area and the habitat's suitability for special-status plants; 2) assess the potential presence of special-status plants onsite; 3) analyze the potential impacts to special-status plants from project development; and 4) recommend, as appropriate, BMPs, avoidance and protection measures, and mitigation measures to reduce or avoid potential impacts to special-status plants observed during the rare plant surveys.

Mitigation measure **BIO-2,** *General Vegetation and Wildlife Protection,* will require the project proponent to implement avoidance and protection measures to protect vegetation, to the extent feasible. Any vegetation planned for preservation pursuant to the mitigation measures found later in this document and those of focused surveys should be protected from construction activities by the installation of four-foot-tall, high visibility construction fencing, or similar. Fencing should be placed as close as possible to construction areas to preserve as much existing land cover as possible, Tree Dripline Radii (DLR) and Tree Protection Zones, the Tree Protection Zones (TPZ) extend past the DLR of trees and act as guidance for placement of the fencing. Because protected oak woodland slated for

preservation will already be fenced off, vegetation included in this land cover will by default be identified and covered in the field, excluding work in these areas.

Mitigation measure **BIO-3,** *Project Limits and Designated Areas,* will also minimize or avoid impacts to special-status plant species by establishing project limits and designated areas. These designated areas will act as a guide for crews and provide an understanding on where construction activities may take place. **BIO-3** will also work in conjunction with this measure to highlight areas where construction areas may not take place (i.e. tree protection zones [TPZ] and vegetation planned for preservation).

Wildlife

Based on a literature review and query from publicly available databases (hereafter, wildlife inventory; USFWS 2023a, CNDDB 2023a) for reported occurrences within a ten-mile radius of the project site, there were 11 listed and 18 sensitive wildlife species identified by one of the following means: reported in the wildlife inventory, recognized as occurring based on previous surveys or knowledge of the area, or observed during the habitat assessment survey or other surveys. One of the 28 species identified in the wildlife inventory, Townsend's big-eared bat (*Corynorhinus townsendii*), has been recorded within a two-mile radius of the project (CNDDB, 2023a; see **Figure 4.4-3** *CNDDB Known Occurrences Wildlife Species and Habitats*).

Two listed and six sensitive wildlife species in the wildlife inventory were determined to have at least a low potential to occur in the BSA. All species evaluated in the wildlife inventory are discussed in **Appendix C.**

Moderate Potential to Occur in the BSA

- Crotch's bumble bee (*Bombus crotchii*) SCE[12]
- pallid bat (*Antrozous pallidus*) SSC[13], WGWG: H[14]
- Townsend's big-eared bat (*Corynorhinus townsendii*) SSC, WBWG: H
- western bumble bee (*Bombus occidentalis*) SCE
- western spadefoot (*Spea hammondii*) SSC

Low Potential to Occur in the BSA

- Button's Sierra sideband (*Monadenia mormonum buttoni*) Special Animals List[15]
- North American porcupine (*Erethizon dorsatum*) Special Animals List

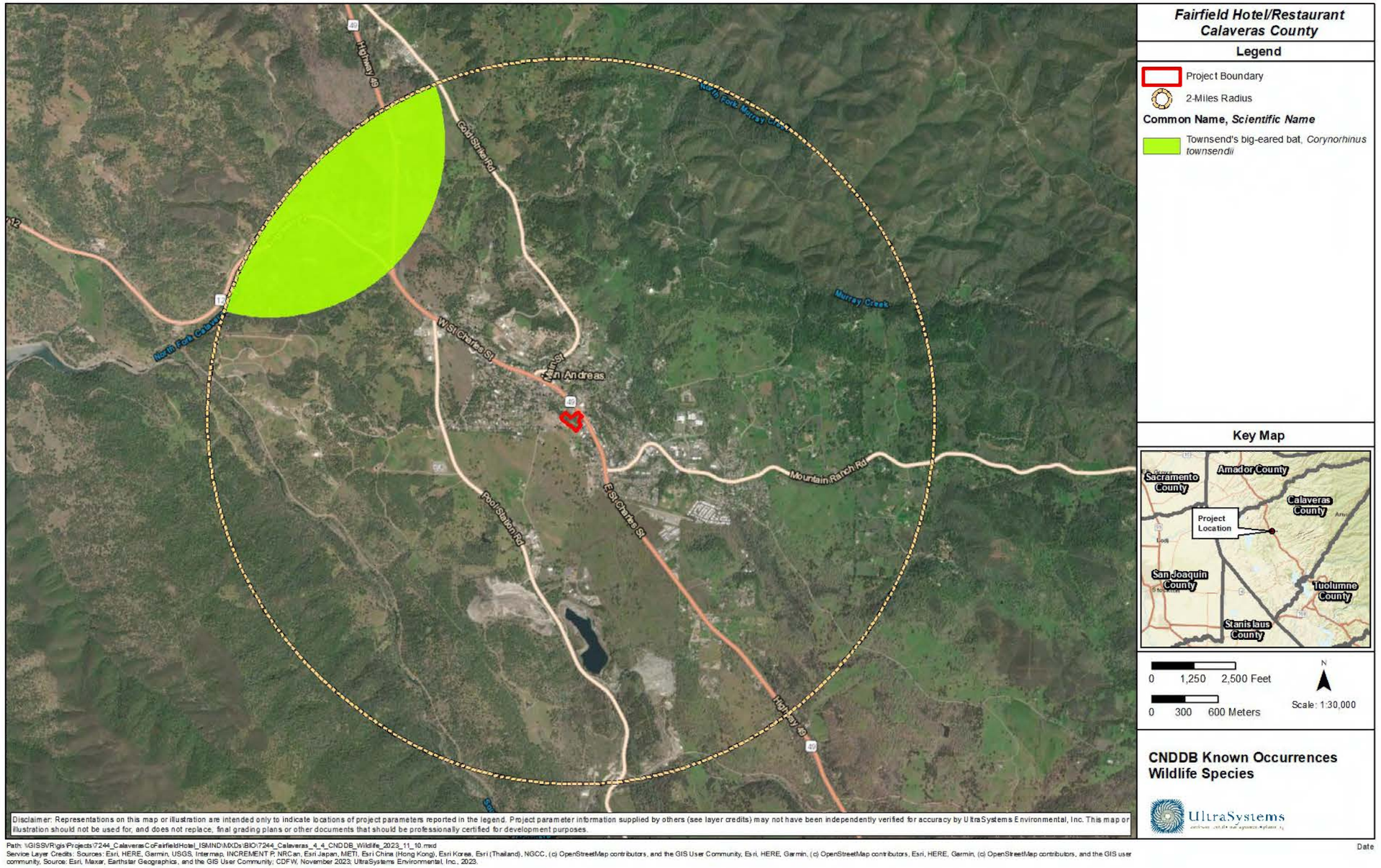
[12] SCE = state candidate for listing as endangered: a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the Fish and Game Commission has formally noticed published in the California Regulatory Notice Register as being under review by CDFW for addition to the list of endangered species, or a species for which the Fish and Game Commission has published a notice of proposed regulation to add the species to the list (Fish and Game Code § 2068).

[13] State candidate for listing as endangered: a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the Fish and Game Commission has formally noticed published in the California Regulatory Notice Register as being under review by CDFW for addition to the list of endangered species, or a species for which the Fish and Game Commission has published a notice of proposed regulation to add the species to the list (Fish and Game Code § 2068).

[14] WBWG H = High Priority: The Western Bat Working Group gives these species the highest priority for funding, planning, and conservation actions, Information about status and threats to most species could result in effective conservation actions being implemented should a commitment to management exist. These species are imperiled or are at high risk of imperilment.

[15] Special Animals List: The Special Animals List contains taxa that are actively inventoried, tracked, and mapped by the CNDDB, as well as taxa for which mapped data may not yet be incorporated into CNDDB user products.

Figure 4.4–3
CNDDB KNOWN OCCURRENCES: WILDLIFE SPECIES



- tight coin (*Ammonitella yatesii*) Special Animals List

The project site and BSA contain habitat that could support special-status wildlife species including pallid bat, Townsend's big-eared bat, western spadefoot toad, western bumble bee, Crotch's bumble bee, and breeding and nesting birds. Although these species were not observed in the BSA during the field surveys, a negative survey finding does not preclude the occupation by special-status species of any location within the BSA.

Potential direct impacts to common and special-status wildlife occupying the BSA could occur from project-related mortality, injury, or harassment of individuals as a result of permanent development of project sites, and from the removal and direct loss of breeding, foraging, and/or sheltering habitat. Indirect impacts could occur within areas located adjacent to project sites, including within conservation easements. Indirect impacts are more subtle than direct impacts. Indirect impacts may either be short-term (related to construction) or long-term, affecting populations and habitat quality over an extended period of time long after construction activities have been completed.

Although these species were not observed in the BSA during the field surveys, a negative survey finding does not preclude the occupation by special-status species of any location within the BSA. Additionally, the project site provides suitable nesting woodland habitat to support numerous birds protected by the Migratory Bird Treaty Act (MBTA; see **MBTA Birds**). Mitigation measures will be implemented to minimize and avoid impacts to special-status wildlife species.

Implementation of **BIO-2** will require the avoidance of vegetation and wildlife where practicable. **BIO-3,** *Project Limits and Designated Areas,* requires the establishment of project limits and designated areas. Implementation of **BIO-4,** *Preconstruction Wildlife Survey* will ensure that sensitive wildlife species are cleared from a project site to the greatest practicable extent, thus minimizing direct impacts to sensitive wildlife species. Mitigation measure **BIO-5**, *Construction Best Management Practices*, will protect wildlife by requiring construction crews to implement best management practices such as preventing stormwater and non-stormwater pollutants from entering onto or leaving the project site. Mitigation measure **BIO-6,** *Preconstruction Bat Surveys,* requires that a bat survey be conducted by a qualified biologist within 30 days prior to vegetation removal to minimize or avoid impacts to bats and bat maternity roosts, if present on the project site. **BIO-7,** *Focused Western Spadefoot Toad Surveys,* requires that a qualified biologist conduct focused presence/absence surveys for western spadefoot toad within the months of December to May, immediately after or during a rain event totaling 0.25 inches or more when adequate rains are received to form potential breeding ground. If western spadefoot toads are observed on the project site, the applicable resource agency will be contacted to determine the best way to mitigate for them. Mitigation measure **BIO-8,** *Focused Bumblebee Surveys,* requires that a qualified biologist conduct focused surveys for bumble bee (genus *Bombus*) species that are candidates for listing under CESA. These surveys will be conducted in accordance with the *Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species* (CDFW, 2023b), which begins with a habitat assessment to determine is habitat required for bumblebees is present. **BIO-9,** *Wildlife Entrapment Avoidance,* requires the implementation of wildlife entrapment avoidance measures.

Implementation of the mitigation measures described above would minimize or avoid significant direct and indirect impacts to special-status wildlife species to less than significant.

MBTA Birds

The BSA contains large trees, woodland habitat and other physical features that could potentially provide foraging, nesting, and cover habitats to support a diverse assortment of bird species (year-round residents, seasonal residents, and migrants) protected by the MBTA and Fish and Game Code §§ 3503, 3503.5, and 3513. Removal of onsite trees could directly impact breeding birds by causing the destruction of any nests within those trees. Indirect impacts to breeding birds could be caused by increased noise, dust, vibration, handling of nests and/or birds by work crews, and other disturbances related to the project. Project activities are expected to cause impacts to bird species that breed and nest on or adjacent to a project site. Direct and indirect impacts to breeding birds, their nests, young, or eggs could occur as a result of the project. With the reduction of suitable breeding and nesting habitat and other project-related impacts, potential impacts to breeding birds, their nests, young, or eggs would potentially be significant.

Mitigation measure BIO-10, Preconstruction *Breeding Bird Surveys,* requires that a qualified biologist conduct preconstruction surveys for breeding birds (including raptors) and their nests, between seven and three days prior to commencement of any construction activities, including but not limited to fencing, staging, and tree trimming or removal.

Mitigation Measures

MM BIO-1: Focused Botanical Surveys

Special-status plant species may occur on the project site. To avoid impacts to special-status plant species, a qualified biologist will survey the project site for the presence of special-status plant species that are likely to occur based on habitat, soils, elevation, climate, and other conditions of the project site. The focused plant surveys will be conducted in accordance with the *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (CNPS, 2018) and the *Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants* (USFWS, 2000). The surveys will be conducted in the field at appropriate times of the year to coincide with the growing season and different blooming periods and when optimum conditions for identification (generally blooms, fruits, and leaves) are present. Biologists will pay special attention to those habitat areas that appear to provide suitable habitat for special-status species.

A minimum of two surveys would be conducted during different seasons of the same year to adequately capture the floristic diversity of a site, with a focus on areas that will be directly or indirectly receiving impacts from project activities. Plant taxa that occur on site will be identified to the taxonomic level necessary to determine rarity and listing status, as feasible. Plant species will be identified by an expert botanist if a question of rarity and listing status occurs. Special-status plant species will be identified, recorded in field notes, counted or estimated, and mapped on an aerial map or with a GPS unit.

Following completion of the focused botanical surveys, a focused botanical survey report will be prepared in accordance with agency guidelines. The report will: 1) summarize information regarding the habitat of the survey area and the habitat's suitability for special-status plants; 2) assess the potential presence of special-status plants onsite; 3) analyze the potential impacts to special-status plants from project development; and 4) recommend, as appropriate, BMPs, avoidance and protection measures, and mitigation measures to reduce or avoid potential impacts to special-status plants. The report will include: 1) methods and results of the literature review and field surveys; 2)

figures depicting the location of special-status plants; 3) a complete flora compendium; and 4) site photographs.

Because CDFW generally considers botanical surveys to be valid for a period of up to three years, some aspects of the proposed project may warrant periodic updated surveys for certain sensitive taxa, particularly if the project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.

MM BIO-2: General Vegetation and Wildlife Avoidance

The BSA contains vegetation communities that may support special-status plant and wildlife species. The project proponent will implement the following general avoidance and protection measures to protect vegetation, plants, and wildlife, to the extent practical:

- Cleared or trimmed native vegetation and woody debris will be chipped and left onsite. Cleared or trimmed non-native, invasive vegetation that are in the flowering and/or seeding/fruiting stages, then the seed heads will be bagged tightly and disposed of will be disposed of in a legal manner at an approved disposal site (landfill) as soon as possible to prevent regrowth and the spread of weeds.

- The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.

- Vehicles and equipment will be free of caked mud or debris prior to entering a project site to avoid the introduction of new invasive weedy plant species.

- To minimize construction-related mortalities of nocturnally active species such as mammals and snakes, it is recommended that all work be conducted during daylight hours. Nighttime work (and use of artificial lighting) will not be permitted unless specifically authorized. If required, night lighting will be directed away from the preserved open space areas to protect species from direct night lighting. All unnecessary lights will be turned off at sunset to avoid attracting wildlife such as insects, migratory birds, and bats.

- Any wildlife encountered during the course of project activities will be allowed to freely leave the area unharmed.

- Wildlife will not be disturbed, captured, harassed, or handled. Animal nests, burrows and dens will not be disturbed without prior survey and authorization from a qualified biologist.

- Covered trash receptacles will be placed at each designated work site and the contents will be properly disposed at least once a week. Trash removal will reduce the attractiveness of the area to opportunistic predators such as common ravens, coyotes, northern raccoons, and Virginia opossums.

- The contractors and project applicant will ensure that storm water BMPs include erosion control measures for construction-related disturbance near undeveloped land with ponded water to avoid sedimentation of breeding grounds for special-status sensitive amphibians and invertebrates.

MM BIO-3: Project Limits and Designated Areas

To avoid impacts to sensitive biological resources, the project proponent will collectively implement the following measures prior to project construction and commencement of any ground-disturbing activities or vegetation removal.

Specifications for the project boundary, limits of construction, project-related parking, storage areas, laydown sites, and equipment storage areas will be mapped and clearly marked in the field with high-visibility temporary fencing, screens, silt fencing, signs, stakes, flags, rope, cord, or other appropriate markers.

All markers will be maintained until the completion of activities in that area. Construction employees will be informed to strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans.

The construction crew will inspect excavated areas daily to detect the presence of trapped wildlife. See **BIO-9** *Wildlife Entrapment Avoidance* and **BIO-5** *Construction Best Management Practices* below.

MM BIO-4: Pre-Construction Wildlife Surveys

To comply with California Fish and Game Code §§2050-2089, §3511, §4700, §5050 and §5515, the following measures will be implemented to minimize impacts to sensitive species such as western spadefoot toad. The measures below will help to minimize or avoid potential direct and indirect impacts to special-status species caused by project implementation.

The project applicant will retain a qualified biologist to conduct pre-construction wildlife surveys within the applicant's APN (i.e., project site) and associated conservation easements.

The survey will be conducted at least seven days prior to the onset of scheduled activities, (e.g., staging and stockpiling, structure removal, clear and grub, grading, fill, etc.).

Pre-construction surveys for special-status wildlife species will concentrate attention in areas with potential to detect protected species, their nests, or indicators of presence (i.e., tracks, middens, fur, pellets, claw marks, scat, burrows, and/or vocalizations); observations of special-status species and/or sign will be recorded and mapped. During the surveys, the biologist will also record incidental observations of non-special-status species and/or their sign.

Upon completion of the pre-construction wildlife surveys, the qualified biologist will prepare a brief letter report summarizing methods, results, and recommendations for project commencement. If greater than 7 days lapse in construction-related activities occurs within the subject parcel then an additional pre-construction survey is required.

If it is determined that a federal listed and/or state-listed or sensitive plant/wildlife species will be directly impacted by the project, the qualified biologist will consult with the USFWS in accordance with the Endangered Species Act § 7 and the CDFW in accordance with CESA under California Fish and Game Code § 2081(b), respectively. However, if the qualified biologist conducts thorough pre-construction surveys and determines there is no threat to special-status species, then construction may commence.

Sensitive wildlife species and/or potential nesting sites will not be disturbed, captured, handled or moved except by a qualified and/or permitted biologist.

MM BIO-5: Construction Best Management Practices

Project work crews will be directed to use construction BMPs where applicable. These measures will be identified prior to construction and incorporated into the construction operations via the required project Storm Water Pollution Prevention Plan (SWPPP).

Implementation of this mitigation measure will help to minimize or avoid impacts to sensitive biological resources, such as special-status terrestrial wildlife species, to less than significant levels. BMPs that apply to this project construction and development are as follows:

Water pollution and erosion control plans shall be developed and implemented in accordance with the project's 2022 Construction Stormwater General Permit (Order 2022-0057-DWQ) and SWRCB Resolution No. 2019-0015 [Waste Discharge Requirements permit]) requirements.

Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or another sensitive habitat. These designated areas shall be located in a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project-related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional areas per the County, USFWS, CDFW, and RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.

MM BIO-6: Pre-Construction Bat Surveys

The BSA provides suitable oak woodland habitat and other large trees and structures including buildings that provide roosting sites for several special-status bay species. Two sensitive bat species, Townsend's big-eared bat and pallid bat, were determined to have a moderate potential to occur in the BSA due to presence of suitable habitat. The following measures will be implemented to minimize potential impacts to bat species.

Within 30 days prior to commencement of vegetation removal, a preconstruction bat survey shall be conducted by a qualified biologist during nighttime hours for the presence of any roosting bats. Acoustic recognition technology (AnaBat or similar) shall be used for the bat survey as appropriate. If either a bat maternity roost or hibernacula (structures used by bats for hibernation) are present, a qualified biologist will develop and implement appropriate protection measures for that maternity roost or hibernacula.

If either a maternity roost or hibernacula is identified, a qualified biologist will develop and implement appropriate protection measures for that maternity roost or hibernacula. These protection measures shall include, as appropriate, safely evicting non-breeding bats, establishment of avoidance buffers, or replacement of roosts at a suitable location**.**

MM BIO-7: Focused Western Spadefoot Toad Surveys

The project area contains suitable terrestrial and aquatic habitats to potentially support the western spadefoot toad. During the literature review and site evaluation, potential habitat was found for breeding (e.g., topographical depressions providing areas for ponding, vernal pools, or other land

formations) and upland terrestrial habitat for feeding and aestivation (prolonged dormancy during a hot or dry period). Western spadefoot toads are mostly terrestrial, using upland habitats to feed and burrow in for their long dry-season dormancy.

A qualified biologist will conduct focused (presence/absence) surveys for western spadefoot toads, which should occur within the months of December to May, during/after a rain event of 0.25 inches or greater, after adequate rains are received to form potential breeding pools (Jennings and Hayes, 1994; Wright and Wright, 1995; Skelly, 1997; Stebbins, 2003). Generally, pool temperatures must be in the range of 48 to 84 degrees Fahrenheit (9 to 30 Celsius) in order for successful broods (Sacramento Fish and Wildlife Office, 2023). The potential hydroperiod (e.g., the length of time the pond would hold water) will be estimated at that time. Surveys should be performed prior to the dry period for the subject ponding areas. The survey schedule will be dependent on conditions during each season, taking into account alterations of local weather conditions. Daytime and nighttime (nocturnal) surveys will be conducted.

Daytime surveys

During daylight hours, the biologist will examine any existing pools or ephemeral ponded water and drainages for any evidence of spadefoots. A visual inspection for egg masses and larvae (tadpoles) will be performed upon arrival at each pool and shoreline. When present, estimations of the total number of each life stage (egg masses, tadpoles, metamorphs, and adults) will be recorded.

All ponded areas (pools) will be photo documented, along with the surrounding upland areas. Pool size, depth, water temperature, and notes on habitat type and vegetation in and near the pools will be recorded. Daytime surveys of the pools will be surveyed a minimum of two times during the field season.

Nocturnal surveys

Following the daytime visits, when conditions are suitable for determining the presence of western spadefoot, three nocturnal surveys will be completed using 10-meter transects, walking slowly, and intermittently stopping for 2-minute intervals to listen for western spadefoot vocalizations. All suitable aquatic habitat, including ponded areas, ephemeral waters, and drainages will be evaluated for a minimum of 15 minutes each.

If suitable habitat cannot be visual inspection alone (due to vegetation or mud), a qualified biologist will use dip nets to sample for larval spadefoots using nylon mesh dip nets and fine mesh aquarium nets (15 cm x 15 cm), or similar to scoop into vegetation and other debris. A minimum of 10 sweeps with the dip nets will be done to adequately sample each potentially suitable microhabitat.

In the event that spadefoots are present and unavoidable by the project, then an Amphibian Avoidance and Monitoring Plan will be prepared.

<u>If no evidence of western spadefoots is present, then further mitigation is not necessary.</u>

MM BIO-8: Focused Bumble Bee Surveys

Bumble bee surveys will be conducted in accordance with the *Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species* (CDFW, 2023b).

A habitat assessment evaluating the likelihood of bumble bees occurring within and adjacent to the project area should occur and results should be submitted to CDFW prior to initiation of ground disturbing project activities. If suitable habitat for CESA Candidate bumblebee species is not observed on or adjacent to the site, the project may continue.

If suitable habitat is present on or adjacent to the project site, a minimum of three onsite surveys, spaced two- to four weeks apart and times to occur during the Colony Active Period. will be conducted and will include both foraging and nesting sites for candidate bumble bee species. Survey timing should be determined on a project-by-project basis based on seasonality and when activity or foraging will most likely occur each year. Timing of the surveys may vary depending on the location, elevation, seasonal rainfall, average ambient air temperatures, and local seasonal weather conditions. To increase probability of detection, bumble bee survey efforts should be conducted during the Colony Active Period of the project area and when floral resources are present, ideally during peak bloom, and as described in *California Department of Fish and Wildlife Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species* (CDFW, 2023b). Bumblebees may not be touched or handled without a Scientific Collecting Permit and a Memorandum of Understanding (MOU) with CDFW.

If any of the candidate bumble bee species are detected during surveys, the designated biologist will notify CDFW immediately following survey completion as further coordination may be required to avoid or mitigate certain impacts. As very little is known about nesting or overwintering sites of the candidate species, if nest or overwintering sites are discovered or can be documented, contact (preferably within three days) CDFW (wildlifemgt@wildlife.ca.gov), USFWS (for *B. franklini*, *B. occidentalis*, and/or *B. suckleyi*), as well as the CDFW staff in the region at which the sighting occurred. If a bumble bee is killed during the source of survey efforts, stop all work and immediately contact CDFW for guidance. Collect the bumble bee into a vial and freeze it as you may be asked to send the specimen to CDFW for further assessment. Record the date, location, GPS coordinators, project name, collector, and any other relevant information related to how it came to die.

Survey data will also be submitted to the California Natural Diversity Database (CNDDB). Information that should be included in this nest observation report are; the nest type, type of vegetation cover, slope, aspect, GPS location, distance to foraging location (if known) and other relevant conditions noted about the nest. Negative survey data will also be reported.

MM BIO-9: Wildlife Entrapment Avoidance

Project-related excavations shall be secured to prevent wildlife entry and entrapment.

- Holes and trenches shall be backfilled, securely covered, or fenced. Excavations that cannot be fully secured shall incorporate appropriate wildlife ramp(s) at a slope of no more than a 3:1 ratio (horizontal: vertical), or other means to allow trapped animals to escape.

- Biological monitors shall provide guidance to construction crews to ensure that wildlife ramps or other means are sufficient to allow trapped animals to escape.

- At the end of each work day, a biological monitor shall ensure that excavations have been secured or provided with appropriate means for wildlife escape.

- All pipes or other construction materials or supplies will be covered or capped in storage or laydown areas. No pipes or tubing will be left open either temporarily or permanently, except during use or installation.

- Any construction pipe, culvert, or other hollow materials will be inspected for wildlife before it is moved, buried, or capped. This type of inspection will be conducted to preclude or minimize potential impacts to all targeted species.

MM BIO-10: Pre-Construction Breeding Bird Survey

To maintain compliance with the MBTA and Fish and Game Code, and to avoid impacts or take of migratory non-game breeding birds and other native birds, their nests, young, and eggs, the following measures will be implemented. Impacts to nesting birds would be a potential significant impact if protected breeding birds are present; therefore, the measures below will help to reduce direct and indirect impacts caused by construction-related activities to less than significant levels.

If project activities cannot be avoided during February 15 through September 15, a qualified biologist will conduct a preconstruction breeding bird survey for active nests (adult birds, eggs, nestlings, fledglings, and those dependent upon the nest). The breeding bird nesting season is typically from February 15 through September 15 but can vary slightly from year to year, usually depending on weather conditions.

The survey will be conducted between three to seven days prior to the onset of scheduled activities and will include all potential nest sites, such as open ground, trees, shrubs, grasses, burrows, and structures during the breeding season.

If no breeding birds or active nests are observed during the preconstruction survey or they are observed and will not be impacted, project activities may commence and no further mitigation will be required.

The project applicant will make every effort to conduct the pre-construction survey and subsequent removal of all physical features that could potentially serve as nest sites (e.g., staging and stockpiling, structure removal, clear and grub, grading, fill, etc.) to avoid impacts to nesting birds.

If a breeding bird territory or an active bird nest is located during the pre-construction survey and will potentially be impacted, the site will be mapped and location provided to the construction foreman, City, and project applicant. The qualified biologist will establish a buffer zone around the active nest, which will be delimited (fencing, stakes, flagging, orange snow fencing, etc.) at a minimum of 100 feet, or as the qualified biologist determines is appropriate, for the detected species. The biologist will determine the appropriate buffer size based on the planned activities and tolerances of the nesting birds. This no-activity buffer zone will not be disturbed until a qualified biologist has determined that the nest is inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be impacted by project activities. Periodic monitoring by a biologist will be performed to determine when nesting is complete. Once the nesting cycle has finished, project activities may begin within the buffer zone.

If listed bird species are observed within a project site during the preconstruction survey, the biologist will immediately map the area and notify the appropriate resource agency to determine suitable protection measures and/or mitigation measures and to determine if additional mitigation

is necessary. Project activities may begin within the area only when concurrence is received from the appropriate resource agency.

Birds or their active nests will not be disturbed, captured, handled or moved. Active nests cannot be removed or disturbed; however, nests can be removed or disturbed if determined inactive by a qualified biologist.

Level of Significance After Mitigation

Less Than Significant. The project site provides suitable habitat to support several special-status plants and wildlife species. Impacts to special-status plant and wildlife species are anticipated as a result of the project. With implementation of mitigation measures **BIO-1** through **BIO-10,** impacts resulting from the project, either directly or through habitat modifications, would be less than significant.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant

Land Cover Types

Three land cover types were observed and mapped within the BSA and are presented with corresponding acreages in **Table 4.4-1**. Classifications of the plant communities are based on Holland's *Preliminary Descriptions of the Terrestrial Communities of California* (Holland, 1986) and *A Manual of California Vegetation Second Edition* (Sawyer et al., 2009).

Table 4.4-1
ACREAGE OF MAPPED LAND COVER TYPES

Mapped Land Cover	MCV2 Alliance Name[1]	Holland Classification[2]	Project Site (acres)	BSA (acres)
canyon live oak forest and woodland	canyon live oak forest and woodland *(Quercus chrysolepis* [tree] Forest & Woodland Alliance)	canyon live oak forest (81320)	4.16	11.89
wild oats and annual brome grasslands	*Avena spp. – Bromus spp.* Herbaceous Semi-Natural Alliance	nonnative grassland (42200)	0	9.43
developed/ornamental	n/a	n/a	0	23.32
TOTAL			4.16	44.63

1. Sawyer et al., 2009.
2. Holland, 1986.

The vegetation communities identified and mapped within the BSA during the literature review and field surveys are not considered sensitive (CDFW, 2023a).

Canyon live oak forest and woodland (Quercus chrysolepis [tree] Forest & Woodland Alliance). Approximately 11.89 acres of intact canyon live oak forest and woodland were mapped in the BSA; approximately 4.16 acres were mapped within the project area. Sixty-seven canyon live oaks (*Quercus chrysolepis*) were inventoried during the surveys, making it the most common of the tree species on site. Additional relevant tree species inventoried include blue oak (*Quercus douglasii*), gray pine (*Pinus sabiniana*), and valley oak (*Quercus lobata*). This land cover comprises the entire project site and has re-established itself to near normal conditions and understory.

Canyon live oak forest and woodland occurs on stream benches and terraces in canyon bottoms near streams, and upland slopes on steep, shallow, rocky, infertile soils (CNPS, 2023b). Canyon live oak is the dominant species of this mapped land cover. The understory generally includes an assemblage of grasses and forbs such as wild oats (*Avena* spp.), bur chervil (*Anthriscus caucalis*), fiddleneck (*Amsinckia* spp.), brome (*Bromus* spp.), dogtail grass (*Cynosurus echinatus*), etc. This community is best characterized as canyon live oak forest described in the *Preliminary Descriptions of the Terrestrial Communities of California* (Holland, 1986). In *A Manual of California Vegetation Second Edition* (Sawyer et al., 2009) this species assemblage meets the membership rules for the canyon live oak forest and woodland *(Quercus chrysolepis* [tree] Forest & Woodland Alliance).

Canyon live oak forest and woodland has been designated by the CNPS as a secure (G5 and S5) natural community (CNPS, 2023b). However, oak woodlands in general are considered sensitive throughout California, wherever found. The existing canyon live oak forest and woodland alliance is synonymous with a specific type of oak woodland.

Developed/Ornamental. Approximately 23.32 acres of developed/ornamental land cover was mapped in the BSA; this land cover was not mapped on the project site. Developed/ornamental land cover includes areas that often support man-made structures such as houses, sidewalks, buildings, parks, water tanks, flood control channels and transportation infrastructure (streets, bridges and culverts), as well as turf lawns and other landscaped areas containing non-native, ornamental plant species for aesthetic purposes. Within the BSA, the developed/ornamental land cover contains a cemetery, paved surfaces, driveways, utility structures, commercial developments, parking lots, and landscaped areas.

This land cover type is not considered sensitive by CDFW and does not have a state or global rank (CDFW, 2023a; NatureServe, 2024a).

Wild oats and annual brome grasslands (Avena spp. - Bromus spp. Herbaceous Semi-Natural Alliance). *Preliminary Descriptions of the Terrestrial Communities of California* (Holland, 1986) classification of the community present in this mapped land cover land cover is non-native grassland (42200). A *Manual of California Vegetation Second Edition* (Sawyer et al., 2009) classification of this assemblage is wild oats and annual brome grasslands (*Avena* spp. - *Bromus* spp. Herbaceous Semi-Natural Alliance).

Approximately 9.43 acres of wild oats and annual brome grasslands were identified in the BSA in a mowed condition; this land cover was not mapped on the project site. In the BSA, this land cover is dominated by wild oat (*Avena fatua*) and soft brome (*Bromus hordeaceus*). There are other forbs and weedy species such as bristly dogtail grass (*Cynosurus echinatus*), Italian thistle (*Carduus pycnocephalus*), and red stemmed filaree (*Erodium cicutarium*) that were also present in this land cover. This vegetation community is not considered sensitive by CDFW (CDFW, 2023a) and does not have a state or global ranking (CNPS, 2023b).

Direct impacts to sensitive vegetation communities have immediate consequences, such as the changes that occur when land is cleared for permanent development and vegetation communities are altered or removed during project activities. Direct permanent impacts include all areas within the limits of activities on project sites.

Table 4.4-1 *Acreage of Mapped Land Cover Types Within the BSA* provides the approximate acreages of each plant community that is anticipated to be directly impacted by project activities (acreage in project site). Calculations were based on existing project APN boundaries, in conjunction with vegetation mapping from field surveys and aerial imagery (see **Figure 4.4-4**). Although none of the land cover types mapped in the BSA are considered sensitive as defined by CDFW's *Sensitive Natural Communities* (CDFW, 2023a), oak woodlands are generally considered sensitive throughout California, wherever found.

The Calaveras County General Plan (Conservation & Open Space Element) includes policies and implementing measures for the protection of oak woodlands and other biological resources (Calaveras County, 2019a, p. COS 12). Direct impacts include the loss of oak woodland acreage and removal of oak trees due to construction activities are anticipated as a part of this project. Impacts to the canyon live oak forest and woodland, and to oak trees, are described and discussed in Section 4.4 e).

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less Than Significant Impact with Mitigation Incorporated

The project site does not contain NWI-mapped features. An NWI-mapped Freshwater Pond is in the BSA, this pond is an infiltration basin adjacent to the southwestern project boundary (see **Figure 4.4- 5**). No water was observed in this basin during the field surveys.

A seep is an area where groundwater discharges to the surface; seeps are considered isolated wetlands and are not waters of the U.S., according to the current definition (88 FR 61964). However, isolated wetlands, such as seeps, are waters of the State pursuant to Porter-Cologne and, therefore regulated by the State Water Resources Control Board (SWRCB) and its nine Regional Water Quality Control Boards (RWQCBs).

A seep was observed at the toe of the slope along the southwestern boundary of the project site, below the infiltration basin (see **Figure 4.4-5**). Standing water, and mud approximately three feet deep, were also observed around this seep. Immediately after the seep was observed by the biologist, the seep was covered by backfill pushed down from above by a crew from the Calaveras County Water District working on an unrelated project. Plant species and hydric soil indicators associated with this site are currently unknown. If the observed wetland was a natural seep, it will reestablish itself at the existing ground surface, although wetland soil indicators may not redevelop as quickly as the seep.

Figure 4.4–4
LAND COVER TYPES

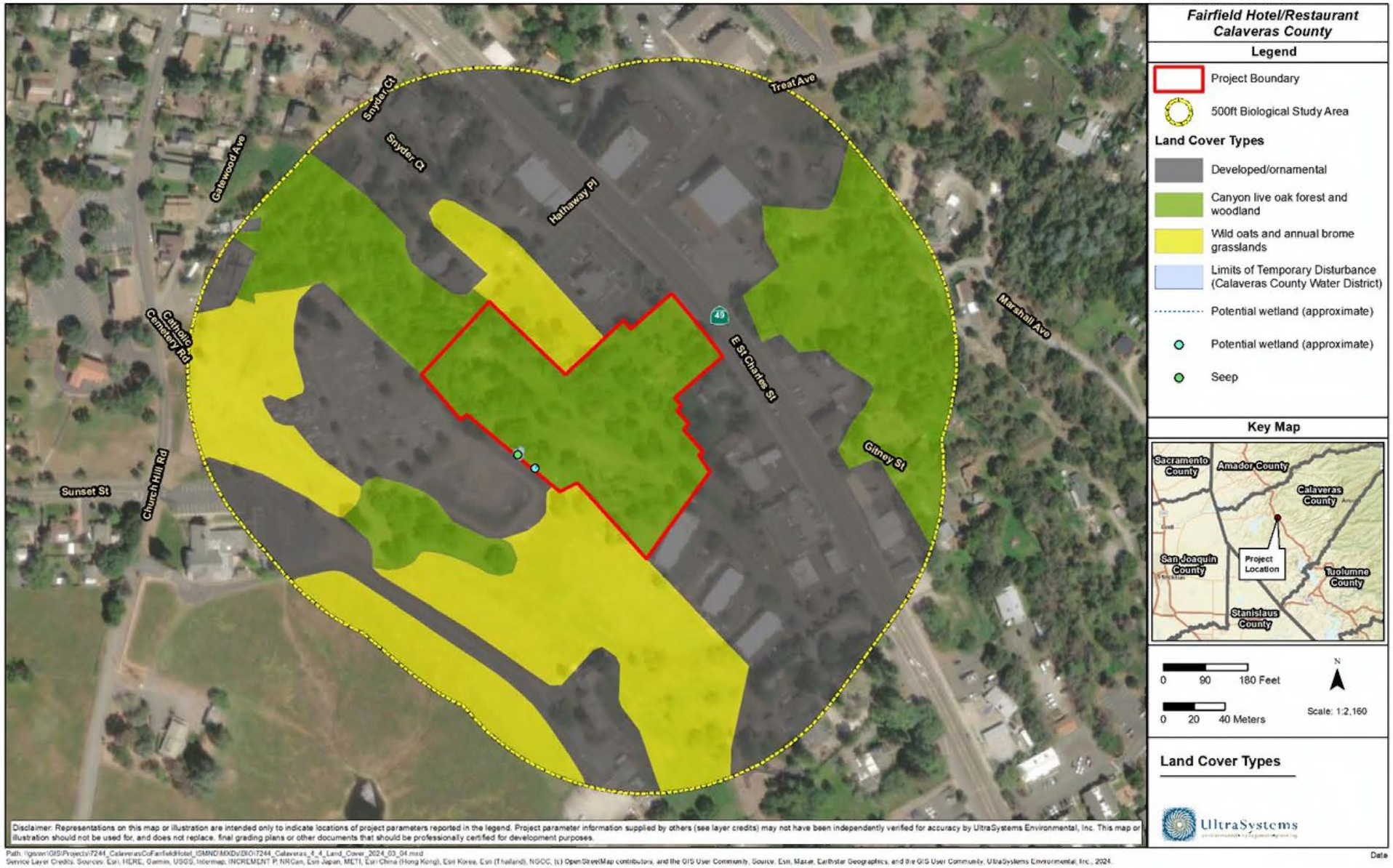
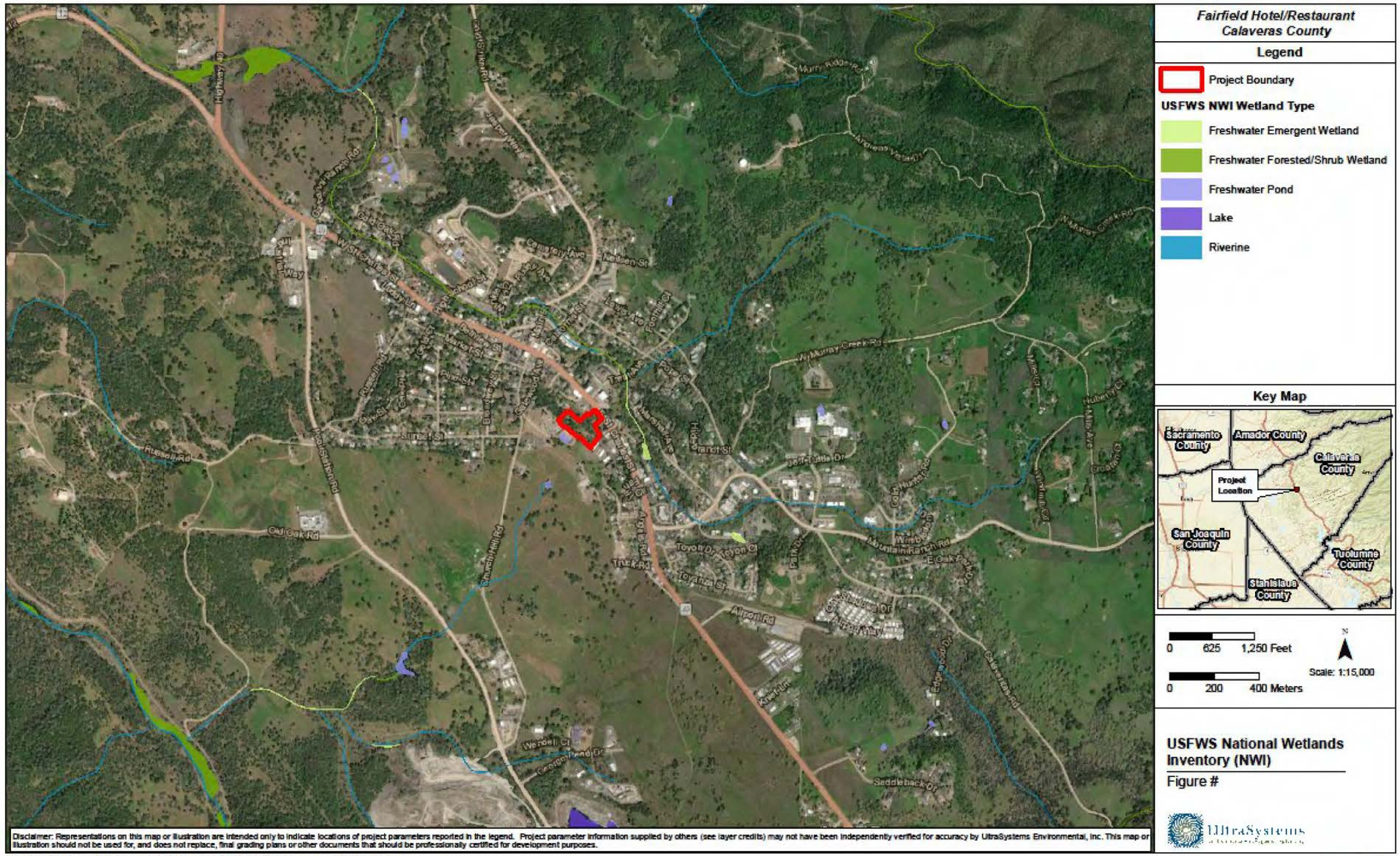


Figure 4.4–5
USFWS NATIONAL WETLANDS INVENTORY (NWI)



Plant species observed near the seep area included coastal wood fern (*Dryopteris arguta*), rose clover (*Trifolium hirtum*), hairy vetch (*Vicia villosa*), Carne's bill geranium (*Geranium molle*), miner's lettuce (*Claytonia parviflora*; FACU[16]), *Epilobium* sp. (OBL - FACU), and curly dock (*Rumex crispus*; FAC).

Direct, permanent impacts to wetlands, including but not limited to filling of wetlands, water quantity and availability, and loss of aquatic habitat, result in long-term consequences as a result of replacement of the wetland with impervious surfaces and permanent development. Alteration of existing drainage patterns could affect plants and habitat by redirecting flow and runoff to new areas.

A jurisdictional delineation survey was outside the scope of this report and therefore not conducted. Additionally, the introduction of soil from the adjacent site has temporarily filled the seep and immediate wetland area, and therefore a jurisdictional delineation was not possible at the time of the biological surveys. However, a natural seep will reestablish itself despite the introduction of the fill material observed at the time of the biological surveys and make a jurisdictional delineation possible.

As noted earlier, as an isolated wetland, the seep is not a water of the U.S. according to the current definition (88 FR 61964). However, isolated wetlands, such as seeps, are waters of the State pursuant to Porter-Cologne and, therefore, regulated by the SWRCB and its nine RWQCBs.

Unlike the US Army Corps of Engineers, the SWRCB and RWQCBs do not have a minimum area requirement that a wetland must meet before a permit is required pursuant to the *State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State* (Procedures). The Procedures consist of four major elements: 1) a wetland definition; 2) a framework for determining if a wetland feature is a water of the state; 3) wetland delineation procedures; and 4) procedures for the submittal, review, and approval of applications for Waste Discharge Requirements (WDR) permits for dredge or fill activities.

Mitigation measure **BIO-11,** *Jurisdictional Delineation, Report, and Permitting* requires a jurisdictional delineation of wetlands (e.g., seeps) and wetland vegetation on the project site, and the preparation of a jurisdictional delineation report, which will support the required WDR permit application that will be submitted the Central Valley RWQCB or SWRCB. The RWQCB or SWRCB may require at their discretion additional mitigation measures, potentially including but not limited to compensatory mitigation, as a condition of the issued WDR permit.

Mitigation Measure

MM BIO-11 Jurisdictional Delineation Report and Permitting

Prior to approval of grading permits and initiation of project activities, the project applicant will conduct a jurisdictional delineation on the project site using the methodology and wetland definitions specified in the California State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (Procedures). Upon completion of the jurisdictional delineation survey, the project applicant will prepare a jurisdictional delineation report that meets

[16] Wetland plant rating definitions are as follows (Lichvar et al. 2012, p. 3):
- OBL (Obligate Wetland Plants)-Almost always occur in wetlands.
- FACW (Facultative Wetland Plants)-Usually occur in wetlands, but may occur in non-wetlands.
- FAC (Facultative Wetland Plants)-Occur in wetlands and non-wetlands.
- FACU (Facultative Upland Plants)-Usually occur in non-wetlands, but may occur in wetlands.
- UPL (Upland Plants)-Almost never occur in wetlands.

the Minimum Standards for Acceptance of Aquatic Resources Delineation Reports for the U.S. Army Corps of Engineers, Sacramento District.

The project applicant will prepare and submit an application for a Waste Discharge Requirements (WDR) permit for dredge or fill activities to the Central Valley Regional Water Quality Control Board (RWQCB) or to the State Water Resources Control Board (SWRCB), as appropriate. Construction activities (including but not limited to fencing, staging, and clearing) will not commence unless all requirements of the RWQCB or the SWRCB have been met and the RWQCB or SWRCB has issued a WDR permit, letter of permission, or other project-specific approval.

Level of Significance After Mitigation

Less Than Significant. Implementation of **BIO-11,** including acquisition of applicable permits, would minimize or avoid permanent, direct impacts to the observed seep and associated wetlands and wetland plants.

d) Would the project 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?

Less Than Significant with Mitigation Incorporated

A wildlife corridor is a connection of habitat, generally native vegetation, which joins two or more larger areas of similar habitat that are otherwise separated by natural barriers, changes in vegetation composition, or land permanently altered for human activities (e.g., roads, railroads, residential development, etc.).

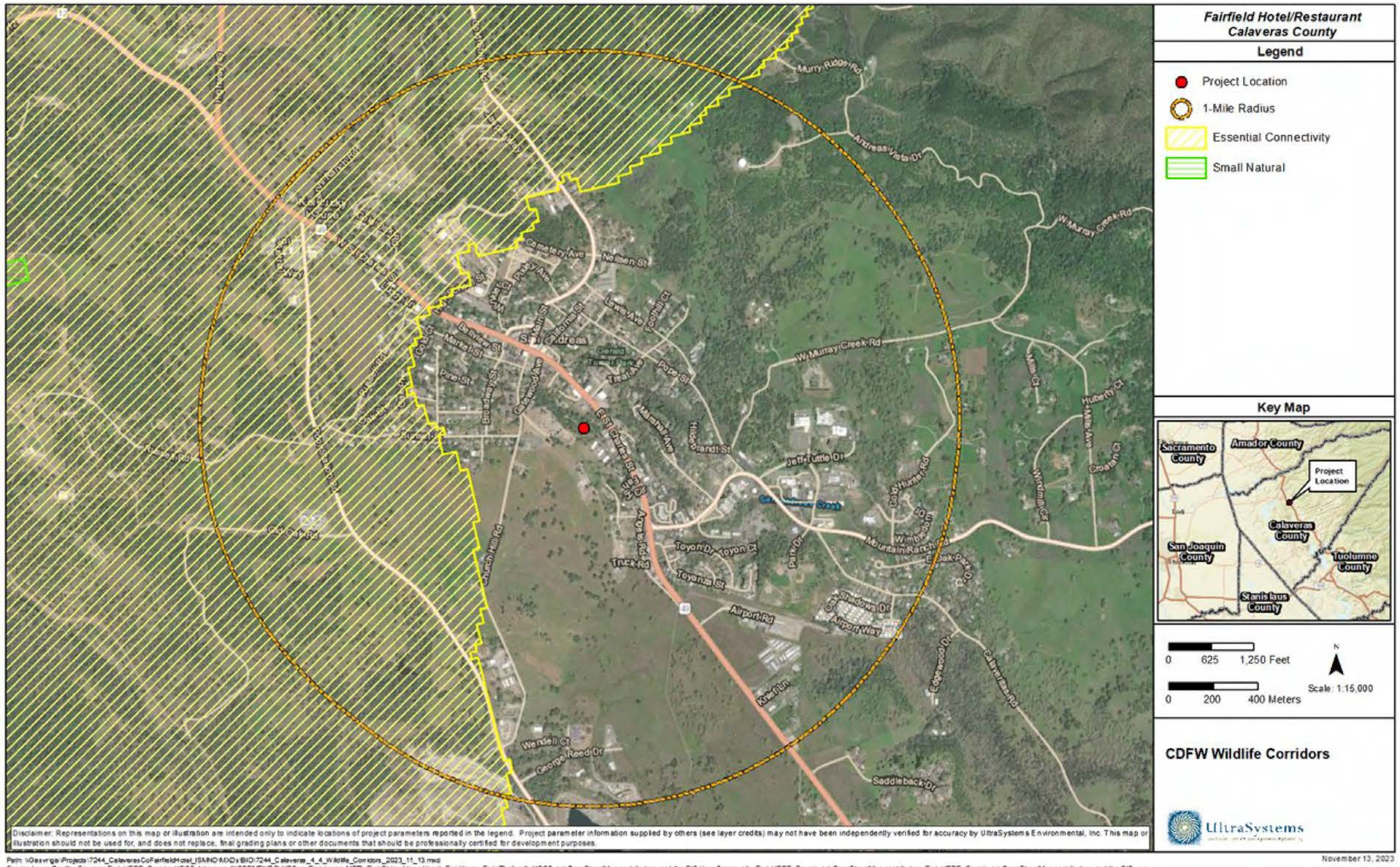
Species that are less restricted in movement and/or are well-adapted to developed areas such as raccoon, skunk, coyote, and mountain lion (*Puma concolor*) likely move with ease through areas of the BSA. The project site and the BSA support habitat, including movement habitat, for species on a local scale (habitat for reptiles, amphibians, bird, and mammal species), and likely facilitates wildlife movement for some larger wildlife species on a regional scale. Because the BSA is located within a relatively rural area of the foothills, both common and special-status species have the potential to exist and move through it. Special-status species, if present, that have the potential to exist and utilize the BSA as a wildlife corridor include nesting birds, bumblebees, bats, and western spadefoot toad.

The BSA does not overlap with CDFW Essential Connectivity Areas, Natural Landscape Blocks, or other mapped wildlife corridors. The nearest Essential Connectivity Area is approximately 0.3 mile west of the project. However, examination of aerial imagery indicated that the project site and the BSA acts as a hunting, foraging, and movement area, and the BSA and surrounding areas act as suitable wildlife movement corridors connecting the foothills and mountains to the CDFW-mapped Essential Connectivity Corridors west of the BSA (see **Figure 4.4-6**).

Additionally, the BSA supports habitat for bat maternity roosts and hibernacula; two sensitive bat species (Townsend's big-eared bat and pallid bat) were determined to have a moderate potential to occur on the project site.

The project would result in the loss of, or impacts to, wildlife corridors in the BSA. Combined with the loss of habitat for bat maternity roosts and hibernacula, would be a potentially significant impact.

Figure 4.4–6
CDFW WILDLIFE CORRIDORS



Path: \\Gisvirgo\Projects\7244_CalaverasCoFairfieldHotel_ISMND\MXDs\BIO\7244_Calaveras_4_4_Wildlife_Corridors_2023_11_13.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; Spencer, W.D., P. Beier, K. Penrod, K. Winters, C. Paulman, H. Rustigian-Romsos, J. Strittholt, M. Parisi, and A. Pettler. 2010. California Essential Habitat Connectivity Project: A Strategy for Conserving a Connected California. Prepared for California Department of Transportation, California Department of Fish and Game, and Federal Highways Administration; BIOS , 2008-2019, UltraSystems Environmental, Inc., 2023.

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Although the project site is not within a CDFW-mapped wildlife corridor, it contributes to local and supports wildlife and migrating birds foraging in the area. The project may result in direct impacts to wildlife corridors and crossings in the BSA due to the loss of cover, hunting, and foraging habitat for wildlife species utilizing the project site. Direct impacts to bat maternity roosts and hibernacula could occur when trees and vegetation are removed from the project site, eliminating suitable habitat for maternity roosts and hibernation sites. A review of aerial imagery and observations recorded during the biological surveys indicates that the project site and the BSA may function as suitable wildlife movement corridors. Additionally, the BSA supports habitat for bat maternity roosts and hibernacula (see **Section 4.4 a**]), and therefore potentially contains native wildlife nursery sites.

Increased lighting and level of human activity in the form of noise, impervious surfaces and increase in stormwater runoff, domestic animals, trash or debris, fugitive dust, and toxins such as herbicide/pesticide would result in indirect impacts to both wildlife corridors and bat maternity roost and hibernacula.

Mitigation Measures

Mitigation measures **BIO-3, BIO-4**, **BIO-6**, **BIO-8**, and **BIO-10** described in **Section 4.4a)** above apply to this threshold.

Level of Significance After Mitigation

Less Than Significant. To minimize or avoid impacts to wildlife and wildlife corridors, bat maternity roosts, and hibernacula, mitigation measures **BIO-3, BIO-4**, and **BIO-10** will be implemented as described in **Section 4.4a)** and **Section 4.4 c)** to minimize or avoid removal of native vegetation and other habitat, as well as protect existing resources during active construction.

In addition, implementation of mitigation measure **BIO-6**, described in **Section 4.4 a),** will identify existing maternity roosts or hibernacula that may occupy the project site, and minimize or avoid impacts to them by safely evicting bats during the non-breeding season, establishing avoidance buffers, or replacing roosts at a suitable location. The literature review and field surveys determined that the BSA functions as a wildlife corridor and potentially contains native wildlife nursery sites (e.g., bat maternity roosts). Implementation of mitigation measure **BIO-8** will minimize impacts to wildlife corridors and native wildlife nursery sites.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant with Mitigation Incorporated

Calaveras County General Plan (Conservation & Open Space Element)

The Calaveras County General Plan (Conservation and Open Space Element) includes policies and implementing measures for the protection of oak woodlands and other biological resources (Calaveras County, 2019a, p. COS 12). These are listed in **Table 4.4-2** below.

Table 4.4-2
PROJECT COMPLIANCE WITH APPLICABLE COUNTY OF CALAVERAS GENERAL PLAN GOALS AND POLICIES REGARDING BIOLOGICAL RESOURCES

Policies	Consistency Analysis
Goal COS-3 A diversity of native plants, fish, and wildlife species and their habitats.	
Policy COS 3.1: To protect sensitive biological resources, new development shall use site planning techniques, including buffers and setbacks, and encourage other techniques such as clustering of development. (IM COS-4B)	The proposed project includes mitigation measures BIO-1 through BIO-12 to protect biological resources and reduce impacts to biological resources to less than significant. Therefore, the project would comply with this policy.
Policy COS 3.2 Avoid impacts to habitats that support special status species to the extent practicable. Where impacts cannot be avoided, mitigate impacts in accordance with resource agency (CDFW and/or USFWS) protocols/policies for the species. (IM COS-3B, COS-4B, COS-4C, COS-4F, COS-4H, COS-4I, COS-4K, COS-4L, COS-4N and COS-4O).	The project site provides suitable habitat to support several special-status plants and wildlife species as discussed under threshold a). Impacts to special-status plant and wildlife species are anticipated as a result of the project. With implementation of mitigation measures BIO-1 through BIO-10, impacts resulting from the project, either directly or through habitat modifications, would be less than significant. Therefore, the project would comply with this policy.
Policy COS 3.3: Require new development to identify and mitigate impacts to wildlife habitat and wetlands, riparian habitats and other aquatic resources consistent with state and federal regulations. (IM COS-4C COS-4D, COS-4H, COS-4I, COS-4K, COS-4L, COS-4N and COS-4O)	As discussed under threshold e), a seep was observed on the project site, and is regulated by the SWRCB. Mitigation measure BIO-11, Jurisdictional Delineation, Report, and Permitting requires a jurisdictional delineation of wetlands (e.g., seeps) and wetland vegetation on the project site, and the preparation of a jurisdictional delineation report, which will support the required WDR permit application that will be submitted the Central Valley RWQCB or SWRCB. The RWQCB or SWRCB may require at their discretion additional mitigation measures, potentially including but not limited to compensatory mitigation, as a condition of the issued WDR permit. Implementation of BIO-11, including acquisition of applicable permits, would minimize or avoid permanent, direct impacts to the observed seep and associated wetlands and wetland plants.
Policy COS 3.4: Identify and protect corridors important to wildlife movement and dispersal. (IM COS-4C and COS-4E)	As discussed under threshold d), the literature review and field surveys determined that the BSA functions as a wildlife corridor and potentially contains native wildlife nursery sites (e.g., bat maternity roosts). Implementation of mitigation measure BIO-8 will minimize impacts to wildlife corridors and native wildlife nursery sites.

Policies	Consistency Analysis
Policy COS 3.5: Encourage preservation of oak woodlands in accordance with state law. (IM COS-4D)	The proposed project would have direct and indirect impacts to oak woodlands. With implementation of mitigation measure BIO-12 and Calaveras County General Plan Requirements, project-related impacts to oak woodlands and oak trees, potential impacts would be less than significant after mitigation and the project would comply with this policy.
Policy COS 3.6: Conservation easements may be acceptable means to mitigate impacts to protect wildlife habitat, wetland areas, and oak woodlands from new development. (IM COS-4D, COS-4F, COS-4H, COS-4I, COS-4K, COS-4L, COS-4N and COS-4O)	Mitigation Measure BIO-12 discussed below includes options to utilize conservation easements to mitigate impacts to oak woodlands and other biological resources. Therefore, the project would comply with this policy.
Policy COS 3.7: Support efforts to eradicate invasive species and encourage practices that reduce their spread. (IM COS-4G, COS-4J and COS-4K)	The project would implement mitigation measure BIO-2 to reduce potential spread of invasive species. Therefore, the project would comply with this policy.
Policy COS 3.8: Where practicable, improve the ability of listed species and any native wildlife to safely cross highways and roadways to reduce human injuries and fatalities resulting from vehicle-animal collisions. (IM COS-4O)	The project does not include a roadway or highway and thus this policy does not apply.
Policy COS 3.9: Preserve and enhance healthy woodlands consistent with state law, reasonable development and fire safety considerations. (IM COS-4D)	With implementation of mitigation measure BIO-12 and Calaveras County General Plan Requirements, project-related impacts to oak woodlands and oak trees, potential impacts would be less than significant after mitigation and the project would comply with this policy.

Source: Calaveras County Conservation & Open Space Element – July 31, 2019 (Calaveras County, 2019a, p. COS 12)
IM=Implementing Measure

Oak woodlands and oak trees on the project site would be directly impacted through removal. Indirect impacts to oak woodlands result in secondary consequences, although they are often considered to be temporary. Indirect impacts would occur to oak woodlands within areas located adjacent to project sites, or immediately outside the anticipated proposed work areas and project footprint. Examples of indirect impacts include the trimming back of trees, encroachment or compaction of tree root zones, and effects of fugitive dust and mud splatter created by construction activities. Construction-related erosion, runoff, siltation, sedimentation, soil compaction, and alteration of drainage patterns could affect oak woodlands and oak trees by altering conditions within the BSA such that they become unsuitable for survival of this community and individual trees.

An UltraSystems arborist surveyed 169 onsite trees. See **Table 4.4-2** and **Figure 4.4-7**. Refer to **Appendix C** for complete tree survey data.

Table 4.4-2
TREE SURVEY DATA

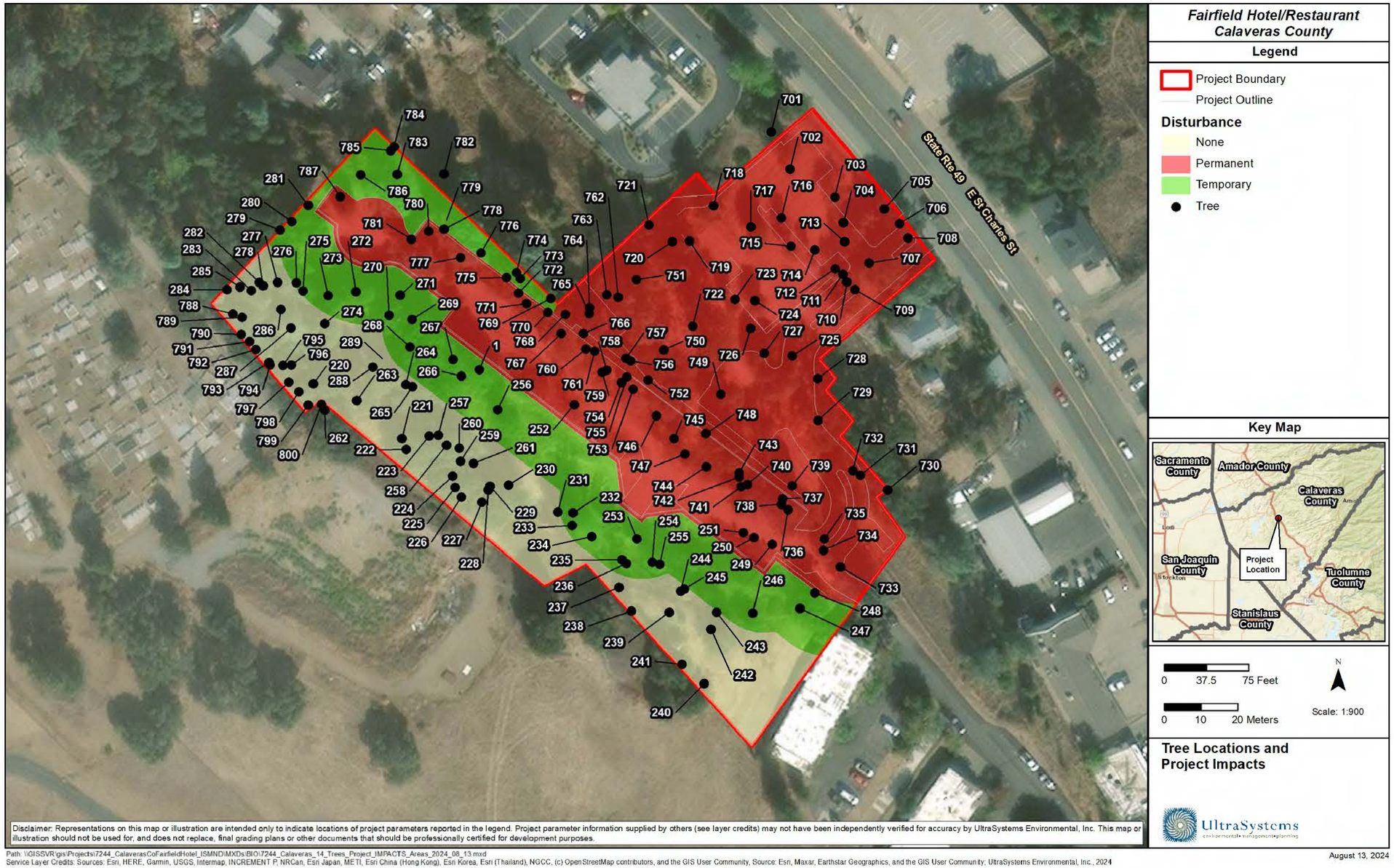
Total Trees Surveyed	Oak Woodlands Acreage
169	4.16

Source: Field Survey by Zach Nieder, Nov. 27-30, 2023

As described above, oak woodlands are protected by the County General Plan and are anticipated to incur direct impacts through removal, over-pruning, and encroachment, and indirect impacts through trimming, equipment staging, vessel movement, fugitive dust and other construction-related activities (see **Figure 4.4-7**). These impacts could result in the forced removal or death of individual trees and removal of oak woodland and may be included as part of the mitigation required by the County of Calaveras. Therefore, as described in mitigation measure **BIO-12**, a Tree Protection Zone consisting of approximately four-foot high-visibility construction fencing will be placed around the canopy of trees slated for preservation. Specific distance and placement are described in the BRE in **Appendix C**.

Direct impacts to oak woodlands are addressed through implementation of **BIO-12**, which will require project compliance with the Calaveras County General Plan (Calaveras County, 2019a). As described in **BIO-12**, the project will prepare an Oak Woodlands Evaluation Plan and an Oak Woodlands Mitigation Plan based on the requirements of the County of Calaveras. Additionally, a Tree Protection Zone consisting of approximately four-foot high-visibility construction fencing will be placed around the canopy of trees planned for preservation. Specific distance and placement are described in the BRE in **Appendix C**.

Figure 4.4–7
TREE LOCATIONS AND PROJECT IMPACTS



Mitigation Measure

BIO-12: Oak Woodlands Removal and Protection Measures

The land area requiring mitigation shall be the cumulative land area within the development footprint, plus any canopy cover that is removed beyond the footprint. Mitigation shall be implemented using the following requirements presented in Calaveras County General Plan (Calaveras County, 2019a). Additional mitigation described below includes details of how the County requirements shall be implemented.

Calaveras County General Plan COS-4D Oak Woodlands Requirements

The following measures for impacts to oak woodlands are specified in the County General Plan Conservation and Open Space Element dated July 31, 2019 (Calaveras County, 2019a, pp. COS 18-COS 19).

Develop local mitigation measures pursuant to PRC § 21083.4(b)(4) in addition to the mitigation measures provided in PRC § 21083.4(b)(1-3) to facilitate the environmental review process relative to mitigating significant direct and cumulative impacts to oak woodlands in conjunction with discretionary project approval and address pre-development removal of oaks.

In the interim, require development that is subject to a discretionary entitlement and subject to CEQA review to enlist the services of a qualified professional (meaning a qualified biologist, botanist, arborist, or Registered Professional Forester) to survey the property in question for oak woodlands and to recommend options for avoidance and/or mitigation consistent with the provisions of RPC 21083.4. If a potentially significant impact to oak woodlands is identified, the following shall apply:

- The oak woodland on the project site shall be mapped and the extent of woodland canopy proposed to be removed as a result of the proposed project shall be identified.

- If avoidance is utilized for all or part of the mitigation, the oak woodland to be avoided by the project shall be protected by identifying the dripline of the oak woodland canopy to be preserved on all construction plans and by implementation of best management practices or other measures recommended by the qualified professional to prevent damage to the woodland to be preserved.

- Mitigation consistent with the provisions of PRC 21083.4, other than avoidance, shall be applied at a ratio of 1:1 to 2:1. The ratio and the type(s) of mitigation chosen shall be informed by the recommendations of the qualified professional with respect to providing similar habitat functions and values as the woodland habitat removed as part of the project.

- If mitigation consisting of replacement planting, transplanting and/or identification of off-site mitigation through acquisition of a conservation easement is utilized, it shall be applied based on the recommendations of the qualified professional that the replacement habitat will provide similar habitat functions and values as the woodland habitat removed as a part of the project. Mitigation shall take place in Calaveras County.

Oak Woodlands Evaluation Plan

An Oak Woodlands Evaluation Plan shall be required to document the proposed extent of impact and is to be completed by a Qualified Professional and approved by the Planning Department before any ground-disturbing activities (i.e. removal of vegetation, trenching, grading, construction, etc.) occur. The Oak Woodlands Evaluation Plan shall include but not be limited to the following:

1. Site location and site plan

Description of oak woodland within the cumulative development footprint, including an evaluation of the oak woodland condition (whether it is intact, moderately degraded, and severely degraded), as well as identification of any areas of unique environmental or ecological features.

2. Inventory of oak trees within project area

Map of oak woodland within the cumulative development footprint, including oaks proposed for removal and retention. Measurement of total oak woodland area; location and area of proposed oak woodland conversion.

3. The project shall be designed to avoid oak woodlands that:

    a. Occur along waterways and/or wildlife corridors including deer migration corridors;
    b. Are connected with oak woodlands on adjacent lands including public lands;
    c. Or require avoidance based on other factors as determined by the Planning Department.

4. Location of required tree protection fencing and signage.

Proposed mitigation consistent with the requirements of the County General Plan and any state or federal environmental laws.

The Oak Woodlands Evaluation Plan shall be prepared by a qualified professional. Exceptions to this may be considered by the Planning Director based on limited scale of the project or other factors. The Planning Department shall review the Oak Woodland Evaluation Plan to determine its completeness..

Oak Woodlands Mitigation

Based on the Oak Woodland Evaluation Plan, if oak woodlands will be impacted as part of the permit, the applicant shall mitigate for loss of oak woodlands as follows:

1. The land area requiring mitigation shall be the cumulative land area within the development footprint.

2. The mitigation of oak woodlands shall take place within Calaveras County.

3. Mitigation shall be of a similar species mix, density, and viability as would be found in a naturally occurring and healthy oak woodland.

4. The project shall include one or a combination of the following measures for the equivalent area converted at the replacement ratio specified in the County General Plan Measure COS-4D, Oak Woodlands, and pursuant to PRC § 21083.4(b)(4) and § 21083.4(b)(1-3) to the satisfaction of the

Planning Director: (1) Proof of executing a conservation easement that protects oak woodland on-site or off-site as described in the Oak Woodlands Conservation Act; (2) Plant and maintain trees on an appropriate location elsewhere on the parcel or at an alternative location within the County, as approved by the Planning Director. This option may not be used to fulfill more than one-half of the mitigation requirement under this Chapter. Maintenance of trees planted pursuant to this option shall continue for at least seven years after the trees are planted. This option may also be used to restore former oak woodlands.

In-lieu fee payment to the Oak Woodlands Conservation Fund, as established under Fish and Game Code § 1363 et. Seq. for the purpose of purchasing oak woodlands conservation easements as described by Public Resources Code § 21083.4. (An applicant that chooses this option may not receive a grant from the Oak Woodlands Conservation Fund as part of project mitigation.) In-lieu fee payment made to another accredited land trust or qualified land conservation organization. An approved combination of options 1 through 3 above may be used.

Mitigation Ratio

The amount of oak mitigation required for any of the measures described in the County General Plan will be determined based on the size of the total development footprint and the overall health of the impacted oak woodland.

A. Intact oak woodlands will be mitigated at a 2:1 ratio.

B. Moderate oak woodlands will be mitigated at a 1.5:1 ratio.

C. Degraded oak woodlands will be mitigated at a 1:1 ratio.

Mitigation Option Calculations

A total of 1.61 acres of oak woodland are expected to be permanently impacted by the proposed project. The following table (**Table 4.4-3**) provides calculations for required mitigation in acreages:

Table 4.4-3
MITIGATION OPTIONS AND CALCULATIONS

Mitigation Type	Required Mitigation (acre)
Impacted Oak Woodland	3.22 (2:1 ratio)

Protection of Oak Trees Before and During Construction Activity

For all oak trees that will be retained within a project area, the following protective measures shall be implemented prior to and during construction activities:

1. Establish a Tree Protection Zone (TPZ). The Tree Protection Zone is defined as the surface area surrounding a tree, extending outward from the trunk 12 inches in radius per inch of DBH (trunk diameter at breast height). This can be applied to individual trees or connected oak woodlands. Blue oaks of any size shall be protected at 1.5 feet in radius per inch of DBH.
2. Fence off the Tree Protection Zone. A 42-inch (or taller) fence, anchored securely to the ground, shall be placed around the outermost edge of the TPZ on all sides that may be subject to

construction activity. Fencing construction that'll allow for wildlife movement, shall be installed prior to start of any construction activity and remain in place until all construction activities are completed. Each TPZ shall have a sign that reads, "Do Not Enter - Tree Protection Zone".

3. No construction activities shall be conducted in the TPZ, including but not limited to trenching, paving, driving, storage or parking of any equipment or vehicles, storage of construction materials, or dumping of any trash, soils, fuels, or liquids. The TPZ may be encroached into up to 20% of the total TPZ area, if an additional equal percentage (%) of un-disturbed contiguous space can be added to the TPZ, and it is approved by the Qualified Professional. All construction activity within the TPZ shall be supervised by the Qualified Professional, and all directions provided by the Qualified Professional shall be implemented.
4. The existing grade shall be maintained around protected trees to the maximum extent possible. Retaining walls shall be utilized when necessary and no fill shall be allowed within the TPZ.
5. No lawns or frequent irrigation shall occur within the drip line of any retained oak tree. Infrequent, deep watering is permissible beyond ten feet (10') from the trunk when needed to alleviate drought stress. If plantings are to be incorporated within the drip line of retained oak trees, drought tolerant plants that are compatible with native oaks and do not require summer irrigation may be used.
6. Pruning work within the TPZ, if required, shall be done in accordance with current ISA (International Society of Arboriculture) Best Management Practices by a professional with expertise in oak trees and be supervised by the Qualified Professional.
7. Monitoring. The qualified professional shall perform periodic assessments of the retained trees throughout the construction process. The frequency and duration of the monitoring shall be left to the discretion of the qualified professional, with a minimum interval of once a week. The developer is responsible for associated monitoring expenses.
8. A copy of "Living Among the Oaks: A Management Guide For Woodland Owners and Managers", UCANR Publication #21538, or comparable educational brochure, shall be disbursed by the County Planning Department with all appropriate project permits. https://anrcatalog.ucanr.edu/pdf/21538.pdf.
9. As an incentive, oaks and/or oak woodlands that are retained in a project and are adequately protected according to the above TPZ guidelines shall not require mitigation.

Level of Significance After Mitigation

Less Than Significant. Potential conflicts with the County General Plan would be avoided after implementation of mitigation measure **BIO-12,** which requires 1) an Oak Woodlands Evaluation Plan; and 2) an Oak Woodlands Mitigation Plan. The Oak Woodlands Mitigation Plan would require oak woodland mitigation ratios based on variables including how intact the woodlands are, the value of the habitat (i.e., high value, etc.).

With implementation of mitigation measure **BIO-12** and Calaveras County General Plan Requirements, project-related impacts to oak woodlands and oak trees, potential impacts would be less than significant after mitigation.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact

The project is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan (CDFW, 2024). No conflicts with such plans would result from the project and thus no impact would occur. No mitigation is required.

4.5 Cultural Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?				**X**
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		**X**		
c) Disturb any human remains, including those interred outside of formal cemeteries?		**X**		

Information from the Cultural Resources Inventory Report, dated February 26, 2024 (see **Appendix D**), prepared by UltraSystems for the Fairfield Hotel and Restaurant Development Project, unincorporated community of San Andreas, Calaveras County has been included within this section.

4.5.1 Methodology

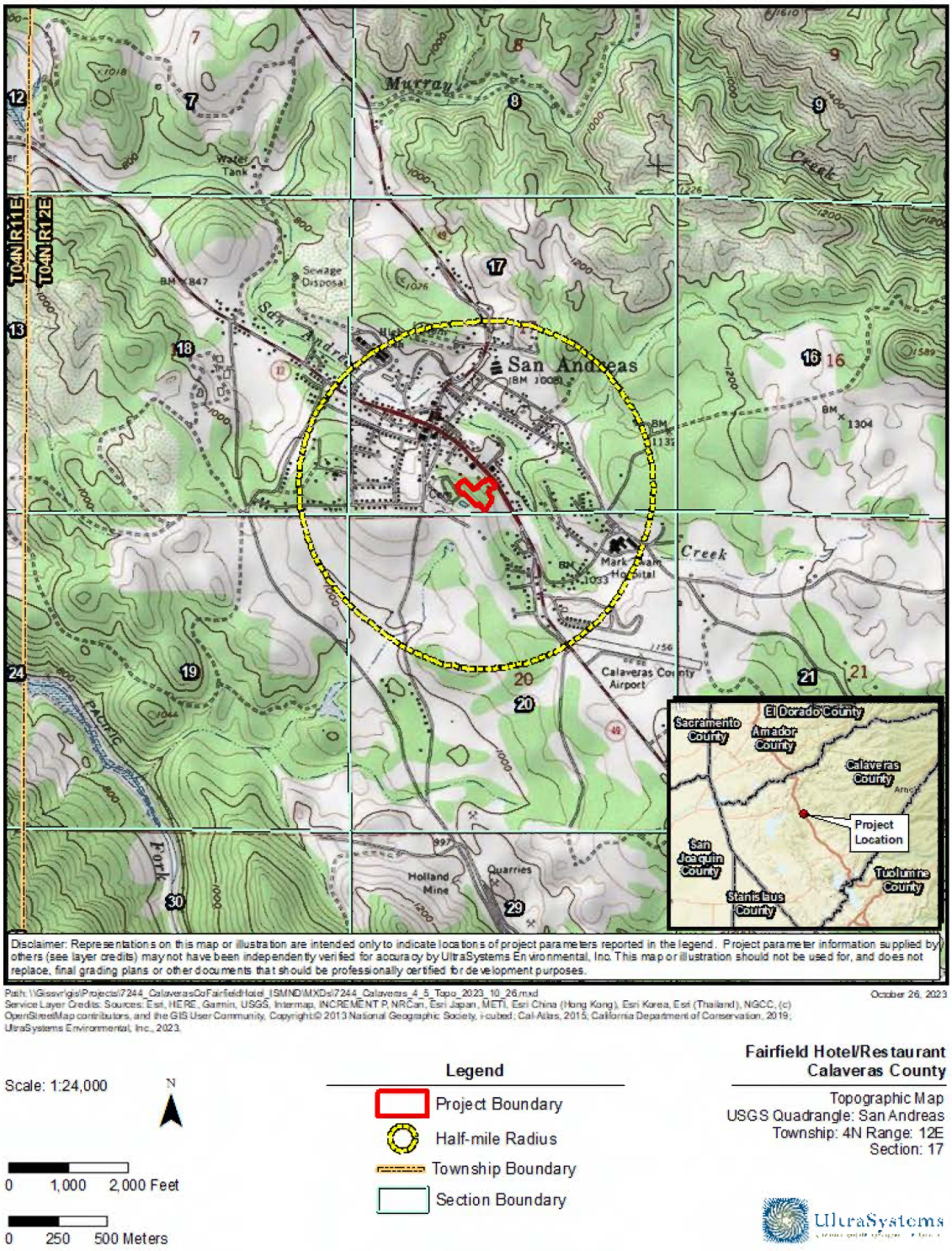
A cultural resources inventory was requested October 27, 2023 for the Fairfield Hotel and Restaurant Development Project site (**Figure 4.5-1,** *Topographic Map*) that would include a California Historic Resources Inventory System (CHRIS) records and literature search at the Central California Information Center (CCIC) at California State University, Stanislaus. The CCIC records search was received November 1, 2023. Additionally, a request was made to the Native American Heritage Commission (NAHC) to conduct a search of their Sacred Lands File (SLF) for potential traditional cultural properties as well as to provide a list of local Native American tribal organizations to contact. The NAHC request was made on November 3, 2023, and a reply was received on November 29, 2023; letters were sent to the listed tribes on December 1, 2023 and follow-up telephone calls were conducted following conclusion of the 30-day response period on January 2, 2024. A pedestrian field survey of the project site was conducted on November 28, 2023.

4.5.2 Existing Conditions

A cultural resources records search was requested from the CCIC, the local California Historical Resources Information System facility, on October 27, 2023, and the results were received November 1, 2023. No prehistoric and one historic cultural resource sites are listed for the project parcel. Ten prior surveys included the project parcel, two of which were historic property surveys which recorded the presence of the James Nuland Home (P-050002689) on the project site (see Section 4.1.1 and Section 4.1.2 and Tables 4.1-1 and Table 4.1-2 in **Appendix D**). The pedestrian field survey undertaken for this project noted considerable grading to make approximately five terraces or levels in the hillside for past residential construction and use, as well as the remaining presence of an asphalt driveway and concrete steps up to the first level associated with the James Nuland Home (see Section 4.3 in **Appendix D**), but the site was negative for prehistoric resources.

Within the 0.5-mile buffer zone, there are 90 recorded historic-era and prehistoric cultural resources. Table 4.1-1 (**Appendix D**) summarizes these resources.

Figure 4.5-1
TOPOGRAPHIC MAP



Of those 90, a total of three cultural resources have been previously recorded within and/or adjacent to the project site boundary, all of which are historic. Within the 0.5-mile buffer zone, there are a further total of 87 cultural resources. Of those 87, five represent prehistoric resources.

Of the three cultural resources that were previously recorded within or adjacent to the project area, only one of those lies within the project area boundary (P-05-002689). The other two resources (P-05-002674, P-05-002690) lie adjacent to the project boundary.

The cultural resource within the project boundary is the James Nuland Home (P-05-002689) historically known as the "W.H. Miller House/W.B. Johnson Place." It was located on 236 East St. Charles Street and was a residential property that when recorded was being used as a home but has since been demolished. According to a historic resources inventory prepared in 1983 by Judith Cunningham of the Calaveras County Museum, the following description is provided:

Rectangular one-story Classical Revival house with veranda on front and two sides. Gable ends have boxed cornices and wide cornice boards. There is an original shed-roofed extension to the rear. The house has twin doors in front, flanked by six over six paned sash windows. The siding is channeled and the construction is single u/all. The porch posts are chamfered and the baluster is of plain square posts. The 1885 lithograph shows the railing as crossed posts. There is a central stairway to the front veranda. The doors are four paneled and have glass knobs. There is a vertical board shed extension to the east of the rear section of the building and a brown shingled two-story water tower to the west rear of the house.

It was observed during the project pedestrian survey in November 2023 that the James Nuland Home was no longer extant, having been demolished apparently several years ago.

The other two resources lie adjacent to the project boundary. One of those resources is the Catholic Cemetery (P-05-002674) located on Church Hill Road and Cemetery Road, and runs along the northwest boundary of the project site. The cemetery is a four-acre historic site that is covered with tombstones and crypts, surrounded by barren ground. In May 14 of 1857, a land claim was filed by James Motter, a priest and pastor of the local San Andreas Catholic Church. The land claim was filed for and in the name of Archbishop Joseph Sadoc Alemany, bishop of the diocese. The land claim was made to encompass the top of the hill in southeast San Andreas opposite the Catholic Church and Parsonage.

The other historic resource that lies adjacent to the project boundary is the McSorley House (P-05-002690), historically known as the "Judge Arthur J. McSorley Home". The property is located at 250 East St. Charles Street. It is a residential property and is currently being used as a home. According to a historic resources inventory prepared in 1983 by Judith Cunningham of the Calaveras County Museum the following description is provided:

> This one-story house is very typical of the Queen Anne cottages constructed in San Andreas around the turn of the century. There is a gable on the eastern front, balanced by a small porch on the western front. The gable has decorated shingles and stickwork. Beneath the gable is a bay window with new aluminum windows. The porch is supported by turned posts with bandsawn brackets, there is a porch frieze of vertical elements and the porch railing is of vertical boards. The central front door is topped by a transom. The original entrance to the front door and porch is no longer remaining, it consisted of a stairway from the street level to the front porch. The

entrance is now around the side. There is a small square bay extending from the west side with a window in the center. The roof has a gablet. The siding is channeled and the windows are single pane sash with decorated lugsills. There is a new porch on the east side.

This house was constructed in October of 1896 by Arthur J. McSorley, an attorney who was Superior Court Judge of Calaveras County from 1902 to 1913. He had purchased part of the Judge Ira Hill Reed lot for his new house. The McSorley family settled in Chile Gulch in the early 1860's where they ranched and mined. The family still lives on the property. The great-nephew of Judge McSorley is John Garamendi, State Senator from Calaveras County. Both for its long association with the McSorley family and for its simple Queen Anne architecture, the house is significant to the history of San Andreas.

4.5.3 Impact Analysis

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?

No Impact

A historical resource is defined in § 15064.5(a)(3) of the *CEQA Guidelines* as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as being associated with significant events, important persons, or distinctive characteristics of a type, period or method of construction; representing the work of an important creative individual; or possessing high artistic values. Resources listed in or determined eligible for the California Register, included in a local register, or identified as significant in a historic resource survey are also considered as historical resources under CEQA.

Similarly, the National Register criteria (contained in Code of Federal Regulations Title 36 Section 60.4) are used to evaluate resources when complying with Section 106 of the National Historic Preservation Act. Specifically, the National Register criteria state that eligible resources comprise districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that (a) are associated with events that have made a significant contribution to the broad patterns of our history; or (b) that are associated with the lives of persons significant in our past; or (c) that embody the distinctive characteristics of a type, period, or method of construction, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or (d) that have yielded or may be likely to yield, information important to history or prehistory.

A substantial adverse change in the significance of an historical resource, as a result of a project or development, is considered a significant impact on the environment. Substantial adverse change is defined as physical demolition, relocation, or alteration of a resource or its immediate surroundings such that the significance of the historical resource would be materially impaired. Direct impacts are those that cause substantial adverse physical change to a historic property. Indirect impacts are those that cause substantial adverse change to the immediate surroundings of a historic property, such that the significance of a historical resource would be materially impaired.

There was an historic residence present on the project site, the James Nuland House (P-05-002689) constructed in 1860. It was recorded in 1983. However, it has since been demolished and apparently had been gone for several years prior to the 2023 field survey.

Two adjacent historic properties, the Roman Catholic Cemetery (P-05-002674) and the Judge Arthur J. McSorley House (P-05-002690) may receive visual indirect impacts only.

With no project impacts to the Catholic Cemetery or the McSorley House anticipated, there would be no substantial adverse change in the significance of a historical resource pursuant to in § 15064.5, and therefore the project would have no impact in this regard.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less than Significant Impact with Mitigation Incorporated

An archaeological resource is defined in § 15064.5(c) of the CEQA Guidelines as a site, area or place determined to be historically significant as defined in § 15064(a) of the CEQA Guidelines, or as a unique archaeological resource defined in § 21083.2 of the Public Resources Code as an artifact, object, or site that contains information needed to answer important scientific research questions of public interest or that has a special and particular quality such as being the oldest or best example of its type, or that is directly associated with a scientifically-recognized important prehistoric or historic event or person.

The past singular use of the project site for a residential structure suggests that ground on the project site has been extensively disturbed, with little native surface soil remaining. The cultural resources investigation conducted by UltraSystems which included a CHRIS records search of the project site and buffer zone, a search of the SLF by the NAHC, and pedestrian field survey, suggests there is a low potential for undisturbed unique archeological resources exist on the project site.

Based on the CCIC cultural resources records search, it was determined that there are no prehistoric resources and one historic cultural resource previously recorded within the project site boundary. Within the 0.5-mile buffer zone, there have been 89 recorded resources, five of them prehistoric and 86 historic-era, with two sites having both a prehistoric and an historic component). Table 4.1-1 in **Appendix D** summarizes these resources. The 89 historic-era resources include residences, commercial and civic buildings, religious sites, prehistoric sites, and two linear features. The project site is situated within the original old community of San Andreas and the great majority of these resources are situated to the north, east, south and west of the project parcel, with some adjacent to the project site.

Of those five sites with prehistoric resources, two of them also contain historic resources (P-05-000192, P-05-004006).

CA-CAL-114/H (P-05-000192) contains both prehistoric and historic components. It is located at the southeast end of the unincorporated community of San Andreas at and around Mark Twain St. Joseph's Hospital. A substantial prehistoric site consisting of midden deposits and areas of lithic scatters, the site contains heat-affected rock; chert, obsidian, and basalt flakes; obsidian and chert projectile points; hammerstones and pestles; and portable mortar fragments. The historical component displays evidence of remains of placer mining and ground sluicing. In 1953 over 60

burials were uncovered when groundbreaking was initiated for the building of the hospital. CA-CAL-2336/H (P-05-4006) also contains both prehistoric and historic. The resources include a surface scatter of historic-era and precontact artifacts spread along the north bank of San Andreas Creek, located with little to no context during trenching to replace a sewer line. Additional artifacts were found within the previously disturbed trench up to a depth of 125 centimeters (cm).

The remaining three resources, P-05-001604, P-05-003353, and P-05003354, are all prehistoric. CA-CAL-1292 (P-05-001604) is the Orchard Midden Site, located in a small orchard bounded by Mountain Ranch Road to the east and the Mark Twain Convalescent Home located at 900 Mountain Ranch Road to the west, and San Andreas Creek on the north. This prehistoric resource was recorded by S. Stewart on October 16, 1990, as an occupation site with sparse to dense lithic debitage concentrations, tools, and areas of midden. P-05-003353, also known as "Rock Ness," is a bedrock milling station encompassing two volcanic outcrops; Bedrock Milling Station 1 measures approximately 3.6 meters by 2.4 meters and consists of nine mortar cups; Bedrock Milling Station 2 measures approximately 1.6 meters by 1.2 meters and consists of a single mortar cup. P-05003354, also known as "Deep Pockets," is located approximately 110 meters from "Rock Ness" described above. The site is a prehistoric bedrock milling station on a volcanic outcrop that measures approximately 6.4 meters by 5.6 meters and consists of three well-defined mortar cups; two of the bedrock mortars (A and B) are very deep, 25cm and 22cm respectively.

The CCIC records search indicated there have been 10 previous cultural resource studies and/or reports that touched upon the project boundary (CA-02212, 2214, 4079, 4889, 5498, 5501, 5506, 8988, 9258, 9500) (see Table 4.1-2 in **Attachment D**). None of these were studies specifically of the project site, but included the location within much broader city, county or regional surveys.

The *Final Report of Phase l (Planning Phase) Central Sierra Historic Resource Inventory March 1981 [and] Final Report: Historic Resource Inventory, Phase II Central Sierra Planning Council (1981-1982) (*CA-02212) was prepared by Leslie Crow for the Central Sierra Planning Council in 1982. The report surveyed historic structures throughout Calaveras County, including the community of San Andreas; it lists but did not describe the McSorley House in Appendix F as #61 from the 1983 San Andreas Historic Sites Survey. The *Tour of Historic San Andreas*, (CA-02214) by Judith Cunningham of the Calaveras County Museum and Archive (no date), is a walking tour narrative of historical buildings of the community of San Andreas; the McSorley House is not mentioned here.

The *San Andreas Historic Site Survey, Calaveras County* (CA-04079) was also prepared by Judith Cunningham of the Calaveras County Museum and Archives for Calaveras County in 1983; it is a historic site survey for the community of San Andreas; the McSorley House is listed but not described here as #61 as named in the 1983 San Andreas Historic Sites Survey. An article in the *Quarterly Bulletin of the Calaveras County Historical Society, Vol. XLV, No. 3, April 1997* (CA-04889) titled *Ben Thorn, Calaveras County's Wyatt Earp. Las Calaveras,* (pages 30-33) describes Sherrif Thorn's life in San Andreas; law enforcement in the County is described from the 1850s through 1900s but neither Judge McSorley nor his house is mentioned.

Cultural Resources Inventory of Caltrans District 10 Rural Conventional Highways; Volume I: Summary of Methods and Findings (CA-05498) prepared for Caltrans in 2009 by Laura Leach-Palm, et al., from the Far Western Anthropological Research Group, Inc., and Bryan Larson, of Historical Consulting Services, Inc., reviews previously recorded prehistoric and historic resources in Calaveras County and the region; the McSorley House is listed as P-05-002690 in Appendix C but not further described. The next report is related to CA-05498 above, the *Cultural Resources Inventory of Caltrans District 10*

Rural Conventional Highways; Volume III: Geoarchaeological Study, prepared by Jeffrey S. Rosenthal and Jack Meyer of Far Western for Caltrans District 10, covers Calaveras County and the region but only dealt with prehistoric resources and so the McSorley House is not mentioned. Also related to the two reports above, the *Cultural Resources Inventory of Caltrans District 10 Rural Conventional Highways; Volume II C: Calaveras County* (CA-05506), was prepared in 2004 by Laura Leach-Palm, et al., of Far Western Anthropological Research Group, Inc., and Bryan Larson, of Historical Consulting Services, Inc.; it reviews cultural resources in Calaveras County with summaries of record searches and site data, including site records, and site-specific management recommendations; this lists the McSorley House by primary number in Table 7 but provides no description or new information.

The *Archaeological Survey Report for Director's Orders Hazard Tree Removal in District 10, Amador, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus and Tuolumne Counties, California* (CA-08988) was prepared in 2019 by Far Western Anthropological Research Group. Possibly affected resources in Calaveras County are listed by route, but the McSorley House is not among them. Study CA-09258, the *Historic Property Survey Report for Director's Orders Hazard Tree Removal Project District 10, Amador, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus and Tuolumne Counties, California, State Routes 4, 5, 12, 26, 49, 88, 108, 120 and 140; E-FIS 10-1600- 0133, EA 10-1F6403*, prepared by Sharon A. Waechter in 2019, is similar is nature to CA-08988 above covering Calaveras County resources, but again the McSorley House is not listed among properties that may be effected. The tenth study that includes the project site area is *Chronicles of San Andreas,* authored by Emmet P. Joy in 1972 (P-05-09500). This is a work prepared for the general public of the history of the community of San Andreas, describing nine topics in individual sections; the "County and Superior Court Judges" section notes Judge Arthur McSorley but does not mention his house.

A NAHC SLF search was conducted on and within a 0.5-mile buffer around the project site. The NAHC letter of November 29, 2023 did not indicate the presence of traditional cultural property within this area. Thirteen representatives of seven Native American tribes were contacted requesting a reply if they have knowledge of cultural resources in the area that they wished to share and asking if they had any questions or concerns regarding the project. These tribes included:

- California Miwok Tribe
- Calaveras Band of Mi-Wuk Indians
- Chicken Ranch Rancheria of Me-Wuk Indians
- Ione Band of Miwok Indians
- Nashville Enterprise Miwok-Maidu-Nishinam Tribe
- Tule River Indian Tribe
- Washo Tribe and Nevada and California

An email response was received on December 7, 2023, from Chairperson Silvia Burley with the California Miwok Tribe. Ms. Burley stated that "the California Valley Miwok Tribe has no comment or concerns in regard to the proposed project located at 303 East St. Charles Street in the central portion of San Andreas, CA."

On December 1, 2023, UltraSystems Historian Rodrigo Jacobo telephoned the six remaining tribes who had not responded to the original letters and emails. This was with the following tribes: The Calaveras Band of Mi-Wuk Indians, the Chicken Ranch Rancheria of Me-Wuk Indians, the Ione Band of Miwok Indians, the Nashville Enterprise Miwok-Maidu-Nishinam Tribe, the Tule River Indian Tribe, and the Washoe Tribe of Nevada and California. None of the outreach calls were answered and so messages were left describing the project and leaving a telephone number that they could call back. An email response was received from Bernadette Nieto, Tribal Administrator for the Washoe Tribe of Nevada and California on March 12, 2024 stating that the project location is outside of the

tribe's ancestral lands and they defer to their neighboring tribes. There have been no further responses to date from the remaining tribes (see contact record table included as Attachment C, in **Appendix D**).

A pedestrian survey of the project site was conducted on November 28, 2023, by Mr. O'Neil. The survey consisted of walking over, visually inspecting, and photographing the exposed ground surface of the project site using standard archaeological procedures and techniques. The project site faces East St. Charles Street to the southeast for approximately 180 feet and is approximately 430 feet deep. The southwest boundary is approximately 630 feet long bordering the Catholic cemetery and along the north portion and open land along the south portion. The elevation along East St. Charles Street is 1,038 which rises to 1,174 feet at the southwest boundary, a total of 136 feet.

The survey was conducted in five meter transects where possible, given the steep terrain. The parcel had been graded into approximately five shelves or terraces, oriented along the east and west length of the project site generally along the north-south orientation. These had apparently been graded at some time in the past to accommodate the residence and the occupants' use of the parcel. These start along the face of East St. George Street (approximately 10 feet above the street/sidewalk level) and progressed up the slope to near the top of the parcel. The shelves were of various widths (ranging from approximately 80 to 120 feet) and generally extended across the length of the parcel. They were not consistent in width. Where possible, one or more transects five feet wide were walked along the shelves, starting in the northwest corner walking northwest to southeast, then shifting eastward to the next shelf, until the last shelf overlooking East St. Charles Street was reached.

There were several debris piles of concrete seen at mid-level shelves. There were the rusted remains of a car possibly several decades old in the northwest area, and two piles of automobile tires. One of the mid-level shelves extends to the southern boundary where there is a gate that provides access to a paved road that serves an adjacent apartment complex.

There remain two features of the past residence at the project site – an asphalt driveway that extends from East St. Charles Street up to the second tier of shelves, and concrete stairs 12 feet south of the driveway that also extend from the sidewalk up to the second tier shelf. The driveway is ten feet wide and extends 106 feet from the street into the lot. The steps are four feet wide and go up 14 feet. Farther in the second shelf there is a low pile of construction debris consisting primarily of a light scatter of dark small rock (not seen elsewhere on the site) and some red clay brick, in an area approximately 32 feet east/west and 23 feet north/south. There was no associated structural foundation, household artifacts or other structural remains associated with the debris.

The project site has been intensively disturbed by the grading of the slope into the five or so shelves, leaving no remaining natural surface except possibly at the very west boundary edge. The surface was generally covered with volunteer grass generally six inches high (with signs of recent abatement) and leaf litter and other herbaceous plants recently grown from early winter rains. There are also upwards of 50 mature trees, many of them oaks (blue oak [*Quercus douglasi*], valley oak [*Q. lobata*], and grey pine [*Pinus sabiniana*]), as well as a scatter of domestic trees consisting of almond (*Prunus dulcis*), olive (*Olea europaea*) and plum (*Prunus cerasifera*).

During the survey, the project site was carefully inspected for any indication of human activities dating to the prehistoric or historic periods (i.e., 50 years or older). The areas of open soil have ground surface visibility of approximately 10 percent. The result of the pedestrian survey was negative for prehistoric cultural resources, features or isolates in the parcel. There was modern

debris and trash present; the features possibly associated with the James Nuland House residence are not of historic significance as the historic site has been sufficiently recorded by Cunningham.

However, grading and trenching activities associated with development of the project would cause new subsurface disturbance and may result in the unanticipated discovery of unique historic and/or prehistoric archaeological resources. In the event of an unanticipated discovery, implementation of mitigation measure **CUL-1** described below would ensure that impacts on archeological resources would be less than significant.

Mitigation Measure

MM CUL-1 If archaeological resources are discovered during construction activities, the contractor will halt construction activities in the immediate area and notify the County of Calaveras. The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology who will be notified and afforded the necessary time to recover, analyze, and curate the find(s). The qualified archaeologist will recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-L) form and filed with the Central California Information Center. Construction activities may continue on other parts of the project site while evaluation and treatment of prehistoric and historic archaeological resources takes place.

Level of Significance After Mitigation

With implementation of Mitigation Measure **MM CUL-1** above, the project would result in less than significant impacts to archeological resources.

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact with Mitigation Incorporated

As previously discussed in **Section 4.5.b)** above**,** the project would be built on heavily disturbed land that has been previously graded and is in a suburban area. No human remains have been previously identified or recorded onsite.

The project proposes grading activities for the installation of infrastructure including water, sewer, and utility lines; and for construction of the proposed buildings. Grading would involve new subsurface disturbance and could result in the unanticipated discovery of unknown human remains, including those interred outside of formal cemeteries. California Health and Safety Code § 7050.5 specifies the procedures to follow during the unlikely discovery of human remains. CEQA § 15064.5 describes determining the significance of impacts on archeological and historical resources. California Public Resources Code § 5097.98 stipulates the notification process during the discovery of Native American human remains, descendants, disposition of human remains, and associated grave goods.

In the unlikely event of an unexpected discovery, implementation of mitigation measure **CUL-2** would ensure that impacts related to the accidental discovery of human remains would be less than significant.

Mitigation Measure

MM CUL-2 If human remains are encountered during excavations associated with this project, all work will stop within a 30-foot radius of the discovery and the Calaveras County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the NAHC. The NAHC will be responsible for designating the Most Likely Descendant (MLD). The MLD (either an individual or sometimes a committee) will be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD will make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).

Level of Significance After Mitigation

With adherence to applicable codes and regulations protecting cultural resources and with implementation of Mitigation Measure **MM CUL-2** above, the proposed project would result in less than significant impacts to human remains.

4.6 Energy

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than Significant Impact

CEQA Guidelines § 15126.2(d) states that "uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement that provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified." Therefore, the purpose of this analysis is to identify significant irreversible environmental effects of project implementation that cannot be avoided.

Both construction and operation of the project would lead to the consumption of limited, slowly renewable, and non-renewable resources, committing such resources to uses that future generations would be unable to reverse. The new development would require the commitment of resources that include (1) building materials, (2) fuel and operational materials/resources, and (3) the transportation of goods and people to and from the project.

Electricity

Construction Use

During project construction, energy would be consumed in the form of electricity associated with the conveyance and treatment of water used for dust control and, on a limited basis, powering lights, electronic equipment, or other construction activities needing electrical power. Electric power for as-necessary lighting and electronic equipment would be supplied to the project site by Pacific Gas & Electric Company (PG&E), which provides electricity to Calaveras County (CAPCOA, 2024). The amount of electricity used during construction would be temporary and minimal, as demand would primarily stem from the use of electrically powered hand tools. Therefore, project construction

would not result in wasteful, inefficient, or unnecessary consumption of electricity, and impacts would be less than significant.

Operational Use

Project operation would require electricity for multiple purposes including, but not limited to, building heating and cooling, lighting, appliances, and electronics. Additionally, the supply, conveyance, treatment, and distribution of water used by the project would indirectly result in electricity usage. The California Emissions Estimator Model (CalEEMod), as part of the air quality and greenhouse gas emissions analyses (refer to **Section 4.3** and **Section 4.8**), was used to estimate the electricity demand for the proposed project, which is shown in **Table 4.6-1.** The per capita values are based upon the sum of an estimated hotel employee count, estimated hotel guest count, and an estimated restaurant occupancy which is reduced by an internal capture rate of five percent as assumed by the traffic study (PEG, 2024). The hotel will have approximately 18 employees and an anticipated hotel occupancy of 75 percent of capacity, or 173 guests, on average during the first year of operations (refer to **Section 3.2.1**). The restaurant will have an occupancy of 112 (refer to **Section 3.3.2**), which, when reduced by 5 percent to account for guests both staying at the hotel and eating at the restaurant, will be 106 for a total estimated population of 297.

The project proposes conventional hotel and restaurant uses reflecting contemporary energy efficient/energy conserving designs and operational programs. Additionally, the project would implement project design features such as Marriot's Serve 360 goal to source 30 percent of its overall electricity from renewable energy by the end of 2025 through on-site solar installation and electric vehicle charging where feasible (Marriot, 2023).

The project design incorporates a comprehensive array of features to ensure compliance with stringent energy efficiency and sustainability standards. At its core, the project adheres to the mandatory requirements outlined in both the 2022 California Energy Code (T24) and the 2022 California Green Building Standards Code (CALGreen), prioritizing the more stringent regulations in case of conflicts between the two.

- Building envelopes are composed of wall and roof insulation meeting the minimum requirements of T24. Moreover, all glazing for doors and windows is dual pane, meeting T24 section 110.6 specifications, including U-factors and solar heat gain coefficient (SHGC).

- Indoor water conservation is facilitated through the installation of water-saving plumbing fixtures and fittings, such as water closets, urinals, showers, and faucets, in compliance with maximum flow rates outlined in CALGreen.

- Stormwater pollution prevention measures align with all relevant stormwater discharge regulations, ensuring responsible management of runoff.

- Outdoor water usage for landscaping adheres to the more stringent of either the California Department of Resources Model Water Efficient Landscape Ordinance (MWELO) or local water-efficient landscape ordinances, as dictated by CALGreen.

- Both exterior and interior lighting systems prioritize energy efficiency, utilizing light fixtures and controls compliant with T24 standards, such controls include occupancy

sensors, daylight sensors etc.. Outdoor lighting design specifically targets light pollution reduction, aligning with the California Energy Code.

- Photovoltaic (PV) systems are integrated to generate renewable energy, meeting T24 requirements and contributing to sustainability efforts.

- HVAC systems are meticulously designed to comply with both T24 and CALGreen, featuring outside air delivery for mechanically or naturally ventilated spaces, HVAC ductwork protection, and the installation of MERV 13 air filtration media for mechanically ventilated buildings. Additionally, equipment is selected to avoid containing CFCs.
- Smoking areas are designated at least 25 feet away from building entries and outdoor air intakes, in compliance with relevant ordinances or regulations.

- Additional features include parking spaces for electrical vehicle charging, short-term bicycle parking.

- Construction waste reduction through recycling and salvage, meeting CALGreen requirements or local ordinance whichever is more stringent. Finish materials prioritize pollutant control, utilizing low VOC adhesives, sealants, paints, coatings, and formaldehyde-compliant composite wood products.

- Resilient flooring meets stringent emission standards set by the California Department of Public Health.

In essence, the project design embodies a holistic approach to sustainability, integrating a diverse array of features as required by the 2022 California Energy Code and the 2022 California Green Building Standards Code. Implementation of these project design features combined with the required Title 24 standards will ensure that the project energy demands would not be considered inefficient, wasteful, or otherwise unnecessary.

Table 4.6-1
ESTIMATED PROJECT OPERATIONAL ENERGY USE

Energy Type	Units	Value	Per Capita[a]
Onroad Motor Vehicle Travel (Fuel)[b]	Gallons gasoline/year	102,032	343.54
	Gallons diesel/year	19,698	66.32
Electricity Use	Kilowatt-hours per year	418,417	1,567
Natural Gas Use	1,000 BTU per year	1,753,012	6,566

[a] Based upon an estimated service population of 297. The per capita value for the onroad motor vehicle fuel consumption is calculated from fuel consumption by passenger vehicles (automobiles and light-duty trucks).
[b] Onroad motor vehicle fuel consumption calculated by UltraSystems using EMFAC2021(v1.0.2) emissions inventory web platform tool (ARB, 2022) and CalEEMod (Version 2022.1.1.21) (CAPCOA, 2024); see **Appendix B1**. Electricity Use calculated by UltraSystems with CalEEMod (Version 2022.1.1.21) (CAPCOA, 2024).

Natural Gas

Construction Use

Natural gas is supplied by PG&E to the County (Raney Planning and Management, Inc., 2018, p. 4.12-25) and thus to the community of San Andreas and the project site. . Construction activities, including the construction of new buildings and facilities, typically do not involve the consumption of natural gas. Any minor amounts of natural gas that may be consumed as a result of project construction would be temporary and negligible and would not have an adverse effect; therefore, construction would not result in wasteful, inefficient, or unnecessary consumption of natural gas. Therefore, impacts would be less than significant.

Operational Use

Natural gas consumption during operation would be required for various purposes, including building heating and cooling. The California Emissions Estimator Model (CalEEMod), as part of the air quality and greenhouse gas emissions analyses (refer to **Section 4.3** and **Section 4.8**), was used to estimate natural gas demand for the proposed project, which is presented in **Table 4.6-1.** The project would consume approximately 1,753,012 kBTU of natural gas per year during operation. In comparison, approximately 252,301 million cubic feet of natural gas were consumed by the commercial sector of California in 2023 (EIA, 2024). Assuming a natural gas heating value of 1,030 Btu per cubic foot (PG&E, 2023), the anticipated increase in consumption associated with one year of project operation is 0.0007 percent of the statewide use. Although implementation of the project would result in an increase in natural gas use during operation, over time, gas powered utilities will become more efficient or switch to electric due to local, state, and federal measures. The project's natural gas demands would be negligible compared to the state's annual consumption. Therefore, impacts would be less than significant.

Petroleum

Construction Use

Petroleum-based fuel consumed by construction equipment would be the primary energy resource expended over the course of construction. Transportation of construction materials and construction workers would also result in petroleum consumption. Heavy-duty construction equipment, vendor trucks, and haul trucks would use diesel fuel. Construction workers would likely travel to and from the project area in gasoline-powered vehicles. Construction for the proposed project is anticipated to take 18 months, from June 2024 to December 2025. Because of the short-term nature of construction and relatively small scale of the project, the project's petroleum consumption would be negligible when compared to California's daily total use of approximately 1.8 million barrels of petroleum.

During project construction, trucks and construction equipment would be required to comply with the ARB's anti-idling regulations. ARB's In-Use Off-Road Diesel Fueled Fleets regulation would also apply (CARB, 2022). Vehicles driven to or from the project site (delivery trucks, construction employee vehicles, etc.) are subject to fuel efficiency standards established by the federal government. Therefore, project construction activities regarding fuel use would not result in wasteful, inefficient, or unnecessary consumption, and impacts would be less than significant.

Operational Use

During operations, the majority of petroleum fuel consumption resulting from the project would involve the use of motor vehicles traveling to and from the project site, as well as fuels used for alternative modes of transportation that may be used by employees and visitors to the project site. Estimated annual project operation natural gas and electricity usage, which was estimated by CalEEMod, is shown in **Table 4.6-1**, which also shows annual gasoline and diesel fuel use.

As shown in **Table 4.6-1**, the project would consume approximately 121,730 gallons of petroleum-based fuel (gasoline plus diesel) per year during operation. In comparison, approximately 13.82 billion gallons of finished gasoline were consumed by Californians in 2021 (CEC, 2022b). The anticipated increase in consumption associated with one year of project operation is 0.0009 percent of the statewide use. Although implementation of the project would result in an increase in petroleum use during operation, over time, vehicles would use less petroleum due to advances in fuel economy. Furthermore, Employees and visitors would be able to access the project site via the public transit system, which has a stop in front of the project thereby reducing transportation-related fuel demand. Operational petroleum usage would not result in wasteful, inefficient, or unnecessary consumption, and impacts would be less than significant.

Threshold a) Impacts Summary

The proposed project would consume approximately 418,417 kilowatt-hours (kWh) of electricity per year and 1,753 million British thermal units (MMBTU) of natural gas per year. By comparison, in 2022, the latest year for which data are available, approximately 106 gigawatt hours (GWh) of electricity were consumed by the PG&E non-residential sector in Calaveras County (CEC, 2023a). PG&E supplied approximately 49,051 MMBTU of natural gas in 2022 for the non-residential sector in that same year (CEC, 2023b). The increase in electricity and natural gas demand at the project site would be negligible relative to the use in PG&E's service areas.

Continued use of energy resources is consistent with the anticipated growth within the unincorporated community and the general vicinity and would not result in energy consumption that would require a significant increase in energy production for the energy provider. Based on the information provided above, the proposed project would have a less than significant impact regarding wasteful, inefficient, or unnecessary consumption of energy resources during project construction and operation.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant Impact

Title 24 Building Energy Efficiency Standards

The Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24, Part 6, of the California Code of Regulations) were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Compliance with Title 24 will result in a decrease in greenhouse gas (GHG) emissions.

The Title 24 standards are updated on a three-year schedule, with the most current 2022 standards adopted on August 11, 2021. In December 2021, the 2022 standards were approved by the California Building Standards Commission for inclusion into the California Building Standards Code. The Building Energy Efficiency Standards (Energy Code) apply to newly constructed buildings, additions, and alterations. They are a vital pillar of California's climate action plan. The 2022 Energy Code will produce benefits to support the state's public health, climate, and clean energy goals. The 2022 Energy Code encourages efficient electric heat pumps, establishes electric-ready requirements for new homes, expands solar photovoltaic and battery storage standards, strengthens ventilation standards, and more. Buildings with permit applications applied for on or after January 1, 2023 must comply with the 2022 Energy Code. Public Resources Code §§ 25402 subdivisions (a)-(b) and § 25402.1 emphasize the importance of building design and construction flexibility by requiring the California Energy Commission (CEC) to establish performance standards, in the form of an "energy budget" in terms of the energy consumption per square foot of floor space (CEC, 2022b).

The provisions of Title 24, Part 6 apply to all buildings for which an application for a building permit or renewal of an existing permit is required by law. They regulate design and construction of the building envelope, space-conditioning and water-heating systems, indoor and outdoor lighting systems of buildings, and signs located either indoors or outdoors. Title 24, Part 6 specifies mandatory, prescriptive and performance measures, all designed to optimize energy use in buildings and decrease overall consumption of energy to construct and operate residential and nonresidential buildings. Mandatory measures establish requirements for manufacturing, construction, and installation of certain systems, equipment, and building components that are installed in buildings.

The project will implement Title 24 Building Energy Efficiency Standards such as energy efficient appliances and will not conflict with or obstruct with these California Code of Regulations.

Title 24 California Green Building Standards Code

The California Green Building Standards Code (Title 24, Part 11 code), commonly referred to as the CALGreen Code, is a statewide mandatory construction code developed and adopted by the California Building Standards Commission and the Department of Housing and Community Development. The CALGreen standards require new residential and commercial buildings to comply with mandatory measures under the topics of planning and design, energy efficiency, water efficiency/conservation, material conservation and resource efficiency, and environmental quality. CALGreen also provides voluntary tiers and measures that local governments may adopt that encourage or require additional measures in the five green building topics.

(Energy-efficient features, including insulated and glazed windows and low E coating on windows, energy-saving automatic lights, would be incorporated into building design to comply with the provisions of the California Green Building Code, Title 24, Part 11 of the California Code of Regulations. Title 24, Part 11 requires new structures to incorporate a variety of mandatory features to promote green buildings as means to improve energy efficiency, reduce water demand, promote recycling, and other measures. The project will implement the CALGreen Code and will not conflict with or obstruct these California Code of Regulations.

Calaveras County General Plan

The Calaveras County General Plan includes the following goals and policies related to energy efficiency in the Land Use Element (under goals and policies for economics and land use), the

Conservation and Open Space Element (under goals and policies for air quality/greenhouse gases), and the Public Facilities and Services Element (under goals and policies for energy and solid waste):

- **Policy LU 5.10** Encourage the development of businesses that rely on environmentally sustainable products and services, such as renewable energy, green building, water conservation and waste management and recycling (Calaveras County, 2019a, p. LU18).

- **Policy COS 4.7** Encourage energy conserving construction techniques and the use of alternative energy sources (IM COS-5E and COS-5M) (Calaveras County, 2019a, p. COS 13).

- **Policy COS 4.8** Encourage the use and installation of alternative energy generating systems, including solar, wind, bio fuel, and other systems, in new development and in retrofitting existing structures (IM COS-2E, COS-5E and COS-5M) (Calaveras County, 2019a, p. COS 13).

- **Goal PF 3** Wide use of alternative energy sources; cost-effective integrated solid waste management and systems emphasizing waste reduction and recycling (Calaveras County, 2019a, p. PF 15). .

- **Policy PF 3.1** Support the development of new energy generating technologies and facilitate the incorporation of these technologies into new development while retaining community character (IM PF-3A, PF-3B, PF-3E and PF-3F) (Calaveras County, 2019a, p. PF 15).

Developments considered under the 2035 buildout year of the General Plan, which was adopted on November 12, 2019 and last amended on October 13, 2020, would result in short-term construction-related increases in energy. Compliance with federal, state, and local standards and regulations, such as ARB's adoption of the In-Use Off-Road Diesel Vehicle Regulation and CCAPCD mitigation measures, would bring about temporary increases in gasoline and diesel consumption that do not result in significant adverse impacts on oil resources. CCAPCD mitigation measures include using grid power instead of diesel generators where feasible for job site power needs, and requiring all self-propelled off-road diesel-powered equipment and vehicles greater than 25 brake horsepower (bhp) to be equipped with an engine meeting at least Tier 1 emission standards, which are typically manufactured 1996 or later (Raney Planning and Management, Inc., 2018, p. 5-5).

The General Plan EIR states that all new structures would be subject to compliance with the 2016 California Green Building Standards Code (Raney Planning and Management, Inc., 2018, p. 5-8) and all future updates of it, which would include the most recent 2022 California Green Building Standards Code, or CALGreen. The CCAPCD lists the following measures in the case that emissions thresholds are exceeded:

a. Increase building energy efficiency rating by 10 percent above what is required by Title 24 requirements. This can be accomplished in a number of ways (increasing attic, wall or floor insulation, etc.).

b. Improvement of thermal efficiency of commercial and industrial structures as appropriate by reducing thermal load with automated and timed temperature controls, or occupancy load limits.

c. Incorporate shade trees, adequate in number and proportional to the project size, throughout the project site to reduce building heating and cooling requirements.

d. Use fleet vehicles that run on clean-burning fuels as may be practicable.

Based on the above, given that future development within Calaveras County would be required to comply with CALGreen and the Building Energy Efficiency Standards, as well as applicable CCAPCD standard mitigation measures, buildout of the General Plan would not result in the inefficient or wasteful consumption of electricity or natural gas, or conflict with or obstruct a State or local plan for renewable energy or energy efficiency (Raney Planning and Management, Inc., 2018, p. 5-8).

The proposed project would adhere to applicable federal, state, and local requirements for energy efficiency, including Title 24 standards (CALGreen and the Building Energy Efficiency Standards), applicable CCAPCD standard mitigation measures, and the General Plan. Therefore, the project would not conflict with or obstruct the goals and policies set forth in the Calaveras County General Plan and impacts would be less than significant.

4.7 Geology and Soils

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			**X**	
ii) Strong seismic ground shaking?			**X**	
iii) Seismic-related ground failure, including liquefaction?			**X**	
iv) Landslides?			**X**	
b) Result in substantial soil erosion or the loss of topsoil?			**X**	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			**X**	
d) Be located on expansive soil, as defined in Table 18-1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			**X**	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				**X**
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		**X**		

The information in this section is based on the following sources:

- Geotechnical Engineering Study, San Andreas Development, 236-300 East Saint Charles Street, APNs 042-030-014-000 & 042-031-017-000, San Andres, California. Prepared by

Condor Earth. dated September 15, 2022 (Condor Earth, 2022). A complete copy of this report is included as **Appendix E1** to this IS/MND.

- Paleontological records search and paleontological evaluation of the San Andreas area, Calaveras County, CA area performed by George Bromm (Sierra College Natural History Museum) on January 13, 2024 (Sierra College Natural History Museum, 2024) and included as **Appendix E2**.

- Mindat.org online database covering minerals, rocks, meteorites, and fossils was also used for information (Mindat.org, 2024a and 2024b).

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less than Significant Impact

The Alquist-Priolo Zones Special Studies Act defines active faults as those that have experienced surface displacement or movement during the last 11,000 years. The nearest Alquist-Priolo Earthquake Fault Zone to the project site is about 56 miles to the northeast along the West Tahoe Fault south of Lake Tahoe (see **Figure 4.7-1**). The nearest mapped fault to the project site is the Foothill Fault System, about 0.6 mile to the southwest (see **Figure 4.7-2**). No known faults are within or adjacent to the project site and project development would not exacerbate hazards arising from surface rupture of a known active fault (Condor Earth, 2022, p. 2).

ii) Strong seismic ground shaking?

Less than Significant Impact

As shown in **Figure 4.7-1**, the project is located within a seismically active region of northern California, and all structures in the region are susceptible to collapse, buckling of walls, and damage to foundations from strong seismic ground shaking. The Foothill Fault System passes about 0.6 mile to the southwest of the project site (Condor Earth, 2022; see **Figure 4.7-2**. The geotechnical engineering study sets forth seismic design parameters for use in project design and construction (Condor Earth, 2022, p. 5). The project would be designed and built in accordance with the Calaveras County Code of Ordinances; the 2022 California Building Code (CBC; Title 24, California Code of Regulations, Part 2) is adopted, with certain amendments, in § 15.04.020 of the Calaveras County Code of Ordinances as the Calaveras County Building Code. The CBC contains provisions for earthquake safety based on factors including occupancy type, the types of soil and rock onsite, and the strength of ground motion with specified probability of occurring at the site.

Although the project site is susceptible to occasional moderate/high ground shaking from seismically active fault zones in the northern California region, design, and construction in accordance with the CBC would address issues related to potential seismic ground shaking at the site. Therefore, impacts from strong seismic ground shaking would be less than significant and mitigation is not proposed.

Figure 4.7-1
ALQUIST-PRIOLO EARTHQUAKE FAULT ZONES

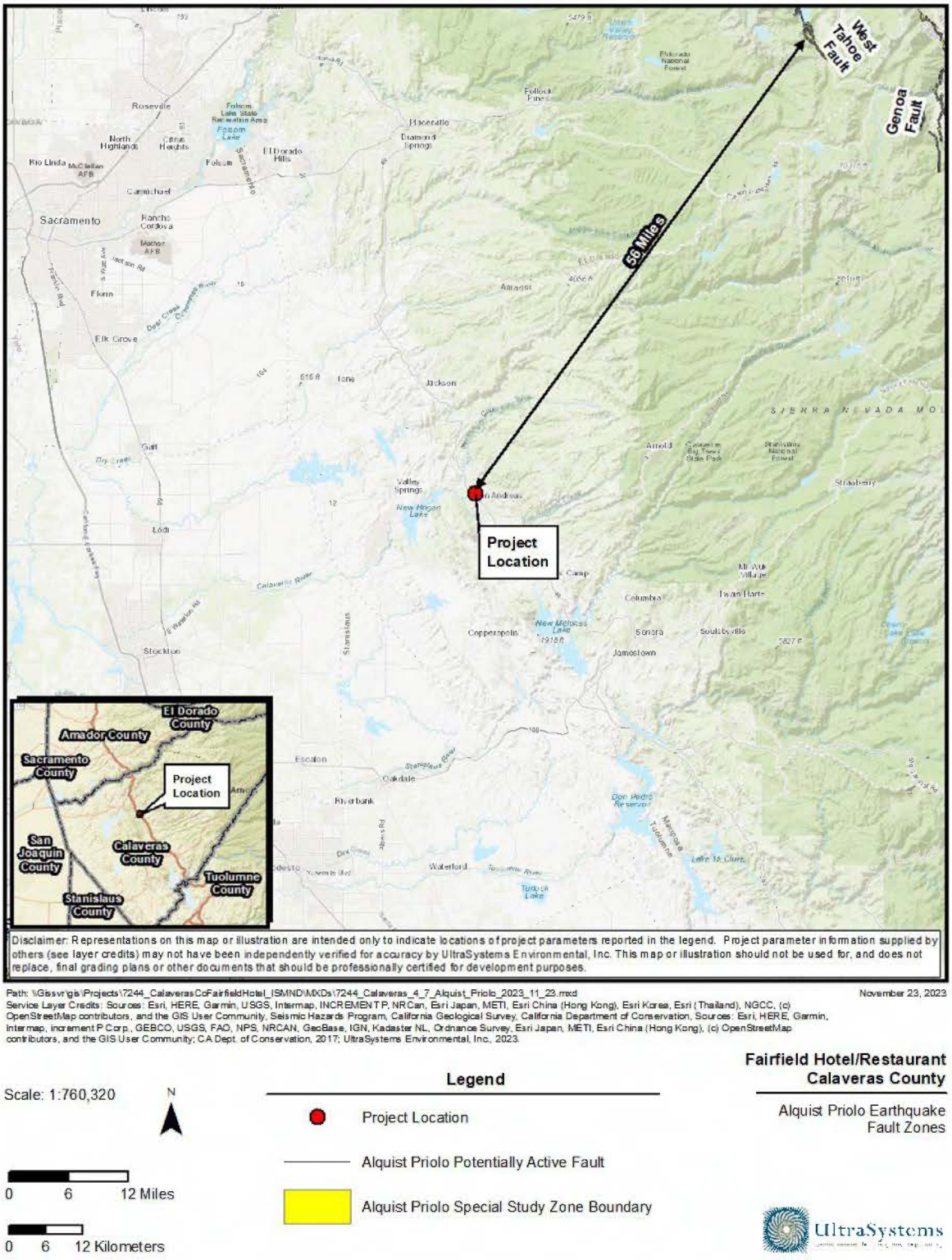
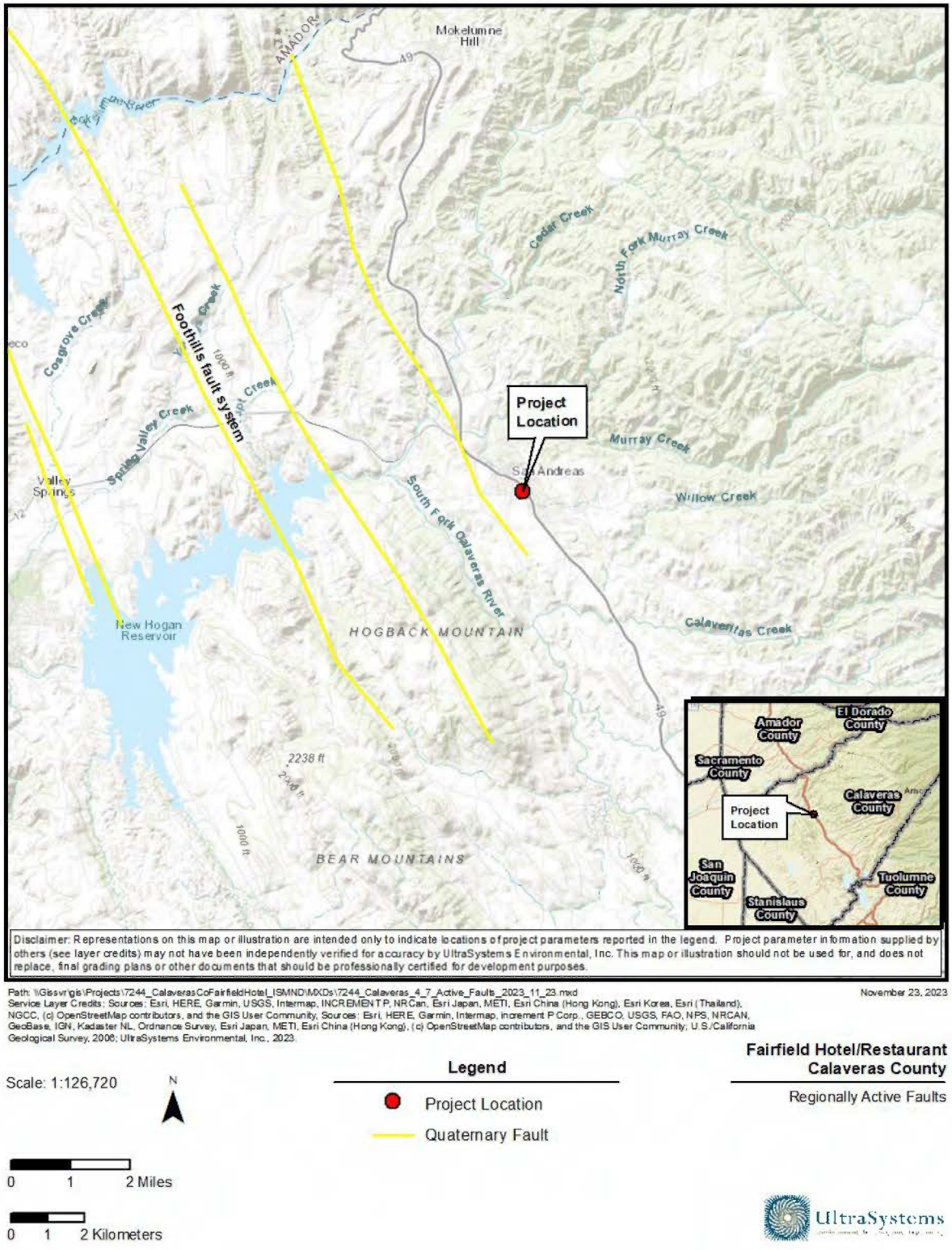


Figure 4.7-2
FAULTS IN THE PROJECT REGION



iii) Seismic-related ground failure, including liquefaction?

No Impact

Liquefaction refers to loose, saturated sand or silt deposits that behave as a liquid and lose their load-supporting capability when strongly shaken. Loose granular soils and silts that are saturated by relatively shallow groundwater are susceptible to liquefaction. No potentially liquefiable rock or soil was identified in fourteen test pits excavated as part of the geotechnical engineering study. The risk of liquefaction onsite is therefore considered non-existent (Condor Earth, 2022, p. 5).

iv) Landslides?

Less than Significant Impact

The project site has a northeast slope of about 20 percent. The geotechnical engineering study (GES) provides recommendations for slope stability and for retaining wall design (Condor Earth, 2022, Figure 5 and pp. 10-12). Impacts related to slope stability would be less than significant after compliance with relevant recommendations of the GES.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact

Construction

The project site would be most susceptible to erosion during the construction phase, when soil is exposed, and before impermeable surfaces and landscaped areas have been built and installed. The State Water Resources Control Board (SWRCB) issued the Statewide General Construction Permit, Order No. 2009-0009-DWQ, in 2009. Projects obtain coverage under the General Construction Permit by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP), estimating sediment risk from construction activities to receiving waters and specifying Best Management Practices (BMPs) that would be used by the project to minimize pollution of stormwater.

Construction BMPs are grouped in six categories: erosion control (prevents soil particles from being detached from soil surface), sediment control (prevents soil particles from being transported offsite by water and being deposited elsewhere), wind erosion control, tracking control (prevents soil from being tracked offsite by vehicles), non-stormwater management controls (prohibits discharges other than stormwater, such as those from cleaning, maintenance, and fueling of vehicles and equipment), and waste management and controls (good housekeeping practices).

Implementation of construction BMPs would reduce construction stormwater quality impacts to less than significant.

Operation

As designed, the project would be developed with a mix of impervious surfaces such as concrete and pavement; and pervious grass/landscaped areas, including landscaping, along the site boundary. This combination of impervious surfaces and landscaped areas would reduce the potential of the project for soil erosion to a negligible level during project operations.

With the implementation of soil erosion and sedimentation BMPs during the construction phase and the proposed combination of impervious and landscaped pervious surfaces during the operational phase, the project would have less than significant impacts related to soil erosion or loss of topsoil and mitigation is not proposed.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact

The project site is underlain by sandy clay soil that is grayish red, slightly moist, and very stiff to hard. The sandy clay is underlain by sandstone in the upper (northeast) and lower (southwest) parts of the site, and by conglomerate in the central part of the site. The sandstone is dark olive gray, extremely weak, soft rock. The conglomerate has low hardness and is very weak rock. The sandstone and conglomerate are both of the Mehrten Formation of Tertiary age (about 5.3 to 66 million years before present [mybp]; Condor Earth, 2022, p. 4).

Historic Tunnels and Wells

The 2003 site investigation at the adjacent El Dorado Savings Bank site revealed two tunnels in the basement of a former building on that property; one trended S20E, was approximately four feet high, three feet wide and 90 feet long and terminated about 15 below the ground surface in the sidewall of a 4-foot diameter water well. The well was approximately 68 feet deep, with water at about 63 feet. This water well was outside the parcel boundary of the El Dorado Savings Bank project and no other investigation of the well was performed as the location was not a concern during construction of the bank. The second tunnel trended N27W, was two feet wide, three feet high and terminated after about 12 feet.

In 2005, during site grading for the bank project, a large diameter borehole was unearthed after demolition of a second building on the parcel. The borehole was approximately 3.5 feet in diameter, approximately 53 feet deep. Condor provided El Dorado Savings Bank recommendations dated June 13, 2005, for closure of the two tunnels and one large-diameter borehole.

During field work on the proposed project site, Condor located a 4-foot diameter water well within the footprint of the planned hotel. The well ground surface elevation is approximately 1,060 feet. The well is currently covered with rotten timbers; a pressure tank is adjacent to the well, and a pipe from the tank runs down into the well. These features are covered by a large shrub growing next to the well. A light shown down the well did not illuminate the well bottom nor any tunnels or drifts. Assuming this is the same water well discovered at the end of a 90-foot-long tunnel trending S20E described above, Condor has shown the approximate tunnel location (see Figure 2 in Condor, 2022). Based on the estimated well ground surface elevation of 1,060 feet, the tunnel crown is approximately 1,045 feet. The planned restaurant floor elevation in the project drawings is 1,050 feet. A photo of the well is provided in Appendix E of the Condor report.

A second large-diameter borehole was identified within the proposed project footprint partially beneath the existing concrete paved driveway accessing the site from Saint Charles Street. This borehole is backfilled to within 3 feet of the ground surface. However, the quality of the backfill (i.e., dirt, rock, cement, or concrete) was not investigated (Condor Earth, 2022, pp. 2-3).

Liquefaction and Landslides

Impacts related to liquefaction and landslides are discussed above in **Section 4.7 a)**.

Lateral Spreading

Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. The downslope movement is due to gravity and earthquake shaking combined. Hazards arising from lateral spreading onsite are considered to be negligible due to the non-existent potential for liquefaction onsite as discussed above in **Section 4.7 a)**.

Collapsible Soils

The Geotechnical Engineering Study sets forth recommendations for site clearing and grubbing, grading, excavation of utility trenches, and design and construction of foundations and retaining walls (Condor Earth, pp. 5-12). The GES recommends that existing soils be removed to a depth of at least two feet below existing native grade (Condor Earth, 2022, p. 9). Hazards related to project development arising from collapsible soils would be less than significant after compliance with such recommendations.

Subsidence

The major cause of ground subsidence is the excessive withdrawal of groundwater. Soils with high silt or clay content are particularly susceptible to subsidence. The project site is not in an area of subsidence mapped by the USGS (USGS, 2024). Project development would not exacerbate hazards related to ground subsidence.

d) Would the project be located on expansive soil, as defined in Table 18-1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less than Significant Impact

Expansive soils shrink and swell with changes in soil moisture. Soil moisture may change from landscape irrigation, rainfall, and utility leakage. The GES provides recommendations for preparation of building pads before construction, including moisture conditioning soil or rock to two to four percent above their optimal moisture content (Condor Earth, 2022, p. 7). After compliance with recommendations in the GES, project development would not exacerbate hazards from expansive soils, and impacts would be less than significant.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact

The project site would connect to the Community of San Andreas existing sewer system; therefore, the project would not use septic tanks or alternative wastewater disposal systems. For this reason, no impacts associated with septic tanks or alternative waste-water disposal systems would occur.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant Impact with Mitigation Incorporated

Significant paleontological resources are determined to be fossils or assemblages of fossils that are unique, unusual, rare, uncommon, or diagnostically important. Significant fossils can include remains of large to very small aquatic and terrestrial vertebrates or remains of plants and animals previously not represented in certain portions of the stratigraphy. Assemblages of fossils that might aid stratigraphic correlation, particularly those offering data for the interpretation of tectonic events, geomorphologic evolution, and paleoclimatology are also critically important.

The Calaveras County General Plan indicates that Calaveras County has yielded paleontological resources and geologic features, and it is likely that such resources will continue to be encountered in the County (Calaveras County, 2020, COS-9). Damage to or destruction of a paleontological resource would be considered a potentially significant impact under local, State, or federal criteria.

The Conservation and Open Space Element of the County General Plan includes several goals, policies, and implementation measures related to the preservation of prehistoric, archaeological, cultural, historical, and paleontological resources. In particular, the following policy would apply to the Project site:

COS 7.1: New development shall be designed to avoid significant cultural and paleontological resources to the extent feasible (Calaveras County, 2020, COS14).

The Sierra College Natural History Museum was contacted to conduct a paleontological records search and paleontological evaluation of the San Andreas area, Calaveras County, California. This search and evaluation were conducted by George Bromm, Sierra College Natural History Museum on January 13, 2024, and provided a response via email on February 13, 2024, which is included as **Appendix E2**. This search resulted in no records being found. However, based upon the geology of the area (see attached map in **Appendix E2**) and where the Fairfield Hotel/Restaurant footprint location was estimated, the bedrock has been mapped as Miocene Mehrten formation. The Mehrten formation varies in thickness but generally consists of lahar (volcanic mud flows) in the upper part of the formation and a river deposited conglomerate at the formation's base (Sierra College Natural History Museum, 2024). As stated above, the Mehrten Formation is of Tertiary age (about 5.3 to 66 million years before present [mybp]; Condor Earth, 2022, p. 4).

The lahar material in other counties, such as Placer and Mono, has produced fossil flora in the form of petrified wood/twigs and leaf material. There was one record of a thoracic vertebra neural arch of a gomphothere (elephant) found in the Mehrten in Sacramento County. Provided that the alluvial cover in the project area is not substantial, there may be a chance that fossil material could be found in this formation within this project area. The nearby Paleozoic (Permian) Calaveras formation composed of metamorphic marine sediments generally do not preserve fossils due to metamorphism (cooked); however, limestone lenses have produced recognizable marine invertebrate fossils in other counties. The communication summarized that overall, the likelihood of uncovering substantial fossil resources is slim in this area (Sierra College Natural History Museum, 2024).

Mindat.org, a nonprofit online database covering minerals, rocks, meteorites, and fossils, was also consulted to identify fossil localities in the project region (Mindat.org, 2024a, 2024b)..

The two nearest fossil localities to the project site listed in the Mindat database are:

- Chili Gulch, about 2.7 miles to the northwest, produced fossils of entelodontidea (pig-like mammals) of Oligocene age, that is, about 30.8 to 33.3 million years before present (mybp). The rock types at the surface in the area of Chili Gulch are slate and sandstone (Mindat.org, 2024a).

- USGS Mesozoic locality 24317, about 5.3 miles to the south, produced fossils of ammonitida (ammonites, a type of mollusk related to squid, octopus, and nautilus) of Jurassic age (about 151-161 mybp). The rock types at the surface in the area of locality 24317 are slate and sandstone (Mindat.org, 2024b).

With these nearby fossil localities, there is the potential that paleontological resources may be present at the project site as well.

While there are no known unique paleontological resources within the project area (Sierra College Natural History Museum, 2024), there is always the potential for a previously unknown resource to be discovered during ground disturbing activities. Excavations or grading that extend into Mehrten Formation sandstone and conglomerate may encounter fossils. Grading and excavation activities associated with development of the proposed project would cause new subsurface disturbance and could result in the unanticipated discovery of paleontological resources, for which mitigation is required. Implementation of Mitigation Measure **GEO-1** would ensure steps would be taken to reduce impacts to paleontological resources in the event that they are discovered during construction. This would ensure that any potentially significant impacts would be reduced to a less than significant level regarding this topic.

Mitigation Measure

MM GEO-1 In the event a paleontological or other geologically sensitive resources (such as fossils or fossil formations) are identified during any phase of project development, all excavations within 100 feet of the find shall be temporarily halted until the find is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall notify the appropriate representative at Calaveras County who shall coordinate with the paleontologist as to any necessary investigation of the find. If the find is determined to be significant under CEQA, the County shall implement those measures which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code Section 21083.2.

Level of Significance After Mitigation

With implementation of **MM GEO-1**, potential impacts to paleontological resources would be reduced to a less than significant level.

4.8 Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

4.8.1 Background Information on Greenhouse Gas Emissions

Life on Earth depends on energy coming from the sun. About half the light reaching Earth's atmosphere passes through the air and clouds to the surface, where it is absorbed and then radiated upward in the form of infrared heat. About 90 percent of this heat is then absorbed by carbon dioxide (CO_2) and other greenhouse gases (GHG) and radiated back toward the surface, which is warmed to a life-supporting average of 59 degrees Fahrenheit (°F) (NASA, 2023).

Human activities are changing the natural greenhouse. Over the last century, the burning of fossil fuels such as coal and oil has increased the concentration of atmospheric CO_2. This happens because the coal or oil burning process combines carbon in the fuel with oxygen in the air to make CO_2. To a lesser extent, the clearing of land for agriculture, industry, and other human activities has increased concentrations of GHGs (NASA, 2023).

GHGs are defined under the California Global Warming Solutions Act of 2006 (AB 32) as CO_2, methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) and sulfur hexafluoride (SF_6). Associated with each GHG species is a "global warming potential" (GWP), which is a value used to compare the abilities of different GHGs to trap heat in the atmosphere. GWPs are based on the heat-absorbing ability of each gas relative to that of CO_2, as well as the decay rate of each gas (the amount removed from the atmosphere over a given number of years). The GWPs of CH_4 and N_2O are 25 and 298, respectively (GMI, 2023). "Carbon dioxide equivalent" (CO_2e) emissions are calculated by weighting each GHG compound's emissions by its GWP and then summing the products.

Carbon Dioxide (CO_2). Carbon dioxide is a colorless, odorless gas consisting of molecules made up of two oxygen atoms and one carbon atom. It is produced when an organic carbon compound (such as wood) or fossilized organic matter (such as coal, oil, or natural gas) is burned in the presence of oxygen. Since the industrial revolution began in the mid-1700s, industrial activities have increased in scale and distribution. Prior to the industrial revolution, CO_2 concentrations were stable at a range of 275 to 285 parts per million (ppm; IPCC, 2007). The National Oceanic and Atmospheric Administration's Earth System Research Laboratory indicates that the global concentration of CO_2 was 416.59 ppm in August 2023 (ESRL, 2023). These concentrations of CO_2 exceed by far the natural range over the last 650,000 years (180 to 300 ppm) as determined from ice cores.

Methane (CH_4). Methane is a colorless, odorless non-toxic gas consisting of molecules made up of four hydrogen atoms and one carbon atom. CH_4 is combustible, and is the main constituent of natural gas, a fossil fuel. It is released when organic matter decomposes in low oxygen environments. Natural sources include wetlands, swamps and marshes, termites, and oceans. Anthropogenic sources include the mining of fossil fuels and transportation of natural gas, digestive processes in ruminant animals such as cattle, rice paddies, and the buried waste in landfills. Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of CH_4. Other anthropogenic sources include fossil-fuel combustion and biomass burning.

Nitrous Oxide (N_2O). Nitrous oxide is a colorless, non-flammable gas with a sweetish odor, commonly known as "laughing gas," and sometimes used as an anesthetic. N_2O is naturally produced in the oceans and in rainforests (USEPA, 2011). Manmade sources of N_2O include the use of fertilizers in agriculture, nylon and nitric acid production, cars with catalytic converters, and the burning of organic matter. Concentrations of N_2O also began to rise at the beginning of the Industrial Revolution.

HFCs, PFCs, and SF_6 would not be emitted in significant amounts by the Fairfield Hotel/Restaurant – Calaveras County Project sources, so they are not discussed further.

Regulatory Setting

Calaveras County is in the Mountain Counties Air Basin (MCAB). GHGs are regulated at the national, state, and air basin levels; each agency has a different degree of control. The U.S. Environmental Protection Agency (USEPA) regulates at the national level; the Air Resources Board (ARB) regulates at the state level; and the Calaveras County Air Pollution Control District (CCAPCD) regulates at the air basin level in the Fairfield Hotel/Restaurant – Calaveras County project area.

FEDERAL REGULATIONS

The USEPA collects several types of GHG emissions data. These data help policymakers, businesses, and the USEPA track GHG emissions trends and identify opportunities for reducing emissions and increasing efficiency. The USEPA has been maintaining a national inventory of GHG emissions since 1990 and in 2009 established mandatory reporting of GHG emissions from large GHG emissions sources.

The USEPA is also achieving GHG reductions through partnerships and initiatives, evaluating policy options, costs, and benefits, advancing the science, partnering internationally and with states, localities, and tribes, and helping communities adapt.

Corporate Average Fuel Economy (CAFE) Standards

In May 2010, the USEPA finalized the first-ever national GHG emissions standards under the Clean Air Act, and the National Highway Traffic Safety Administration (NHTSA) finalized Corporate Average Fuel Economy (CAFE) standards under the Energy Policy and Conservation Act. The 2010 CAFE standards were for model year 2012 through 2016 light-duty vehicles (USEPA, 2023a). In April 2020, NHTSA and USEPA amended the CAFE and GHG emissions standards for passenger cars and

light trucks and established new less stringent standards, covering model years 2021 through 2026 (NHTSA, 2021).

Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule

On September 27, 2019, the USEPA and the NHTSA published the Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule Part One: One National Program (NHTSA, 2020), which revoked California's authority to set its own GHG emissions standards and set zero-emission vehicle (ZEV) mandates in California. The loss of the ZEV sales requirements would likely result in additional gasoline-fueled vehicles being sold in the State and criteria emissions increasing. On April 30, 2020, USEPA and NHTSA issued the Final SAFE Rule (USEPA, 2023b), which relaxed the federal GHG emissions and CAFE standards resulting in the probable increase of CO_2 emissions. However, this regulation was repealed on December 21, 2021, by the Biden administration (NHTSA, 2021).

State Regulations

Executive Order (EO) S 3-05

On June 1, 2005, the Governor issued EO S 3-05, which set the following GHG emission reduction targets:

- By 2010, reduce GHG emissions to 2000 levels;
- By 2020, reduce GHG emissions to 1990 levels;
- By 2050, reduce GHG emissions to 80 percent below 1990 levels.

To meet these targets, the Climate Action Team (CAT)[17] prepared a report to the Governor in 2006 that contained recommendations and strategies to help ensure that the targets in EO S-3-05 are met.

Assembly Bill 32 (AB 32)

In 2006, the California State Legislature enacted the California Global Warming Solutions Act of 2006, also known as AB 32. AB 32 focuses on reducing GHG emissions in California. AB 32 required that GHGs emitted in California be reduced to 1990 levels by the year 2020. The ARB is the state agency charged with monitoring and regulating sources of emissions of GHGs that cause global warming. AB 32 also required that by January 1, 2008, the ARB determine what the statewide GHG emissions level was in 1990 and that it approve a statewide GHG emissions limit, so it may be applied to the 2020 benchmark. The ARB approved a 1990 GHG emissions level of 427 million metric tons of CO_2e ($MMTCO_2e$), on December 6, 2007, in its Staff Report. Therefore, in 2020, emissions in California were required to be at or below 427 $MMTCO_2e$.

Under the "business as usual (BAU)" scenario established in 2008, statewide emissions were increasing at a rate of approximately one percent per year, as noted below. It was determined that the 2020 estimated BAU of 596 $MMTCO_2e$ would have required a 28 percent reduction to reach the 1990 level of 427 $MMTCO_2e$.

[17] The Climate Action Team (CAT) members are state agency secretaries and the heads of agencies, boards, and departments, led by the Secretary of the California Environmental Protection Agency (Cal/EPA). They coordinate statewide efforts to implement global warming emission reduction programs and the state's Climate Adaptation Strategy.

Climate Change Scoping Plan

The first AB 32 Scoping Plan (ARB, 2008) contained the main strategies to achieve the 2020 emissions cap. The plan was developed by the ARB with input from the CAT and proposed a comprehensive set of actions designed to reduce overall carbon emissions in California, improve the environment, reduce oil dependency, diversify energy sources, and enhance public health while creating new jobs and improving the state's economy. The GHG reduction strategies contained in the AB 32 Scoping Plan included direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system.

In May 2014, the ARB adopted the First Update to the AB 32 Scoping Plan (ARB, 2014). This update identified the next steps for California's leadership on climate change. It described the progress made to meet the near-term objectives of AB 32 and defined California's climate change priorities and activities for the next several years. It also framed activities and issues facing the state as it develops an integrated framework for achieving both air quality and climate goals in California beyond 2020.

In the original AB 32 Scoping Plan, the ARB approved a total statewide GHG 1990 emissions level and 2020 emissions limit of 427 million metric tons (MT) of CO_2e. As part of the update, the ARB revised the 2020 Statewide limit to 431 million MT of CO_2e, an approximately one percent increase from the original estimate. The 2020 Business as Usual forecast in the update is 509 million MT of CO_2e. The state would have needed to reduce those emissions by 15.3 percent to meet the 431 million MT of CO_2e 2020 limit.

In November 2017, the ARB published the 2017 AB 32 Scoping Plan (ARB, 2017), which built upon the former AB 32 Scoping Plan and updates by outlining priorities and recommendations for the state to achieve its 2030 GHG target of a 40 percent reduction in GHGs by 2030, compared to 1990 levels. The major elements of the framework proposed were: the enhancement of the Renewables Portfolio Standard (RPS) and the Low Carbon Fuel Standard (LCFS); a Mobile Source Strategy, a Sustainable Freight Action Plan, Short-Lived Climate Pollutant Reduction Strategy, Sustainable Communities Strategies, and a Post 2020 Cap and Trade Program; a 20 percent reduction in GHG emissions from the refinery sector; and an Integrated Natural and Working Lands Action Plan.

On November 16, 2022, the ARB circulated its Final 2022 Scoping Plan for Achieving Carbon Neutrality (ARB, 2022). It identifies a technologically feasible, cost-effective path to achieve carbon neutrality by 2045 or earlier. Through the lens of carbon neutrality, the plan expands the scope to more meaningfully consider how our natural and working lands (NWL) contribute to our long-term climate goal.

Renewables Portfolio Standard (Scoping Action E-3)

The California Energy Commission estimates that in 2000 about 12 percent of California's retail electric load was met with renewable resources. Renewable energy includes (but is not limited to) wind, solar, geothermal, small hydroelectric, biomass, anaerobic digestion, and landfill gas. California's current RPS is intended to increase that share to 44 percent by 2024. Increased use of renewables will decrease California's reliance on fossil fuels, thus reducing emissions of GHGs from the electricity sector. Governor Brown signed into legislation Senate Bill (SB) 350 in October 2015,

which requires retail sellers and publicly-owned utilities to procure 50 percent of their electricity from eligible renewable energy resources by 2030.

Senate Bill 375 (SB 375)

Senate Bill (SB) 375 passed the Senate on August 30, 2008, and was signed by the Governor on September 30, 2008. Per SB 375, the transportation sector is the largest contributor to GHG emissions and contributes approximately 45 percent of the GHG emissions in California, with automobiles and light trucks alone contributing almost 30 percent. SB 375 indicates that GHGs from automobiles and light trucks can be reduced by new vehicle technology. However, significant reductions from changed land use patterns and improved transportation also are necessary. SB 375 states, "Without improved land use and transportation policy, California will not be able to achieve the goals of AB 32." SB 375 does the following: (1) requires metropolitan planning organizations to include sustainable community strategies in their regional transportation plans for reducing GHG emissions; (2) aligns planning for transportation and housing; and (3) creates specified incentives for the implementation of the strategies.

Executive Order B-30-15

On April 29, 2015, the governor issued Executive Order B-30-15, which added an interim target of GHG emissions reductions to help ensure the State meets its 80 percent reduction by 2050, as set in EO S-3-05. The interim target is to reduce GHG emissions by 40 percent by 2030. It also directs state agencies to update the Scoping Plan, update the Adaptation Strategy every three years, and take climate change into account in their planning and investment strategies. Additionally, it requires the state's Five-Year Infrastructure Plan will take current and future climate change impacts into account in all infrastructure projects.

Title 24

California Code of Regulations Title 24 Part 6: California's Building Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. Although these standards were not originally intended to reduce GHGs, energy-efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions. The standards are updated every three years, to allow consideration and possible incorporation of new energy-efficient technologies and methods. The 2019 standards were a major step towards meeting the Zero Net Energy goal by the year 2030. The latest iteration is the 2022 Energy Code, adopted on August 11, 2021, that builds upon California's goals towards building decarbonization and net carbon neutrality by emphasizing energy-efficient innovations (CEC, 2022b). Its four areas of focus for the construction of new buildings include encouraging electric heat pump technology, establishing electric-ready requirements, expanding solar photovoltaic (PV) system and battery storage standards, and strengthening ventilation standards.

4.8.1.1 Calaveras County General Plan

The General Plan of Calaveras County was adopted on November 12, 2019 (Calaveras County, 2023), and has undergone various modifications in different elements since then. One of these elements is the Conservation & Open Space Element, which was last modified on February 4, 2020 (Calaveras County, 2020). This element contains several goals and policies related to greenhouse gas emissions within the County, which are listed below.

- **Goal COS-4B** Greenhouse gas emissions associated with vehicular travel, electric power generation, and energy use in compliance with applicable state goals and standards.

- **Policy COS 4.4** Develop and adopt a comprehensive strategy to assist in achieving the emission reduction goals of AB 32. (IM COS-5B, COS-5C and COS5D)

- **Policy COS 4.5** Encourage retention of existing mature trees in landscaping for new development, consistent with fire protection needs, to facilitate carbon sequestration. (IM LU-4A and LU-4C)

- **Policy COS 4.7** Encourage energy-conserving construction techniques and the use of alternative energy sources. (IM COS-5E and PF-3A)

- **Policy COS 4.8** Encourage the use and installation of alternative energy generating systems, including solar, wind, bio fuel, and other systems, in new development and in retrofitting existing structures. (IM COS-2E, COS5E and PF-3A)

In addition to the goals and policies presented above, the General Plan includes the following Implementation Measures (IMs) related to GHG emissions.

- **IM COS-2E Green Waste**. Review the zoning ordinance and Air Pollution Control District regulations and amend as necessary to facilitate the development of green waste to energy projects and other projects that convert green waste to products.

- **IM COS-5B GHG Baseline for Calaveras County**. Undertake a greenhouse gas (GHG) emissions inventory to establish baseline levels of GHGs generated from all major emission sources in the County consistent with the requirements of Assembly Bill 32 (California Global Warming Solutions Act of 2006).

- **IM COS-5C GHG Reduction Plan**. Develop a GHG reduction plan outlining the strategies, goals, and actions for contributing to the overall reduction in greenhouse gas (GHG) emissions consistent with AB 32.

- **IM COS-5D Green Waste Collection**. Provide green waste collection programs at County-operated landfill and transfer stations where feasible. Utilize public/private partnerships to utilize green waste in alternative uses and waste to energy facilities.

- **IM COS-5E** Incentives for Alternative Energy. Modify the County's development standards and zoning ordinance to provide incentives for providing alternative energy producing facilities compatible with surrounding uses, such as solar arrays in parking lots that serve to provide shade and energy production. Coordinate with and support state and federal programs that assist landowners in energy conservation and production.

4.8.2 Impact Analysis

The following thresholds of significance are based on criteria in Appendix G of the State CEQA Guidelines. A project has the potential to create a significant environmental impact if it would:

- Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment; or

- Conflict with an applicable plan, policy, or regulation adopted to reduce emissions of GHG.

a) Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant Impact

Construction is an episodic, temporary source of GHG emissions. Emissions are generally associated with the operation of construction equipment, the import or export of soil, and the disposal of construction waste. As explained by the California Air Pollution Control Officers Association (CAPCOA) in its 2008 white paper (CAPCOA, 2008), the information needed to characterize GHG emissions from the manufacture, transport, and end-of-life of construction materials would be speculative at the CEQA analysis level; CEQA does not require an evaluation of speculative impacts (CEQA Guidelines § 15145). Therefore, the construction analysis does not consider such GHG emissions but does consider non-speculative ones.

The South Coast Air Quality Management District (SCAQMD) has set a policy objective to capture 90 percent of all GHG emissions with a screening level of 3,000 MT of CO_2e per year. Therefore, the SCAQMD recommends that this value be used by lead agencies for residential and commercial developments, including industrial parks and warehouses (SCAQMD, 2008).

As there are no local GHG emissions standards in Calaveras County[18] and the MCAB, the SCAQMD's recommended standard has been used for analysis of this project. Thus, the threshold for GHG emissions for this project is 3,000 MT of CO_2e per year.

Estimated GHG emissions were calculated using the California Emissions Estimator Model (CalEEMod), Version 2022.1.1.21 (CAPCOA, 2024), which was described in **Section 4.3.7**. The results of this analysis are presented in **Table 4.8-3**. The total construction GHG emissions would be **634 metric tons CO_2e**. In keeping with standard practice, construction GHG emissions were amortized over 30 years. The amortized value, **21.13 $MTCO_2e$**, has been added to the project's annual operational GHG emissions. (See below.) Modeling results are in **Appendix B.** For each construction year, annual GHG emissions would be far below the threshold of 3,000 MT of CO_2e per year and therefore would be less than significant. No mitigation is necessary.

Table 4.8-3
PROJECT CONSTRUCTION-RELATED GHG EMISSIONS

Year	Annual Emissions (MT)			
	CO_2	CH_4	N_2O	CO_2e
2024	337	0.01	0.02	344
2025	288	0.01	0.01	290
Total	**625**	**0.02**	**0.03**	**634**

Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.21) (CAPCOA, 2024)

[18] The CCAPCD regulates GHG emissions in Calaveras County.

Operational GHG Emissions

The proposed project includes the development of the four-story Fairfield Inn and Suites by Marriott, an approximately 45,220-square-foot building with 79 hotel rooms and a separate restaurant of about 2,527 square feet. on a combined 4.14-acre site. This would result in operational emissions from area sources, motor vehicles, and energy demand. The operational GHG emissions calculated by CalEEMod Version 2022.1.1.21 (CAPCOA, 2024) are shown in **Table 4.8.4**. Total annual unmitigated emissions from the project, including the amortized construction emissions, would be **1,266 MTCO$_2$e per year**.

Table 4.8-4
PROJECT OPERATIONAL GHG EMISSIONS

Emissions Source	Estimated Project Generated CO_2e Emissions (Metric Tons per Year)
Area Sources	0.70
Energy Demand (Electricity & Natural Gas)	132
Mobile (Motor Vehicles)	1,093
Solid Waste Generation	14.2
Water Demand	4.67
Construction Emissions[a]	21.13
Total	**1,266**

[a] Total construction GHG emissions were amortized over 30 years and added to those resulting from the operation of the project.
Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.21) (CAPCOA, 2024).

Therefore, under the first significance criterion, GHG emissions would be less than significant, and no mitigation is necessary.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHG?

Less than Significant Impact

As was noted in **Section 4.8.1**, the General Plan includes several goals and policies that reduce GHG emissions, and helps to quantify emissions reductions. The proposed project would not conflict with any of the GHG emission reduction policies. As was demonstrated in **Section 4.11**, the proposed project would have less than significant impacts in relation to consistency with local land use policies or regulations. Therefore, the project would not hinder the GHG emission reductions of the General Plan Update.

4.9 Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			**X**	
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?			**X**	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school?			**X**	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			**X**	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				**X**
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			**X**	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				**X**

The analysis for this section refers to the Phase I Environmental Site Assessment (Phase I ESA) by AWR Environmental (AWR) dated May 2022 (Refer to **Appendix F**). A Phase I ESA report presents information conducted from a site reconnaissance of the project area, historical developments of the project site, and a comprehensive database search to determine if the project site contains potentially Recognized Environmental Conditions (RECs).

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact

Construction

The project site is vacant. The Phase 1 ESA identified a historical structure (likely residential) on the site in aerial photographs dated 1984 and 1998; the structure was destroyed between 1998 and 2006 (AWR, 2022, p. 11).

A records review conducted as part of the Phase I ESA (refer to **Appendix F**) undertaken for the project site identified a gas station in front of the project site at 326 East Charles Street. However, the current location of the gas station is about 300 feet downgradient (northwest) from the proposed project site. No gas station on the project site was identified in historical aerial photographs or other documents. It was concluded that the address for the gas station in the database was erroneous (AWR, 2022, p. 6).

Calaveras Tire and Auto Shop, at 282 East Charles Street, is listed in hazardous waste databases. A gas station and underground storage tanks (USTs) were removed from that site in 1986. The Central Valley Regional Water Resources Control Board closed the case in 2015. That site is not considered an environmental concern for the proposed project.

The San Andreas Mini-Mart, at 401 East St. Charles Street, 847 feet southeast of the project site, is listed for removals of tanks in 1991 and 2017. A tank removal in 2017 revealed petroleum contaminated soil beneath the tanks and a work plan was submitted in May 2018 to perform additional site investigation. That site is not considered an environmental concern for the proposed project (AWR, 2022, p. 6). The locations of the Calaveras Tire and Auto Shop and San Andreas Mini-Mart are shown on **Figure 4.9-1**.

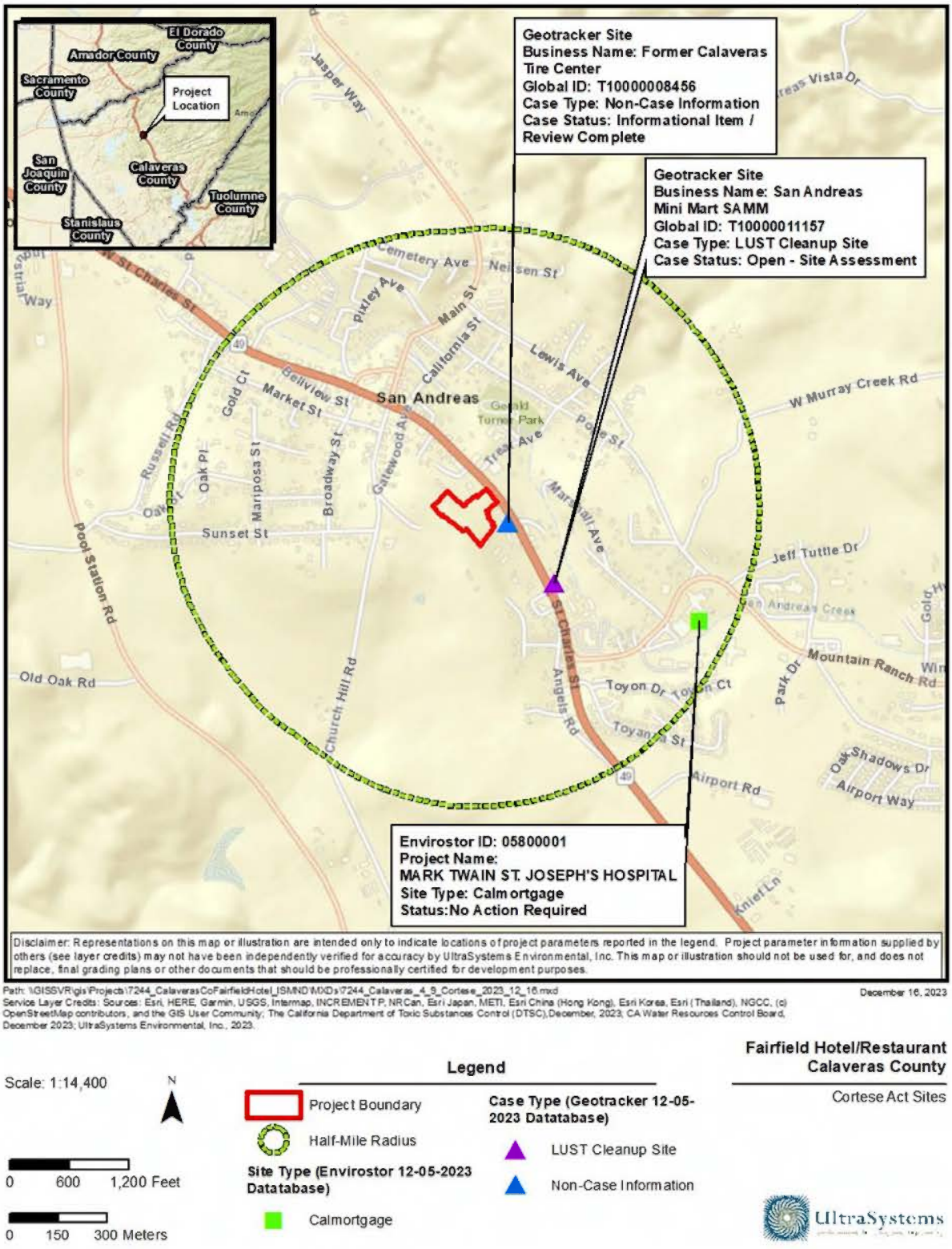
Based on a review of the database report, USTs were present, or still are present at other sites within a 0.25-mile radius including:

- 169 E St Charles St.: Wells Fargo Bank San Andreas
- 141 E St Charles St.: Gas Mart
- 81 St Charles St., Art's Auto Service
- 287 Church Hill Rd.
- 10 E St Charles St.: Showtime Video

Based on a review of the location, topography, and historical records, these sites are not considered environmental concerns for the proposed project (AWR, 2022, p. 6).

Project construction would involve use of hazardous materials such as fuels, lubricants, degreasers, paints, pesticides, and fertilizers. Chemical transport, storage, and use would comply with the Resource Conservation and Recovery Act (RCRA); Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA); Occupational Safety and Health Administration (OSHA); California hazardous waste control law; California Division of Safety and Health (DOSH); Calaveras County Air Pollution Control District (CCAPCD), Calaveras County Environmental Health (CCEH), and San Andreas Fire Protection District (SAFPD) requirements.

Figure 4.9-1
CORTESE ACT SITES



Compliance with applicable laws and regulations would ensure that impacts associated with routine transport, use, or disposal of hazardous materials during project construction would be less than significant.

Operation

The project would require the transport, storage, use, and disposal of certain chemicals typically used for cleaning and landscaping purposes, such as commercial cleansers, paints, and lubricants for maintenance and upkeep of the proposed buildings and landscaping. These materials would be stored, handled, and disposed of in accordance with applicable regulations. The proposed project would not involve the routine transport, use, or disposal of quantities of hazardous materials that may create a significant hazard to the public or environment. Therefore, hazardous materials impacts from project operation would be less than significant.

b) Would the project 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?

Less than Significant Impact

Construction

Project construction would involve transport, storage, and use of chemical agents, solvents, paints, and other hazardous materials commonly associated with construction activities. Chemical transport, storage, and use would comply with RCRA; CERCLA; OSHA; California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5, Hazardous Waste Control); DOSH; CCAPCD; CCEH; and SAFPD requirements. The construction contractor would maintain equipment and supplies onsite for containing and cleaning up small spills of hazardous materials; and in the event of a release of hazardous materials of quantity and/or toxicity that onsite workers could not safely contain and clean up, would notify CCEH immediately.[19] Therefore, compliance with applicable laws and regulations during project construction would reduce the potential for accidental releases of hazardous materials, and construction hazards impacts would be less than significant.

Operation

Project operation would involve the handling and storage of materials such as commercial cleansers, solvents and other janitorial or industrial-use materials, paints, and landscape fertilizers/pesticides during project operations. However, these materials would be stored, handled, and disposed of in accordance with applicable regulations and would not be stored in amounts that would create a significant hazard to the public or the environment through accidental release. The project would have a less than significant impact.

[19] Calaveras County Environmental Health (CCEH) is the Certified Unified Program Agency (CUPA) for Calaveras County; the Certified Unified Program coordinates and makes consistent enforcement of several state and federal regulations governing hazardous materials. CCEH also provides emergency responses to hazardous materials incidents in Calaveras County (CCEH, 2024).

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact

No schools are within 0.25 mile of the project site. Project development would not expose persons at a school to substantial hazards through hazardous emissions or handling hazardous materials. No impact would occur.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less than Significant Impact

Government Code § 65962.5 requires the Department of Toxic Substances Control (DTSC) to compile and update, at least annually, lists of the following:

- Hazardous waste and substances sites from the DTSC EnviroStor database.
- Leaking Underground Storage Tank (LUST) sites by county and fiscal year in the State Water Resources Control Board (SWRCB) GeoTracker database.
- Solid waste disposal sites identified by SWRCB with waste constituents above hazardous waste levels outside waste management units.
- SWRCB Cease and Desist Orders (CDOs), and Cleanup and Abatement Orders (CAOs).
- Hazardous waste facilities subject to corrective action pursuant to § 25187.5 of the Health and Safety Code, identified by DTSC.

These lists are collectively referred to as the "Cortese List." The project site is not included on the Cortese List (see **Figure 4.9-1**). The records review completed as part of the Phase 1 ESA identified a gas station in front of the project site. However, based on the current location of the gas station and historical documents, the gas station is concluded to be at 326 East St. Charles Street, about 300 feet south/southwest of the project site. The gas station is not considered to be an environmental concern for the project site (AWR, 2022, p. 6).

No other hazardous materials site listings were identified on the project site. Project development would not create a significant hazard to the public or the environment. Impacts would be less than significant.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact

The nearest public-use airport to the project site is Calaveras County Airport, approximately 3.3 miles to the southeast (Caltrans, 2019) as shown on **Figure 4.9-2**. The project site is outside of zones surrounding Calaveras County Airport where land uses are regulated to minimize aviation-related hazards to persons on the ground; and outside of noise compatibility contours for the airport (Calaveras County Airport Land Use Commission, 2010). Project development would not cause airport-related hazards, or excessive noise, to persons at the project site. No impact would occur and no mitigation is required.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact

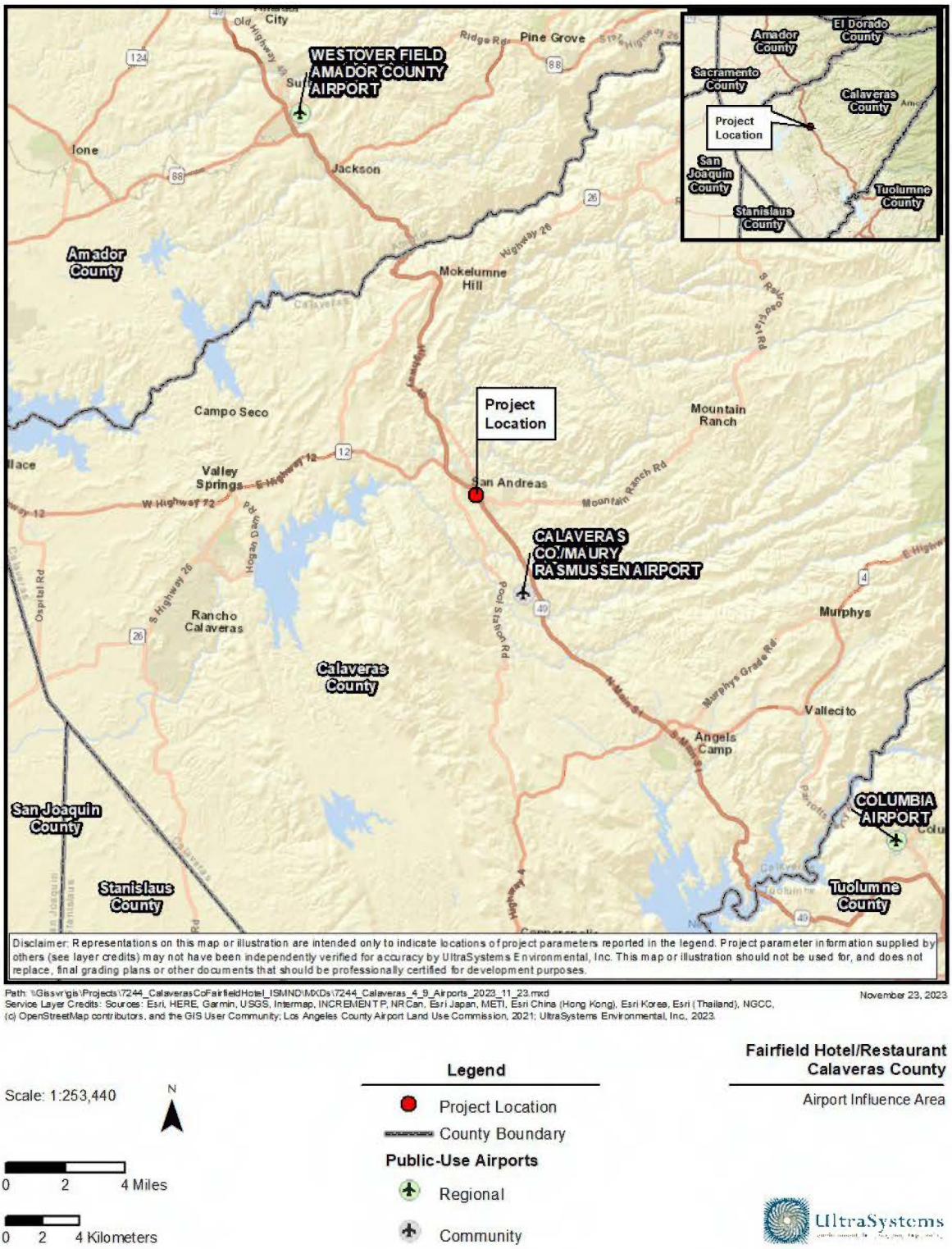
Construction

The Calaveras County Emergency Operations Plan, adopted in 2019, sets forth roles and responsibilities for County officials in emergency responses and plans for continuity of County government, as well as an assessment of hazards present or potentially present in the County (Calaveras County, 2019b). The Calaveras County Multi-Jurisdictional Hazard Mitigation Plan provides additional assessments of risk and sets forth mitigation strategies (Calaveras County, 2021). Project development would involve installing utility laterals connecting to existing utilities in St. Charles Street, which is State Route 49. Such work could involve temporary closures to one lane of St. Charles Street. Work in the St. Charles Street right-of-way would require an encroachment permit from Caltrans. Caltrans would require maintenance of emergency access through the work area as a permit condition. Compliance with Caltrans requirements for traffic management during construction in the public ROW would ensure that the project would have a less than significant impact.

Operation

Project operation would not block traffic on St. Charles Street or other local roadways. The project would provide emergency access to the proposed buildings compliant with California Fire Code § 503. Therefore, impacts would be less than significant.

Figure 4.9-2
AIRPORTS IN THE PROJECT REGION



g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less than Significant Impact

The California Department of Forestry and Fire Protection (CAL FIRE) developed Fire Hazard Severity Zones (FHSZ) for State Responsibility Areas (SRA) and Local Responsibility Areas (LRA).

Very High Fire Hazard Severity Zone (VHFHSZ) designation refers to either:

wildland areas supporting high-to-extreme fire behavior resulting from climax fuels typified by well-developed surface fuel profiles (e.g., mature chaparral) or forested systems where crown fire is likely. Additional site elements include steep and mixed topography and climate/fire weather patterns that include seasonal extreme weather conditions of strong winds and dry fuel moistures. Burn frequency is typically high, and should be evidenced by numerous historical large fires in the area. Firebrands from both short- (<200 yards) and long-range sources are often abundant.

OR

developed/urban areas typically with high vegetation density (>70 percent cover) and associated high fuel continuity, allowing for frontal flame spread over much of the area to progress impeded by only isolated non-burnable fractions. Often where tree cover is abundant, these areas look very similar to adjacent wildland areas. Developed areas may have less vegetation cover and still be in this class when in the immediate vicinity (0.25 mile) of wildland areas zoned as Very High (see above).

The project site is not in a fire hazard severity zone (FHSZ) mapped by CAL FIRE. However, a part of the south project site boundary abuts a Moderate FHSZ within a State Responsibility Area (SRA, that is, where the State is responsible for the costs of wildfire prevention and suppression) (see **Figure 4.9-2**). No FHSZs in LRA—where Calaveras County is responsible for the costs of wildfire prevention and suppression—are mapped near the project site (see **Figure 4.9-3**).

Project development would not expose people or structures to substantial hazards from wildfire (see further analysis in ***Section 4.20****, Wildfire*), and impacts would be less than significant.

03-03-2023

Figure 4.9-3
FIRE HAZARD SEVERITY ZONES – STATE RESPONSIBILITY AREA

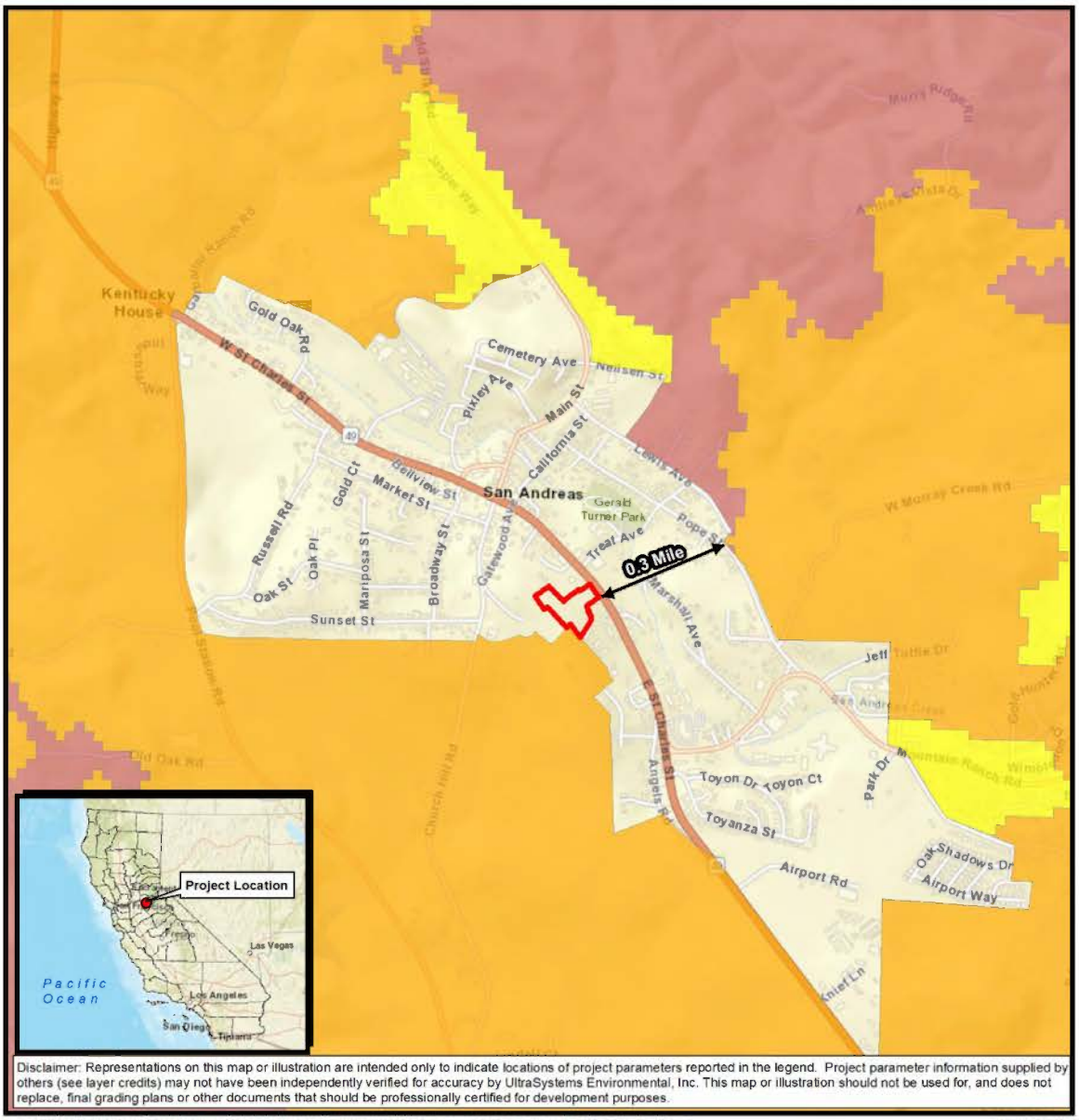
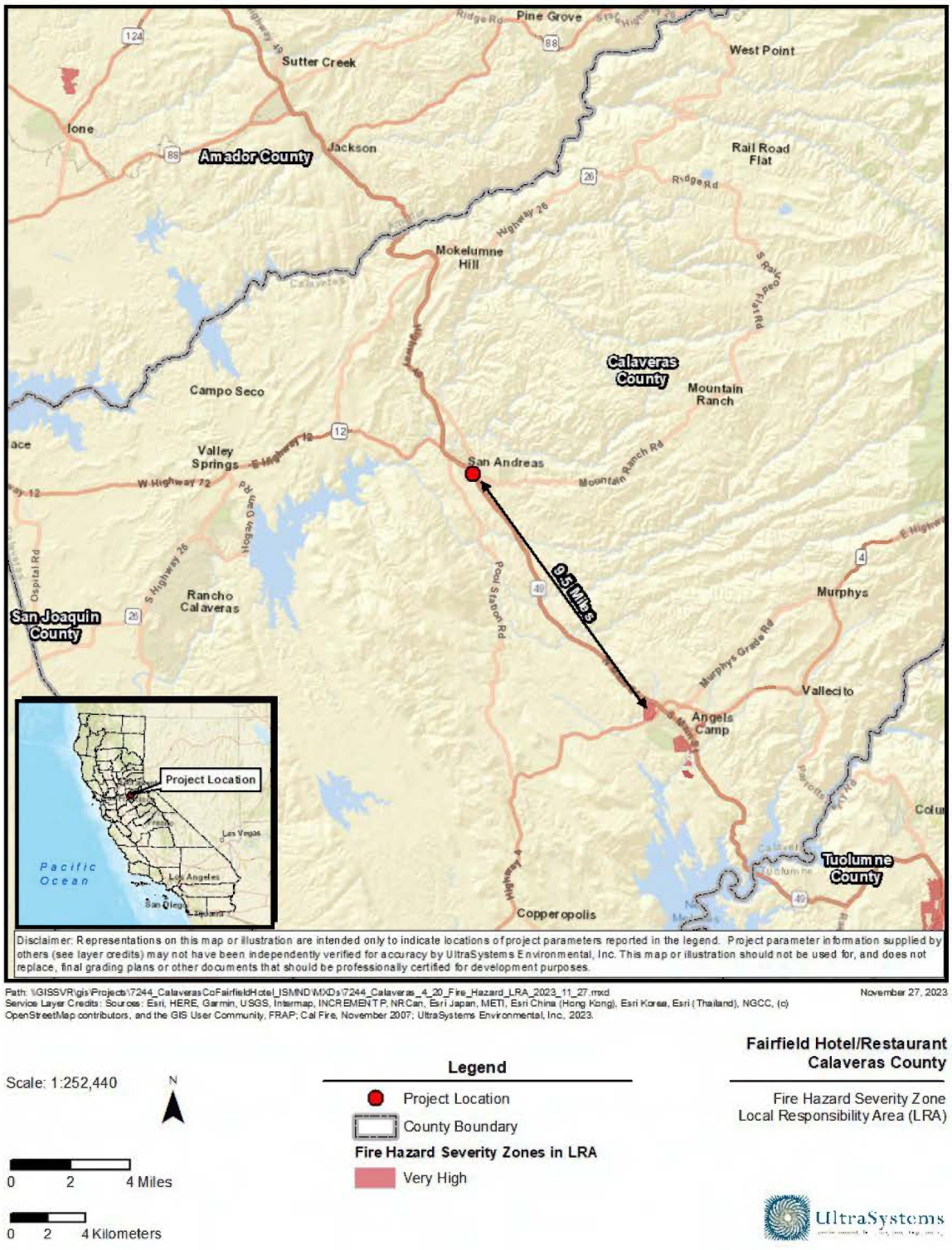


Figure 4.9-4
FIRE HAZARD SEVERITY ZONES – LOCAL RESPONSIBILITY AREA



4.10 Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i) result in substantial erosion or siltation on or offsite;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant Impact

The California State Water Resources Control Board requires its nine Regional Water Quality Control Boards (RWQCBs) to develop water quality control plans (Basin Plans) designed to preserve and enhance water quality and protect the beneficial uses of all Regional waters. Specifically, Basin Plans

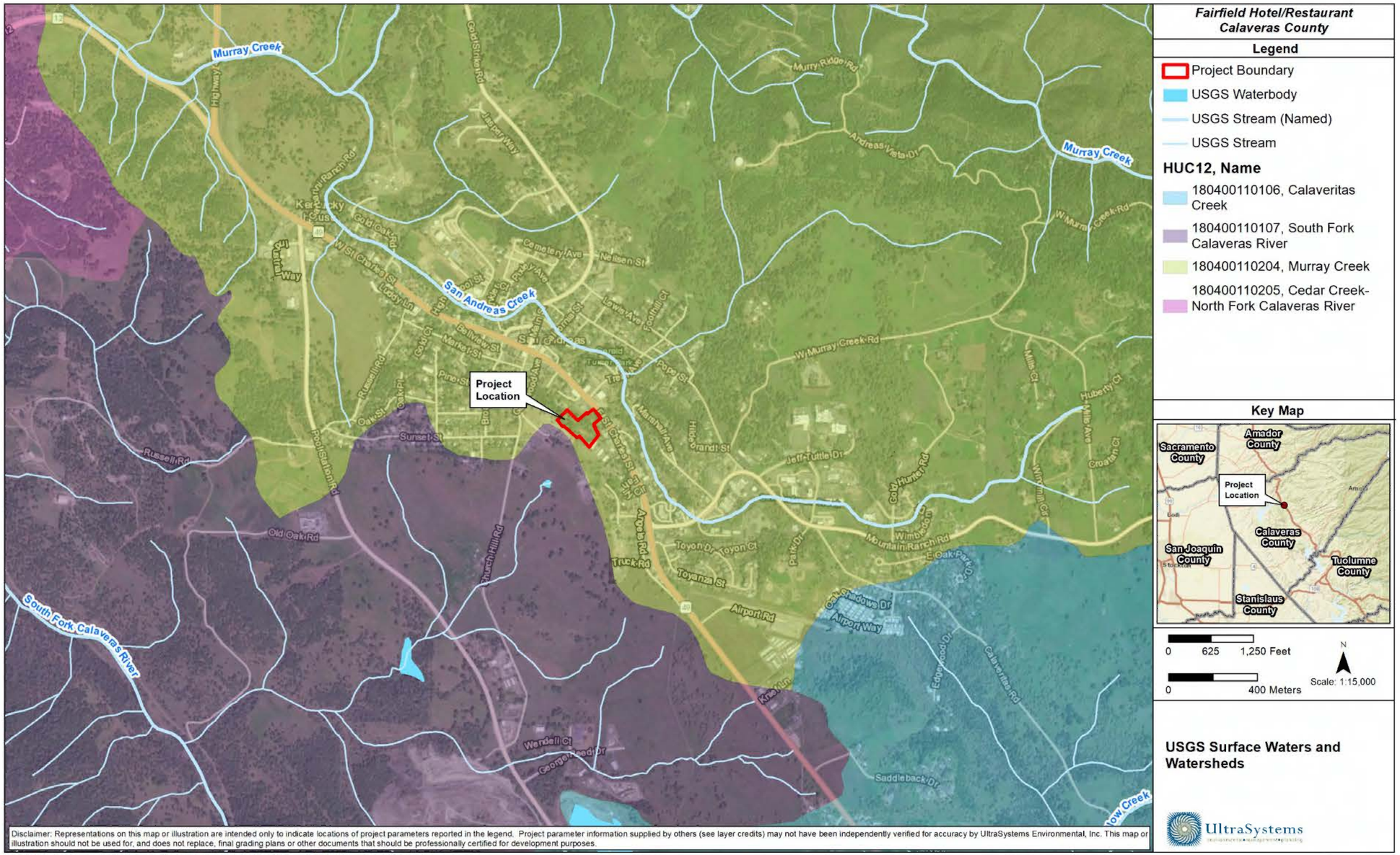
designate beneficial uses for surface waters and groundwater, set narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State antidegradation policy, and describe implementation programs to protect all waters in the Regions. In addition, Basin Plans incorporate by reference all applicable State and Regional Board plans and policies, and other pertinent water quality policies and regulations. The proposed project is under the jurisdiction of the Central Valley (Region 5) RWQCB.

As shown in **Figure 4.10-1,** *USGS Surface Waters and Watersheds*, the project site is located near the southwestern edge of the USGS Murray Creek Hydrologic Unit (HU; HU Code 180400110204), which drains an area of approximately 27.2 square miles. The Murray Creek HU is within the larger North Fork Calaveras River HU (HU Code 1804001102), which drains approximately 125 square miles (USEPA, 2022) of southwestern Calaveras County. Stormwater generated on the project site is discharged into the South Fork Calaveras River (CCPW, 2007), which drains into New Hogan Lake. New Hogan Lake was created in 1964 with the completion of New Hogan Dam and covers 4,333 water acres (USACE, 2024). Water released from New Hogan Lake enters the Calaveras River, which joins the San Joaquin River west of Interstate 5 (I-5). The San Joaquin River discharges into the Pacific Ocean via Suisun Bay and San Pablo Bay (USEPA, 2022).

Development of the project has the potential to result in two types of water quality impacts: (1) short-term impacts due to construction-related discharges; and (2) long-term impacts from operation. Temporary soil disturbance would occur during project construction, due to earth-moving activities such as excavation and trenching for foundations and utilities, soil compaction and moving, cut and fill activities, and grading. Disturbed soils are susceptible to high rates of erosion from wind and rain, resulting in sediment transport via stormwater runoff from the project area. Erosion and sedimentation affect water quality of receiving waters through interference with photosynthesis, oxygen exchange, and respiration, growth, and reproduction of aquatic species. Runoff from construction sites may include sediments and contaminants such as oils, fuels, paints, and solvents. Additionally, other pollutants such as nutrients, trace metals, and hydrocarbons can attach to sediment and be carried by stormwater into storm drains which discharge eventually to the Pacific Ocean.

Spills and mishandling of construction materials and waste may also potentially leave the project site and negatively impact water quality. The use of construction equipment and machinery may potentially result in contamination from petroleum products, hydraulic fluids, and heavy metals. Contamination from building preparation materials such as paints and solvents, and landscaping materials such as fertilizers, pesticides, and herbicides may also potentially degrade water quality during project construction. Trash and demolition debris may also be carried into storm drains and discharged into receiving waters.

Figure 4.10-1
USGS SURFACE WATERS AND WATERSHEDS



Path: \\GISSVR\gis\Projects\7244_CalaverasCoFairfieldHotel_ISMND\MXDs\BIO\7244_Calaveras_4_10_Surface_Water_2024_02_19.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; USGS, 2020; UltraSystems Environmental, Inc., 2024.

February 19, 2024

Construction Pollutants Control

The project proponent is required by the California State Water Resources Control Board (SWRCB) to obtain coverage under a General Permit for Discharges for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order WQ 2022-0057-DWQ, NPDES No. CAS000002; General Permit), as authorized by § 402 CWA, NPDES for projects which will disturb one or more acres of soil during construction. The General Permit requires potential dischargers of pollutants into waters of the U.S. to prepare a site-specific Stormwater Pollution Prevention Plan (SWPPP), which establishes enforceable limits on stormwater and non-stormwater discharges, requires effluent monitoring, designates reporting requirements, and requires construction BMPs to reduce or eliminate point and non-point source discharges of pollutants. Additionally, BMPs must be maintained, inspected before and after each precipitation event, and repaired or replaced as necessary.

Additionally, Calaveras County Grading and Drainage Ordinance, § 15.05.170 *Erosion and Sediment Control Measures*, requires that "all grading and earthwork activities within unincorporated Calaveras County shall employ best management practices to minimize erosion and to control sediment discharges to the maximum extent practicable in accordance with the Manual and as required by the most recently adopted version of the State Water Resources Control Board's "General Permit for Discharges of Storm Water Associated with Construction Activities'." (Calaveras County, 2007). The County has produced a design manual for grading, drainage, and erosion control (CCPW, 2012; Design Manual) to supplement the Grading and Drainage Ordinance.

Because the project is required by the SWRCB to comply with all applicable conditions of the General Permit, and is required by the County to adhere to the County's Grading and Design Ordinance and the County Public Works Design Manual, potential violations of water quality standards or waste discharge requirements during project construction would be less than significant.

Operational Pollutant Controls

The County of Calaveras has obtained coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for the Discharge of Storm Water from Small Municipal Separate Storm Sewer Systems (Small MS4 Permit), Order No. 2003-0005-DWQ. The community of San Andreas is a *designated storm water discharge permit area*; all discharges to County-maintained storm drain systems within each designated permit area are subject to regulation under the statewide Storm Water Discharge Permit and all new developments and redevelopment projects within the storm water discharge permit areas must conform to water quality-based land use controls and design guidelines (CCPW, 2007, p. 11).

Section 13.01.010 through § 13.01.160 of the Calaveras County Storm Water Quality Ordinance (2019) support the requirements of the Small MS4 Permit. Section 13.01.040(F) states, "Storm water discharges from development shall not be hydromodified (i.e. increased in volume, increased in velocity, etc.) at the historic points of discharge (property lines, streams, etc.)."

Section 13.01.060(B) also states, in part:

- "Owners of property including new development projects, redevelopment projects, industrial and commercial facilities, and construction site operators are required to minimize the discharge of pollutants to the MS4 through installation, implementation and continued

maintenance of BMPs consistent with the California Storm Water Quality Association (CASQA) Best Management Practice Handbook or equivalent."

This ordinance continues:

- "Preliminary plans shall be included in submittals for project approvals showing proposed BMPs to be implemented during development and permanent BMPs to be maintained. All stormwater management practices will be designed so that the specific storm frequency storage volumes (e.g., recharge, water quality, channel protection, 10-year, 100-year) as identified in the current stormwater design manual are met, unless the Calaveras County Department of Public Works grants the applicant a waiver or the applicant is exempt from such requirements. In addition, if hydrologic or topographic conditions warrant greater control than that provided by the minimum control requirements, Calaveras County Department of Public Works reserves the right to impose any and all additional requirements deemed necessary to control the volume, timing, and rate of runoff."

Sections 13.01.060(F) and (G) state:

- **"New Development:** All site designs shall establish stormwater management practices to control the peak flow rates of stormwater discharge associated with specific design storms and reduce the generation of stormwater. These practices should seek to utilize previous areas for stormwater treatment and to infiltrate stormwater runoff from driveways, sidewalks, rooftops, parking lots, and landscaped areas to the maximum extent practical to provide treatment for both water quality and quantity.

- **New Development:** Annual groundwater recharge rates shall be maintained, by promoting infiltration through the use of structural and non-structural methods. At a minimum, annual recharge from the post development site shall mimic the annual recharge conditions (CCPW, 2019)."

New development and redevelopment can significantly increase pollutant loads in stormwater and urban runoff, because increased population density results in proportionately higher levels of vehicle emissions, vehicle maintenance wastes, municipal sewage wastes, household hazardous wastes, fertilizers, pet waste, trash, and other pollutants. The Small MS4 Permit and Calaveras County municipal ordinance require new development projects to incorporate post construction low impact development BMPs into project design to comply with the Calaveras County Storm Water Management Plan (SWMP) to reduce or eliminate the quantity, and improve the quality of, stormwater being discharged from the project site. The Small MS4 Permit and Calaveras County Storm Water Quality Ordinance also requires the installation of features to ensure that "at a minimum, annual recharge from the post development site shall mimic the annual recharge conditions" (§ 13.01.060[G]). These features must be included as part of the project's preliminary plans prior to submittal for approval by the County.

By complying with Calaveras County Calaveras County Storm Water Quality Ordinance and Storm Water Quality Ordinance, in combination with the Calaveras County Storm Water Management Plan, potential impacts to water quality would be less than significant and mitigation is not proposed.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant Impact

The project site is not above a groundwater basin (aquifer). The aquifer nearest to the project site is the San Joaquin Groundwater Basin (Basin ID 5-022; DWR 2024), approximately eight miles west of the project site (see **Figure 4.10-2**).

The project site is in the Calaveras Public Utility District (CPUD) water supply service area. The CPUD water supplies consist of local surface water from the South Fork and Licking Fork of the Mokelumne River District (ECORP, 2017, p. 25). As detailed in **Section 4.19** of this document, average day demands for CPUD's service area for the 10-year period from 2012 to 2021 were 1.12 million gallons per day (mgd), or 1,254 acre-feet per year (afy; CPUD, 2022, p. 3). CPUD's entire water supply is local surface water from the South Fork and Licking Fork of the Mokelumne River (River). Extraction from the River is limited to 6,656 afy pursuant to agreements between the CPUD and the East Bay Municipal Utilities District (ECORP, 2017, p. 25). CPUD water demands are forecast to increase to 2,238 afy in 2030 (ECORP, 2017, p. 31). Hotels are estimated to use 106 gallons per day of (gpd) water per guest room (two guests) (Carollo, 2019), and restaurants are estimated to use 50 gpd per seat (City of Malibu, 2024). These estimates are sewage generation factors, and it is assumed here that 100 percent of water use is indoor and thus discharged to sewers.

The project would discharge wastewater to an existing sewage main beneath East Saint Charles Street; this main discharges at the wastewater treatment plant of the San Andreas Sanitary District, less than one mile northwest of the project site. After raw sewage has been processed, treated water is discharged to either the North Fork Calaveras River or to sprayfields where the cleaned water eventually evaporates (SASD, 2024).

The water supply for the CPUD service area consists of local surface water from the South Fork and Licking Fork of the Mokelumne River District; treated wastewater is either discharged into North Fork Calaveras River or allowed to evaporate in sprayfields. The project would not rely on groundwater for its water supplies, and thus would not substantially decrease groundwater supplies or interfere with groundwater recharge. The project would not impede sustainable groundwater management of a basin. Impacts would be less than significant, and mitigation is not required.

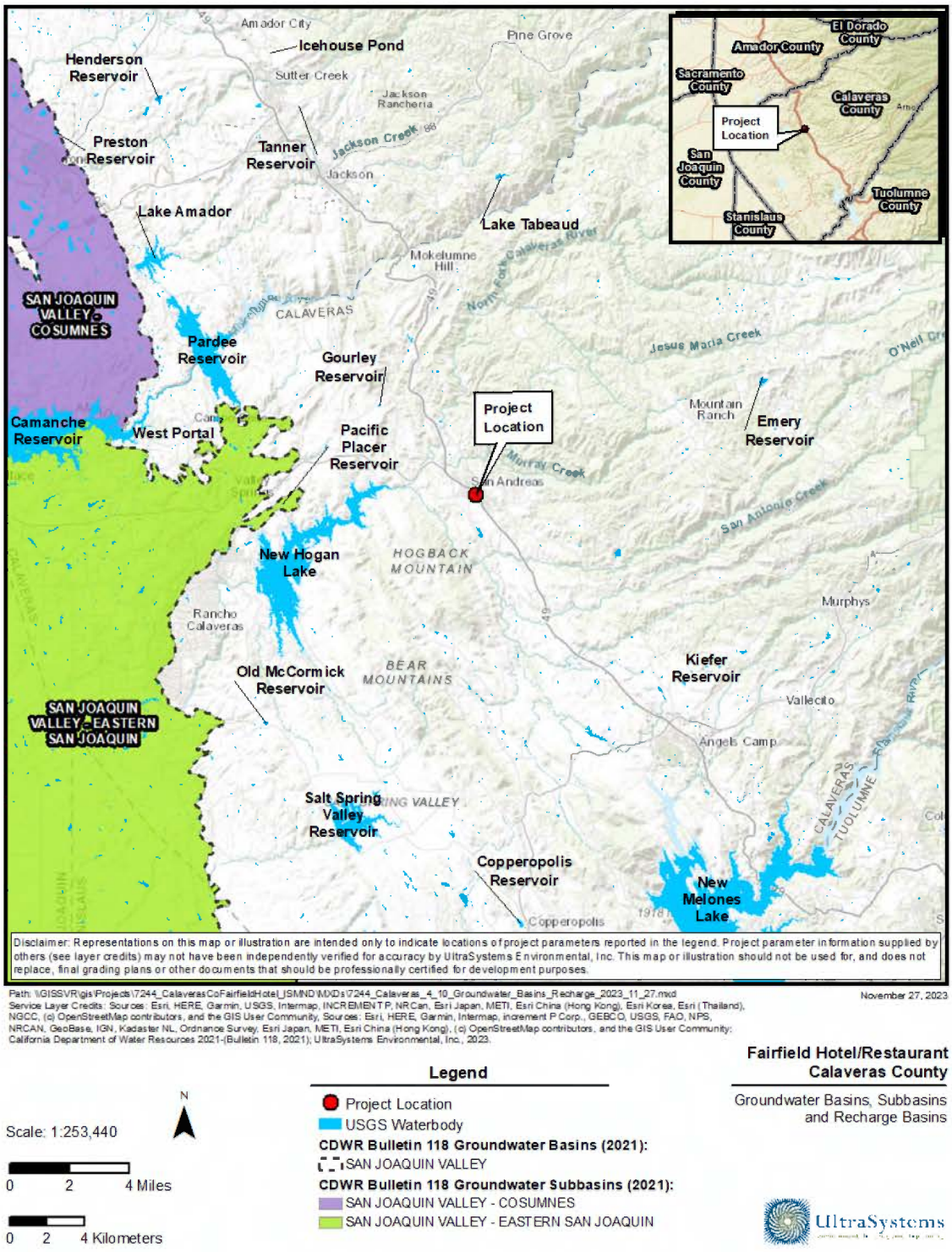
c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on or offsite;

Less Than Significant Impact

The project site is on a slope, with elevations ranging from approximately 1,039 to 1,161 feet above mean sea level (amsl) [Google Earth, 2024]. There is no evidence of ephemeral, intermittent, or perennial streams or rivers on the project site. As detailed in **Section 4.10 a)**, the project owner would be required to develop a SWPPP by a qualified SWPPP developer. The required SWPPP would be project-specific and would prescribe site-specific stormwater BMPs which would be intended to

Figure 4.10-2
GROUNDWATER BASINS, SUBBASINS, AND RECHARGE BASINS



minimize or avoid having soil leave the project site, through either stormwater or wind, and thus minimize or avoid soil erosion onsite and siltation in receiving waters.

With implementation of a project specific SWPPP, proper maintenance and replacement of required stormwater BMPs (as necessary), and compliance with the County Ordinances §§ 13.01.010 et seq, and § 15.05.170 (see **Section 4.10 a)**), substantial erosion or siltation on- or offsite would be minimized or avoided, and impacts would be less than significant. No mitigation is required.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less than Significant Impact

The project On-Site Hydrology/Hydraulic Study (AMS, 2024, p. I-2), included as **Appendix G2** to this document, provides calculations and exhibits to estimate the values for the existing and proposed condition stormwater flows.

The On-Site Hydrology/Hydraulic Study determined that, under existing conditions, the volume of stormwater generated on the project site by a 100-year precipitation event is approximately 2,570 cubic feet. Under proposed conditions, stormwater generated onsite by a 100-year storm precipitation event would be approximately 4,968 cubic feet. The project proposes to install an ADS StormTech® MC-7200 stormwater infiltration chamber that will retain onsite approximately 2,571 cubic feet of stormwater (AMS, 2024, p. I-2) and allow it to infiltrate. Installation of this stormwater infiltration chamber satisfies § 13.01.060(G) of the Calaveras County municipal ordinance which requires that, "Annual groundwater recharge rates shall be maintained, by promoting infiltration through the use of structural and non-structural methods. At a minimum, annual recharge from the post development site shall mimic the annual recharge conditions" (CCPW, 2019; see **Section 4.10 a)**).

Stormwater generated onsite that would exceed the capacity of the infiltration chamber would, as described in **Section 4.10 a)**, be discharged into the South Fork Calaveras River, which drains into New Hogan Lake. Development of the project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, nor would it provide substantial additional sources of polluted runoff. Impacts would be less than significant and mitigation is not be required.

iv) Impede or redirect flood flows?

No Impact

The project site is located on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Calaveras County, California Unincorporated Areas (Map Number 06009C0400E, effective December 17, 2010); the site is in Flood Hazard Zone X, defined on this FIRM as *Areas of minimal flood hazard* (FEMA, 2010; see **Figure 4.10-3**). The areas of minimal flood hazard, such as Zone X, are outside of the Special Flood Hazard Area (SFHA) and higher than the elevation of

the 0.2-percent-annual-chance flood areas. The floodplain (i.e., flood hazard zone) nearest to the project site is the 100-year floodplain associated with San Andreas Creek; approximately 450 feet east of the project site and below the elevation of the project site (FEMA, 2010; Google Earth, 2024).

There are two reservoirs near the community of San Andreas, Jeff Davis Dam (12.7 miles northeast of San Andreas) and Red Hawk Lake (13.4 miles northeast of San Andreas). The community of San Andreas is not in the mapped path of dam breach inundation areas for either of these dams (DWR 2024).

The project site is located above the nearest floodplain and is not in a mapped dam breach inundation area; the proposed project would not impede or redirect flood flows. No impact would occur and mitigation is not required.

d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

No Impact

As discussed in **Section 4.10 iv)**, the community of San Andreas, Jeff Davis Dam and Red Hawk Lake is not within the mapped dam breach inundation areas of either Jeff Davis Dam or Red Hawk Lake, and the project site is above the nearest flood risk hazard zone.

The tsunami inundation area nearest to the project site is in Suisun Bay, approximately 70 miles west of the project site (CGS 2024), and therefore would not be at risk of inundation by tsunami.

A seiche is an oscillating wave, formed by earthquakes or winds, in an enclosed or partially enclosed waterbody. The nearest waterbody to the project site in which a seiche could form is New Hogan Lake, approximately three miles west of the project site and at a lower elevation (approximately 500 feet). The project would not be at risk of inundation by seiche.

The proposed project would not be at risk of inundation by flood hazards, tsunami, or seiche, and would therefore not be at risk of release of pollutants due to inundation. No impact would occur and mitigation is not required.

e) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

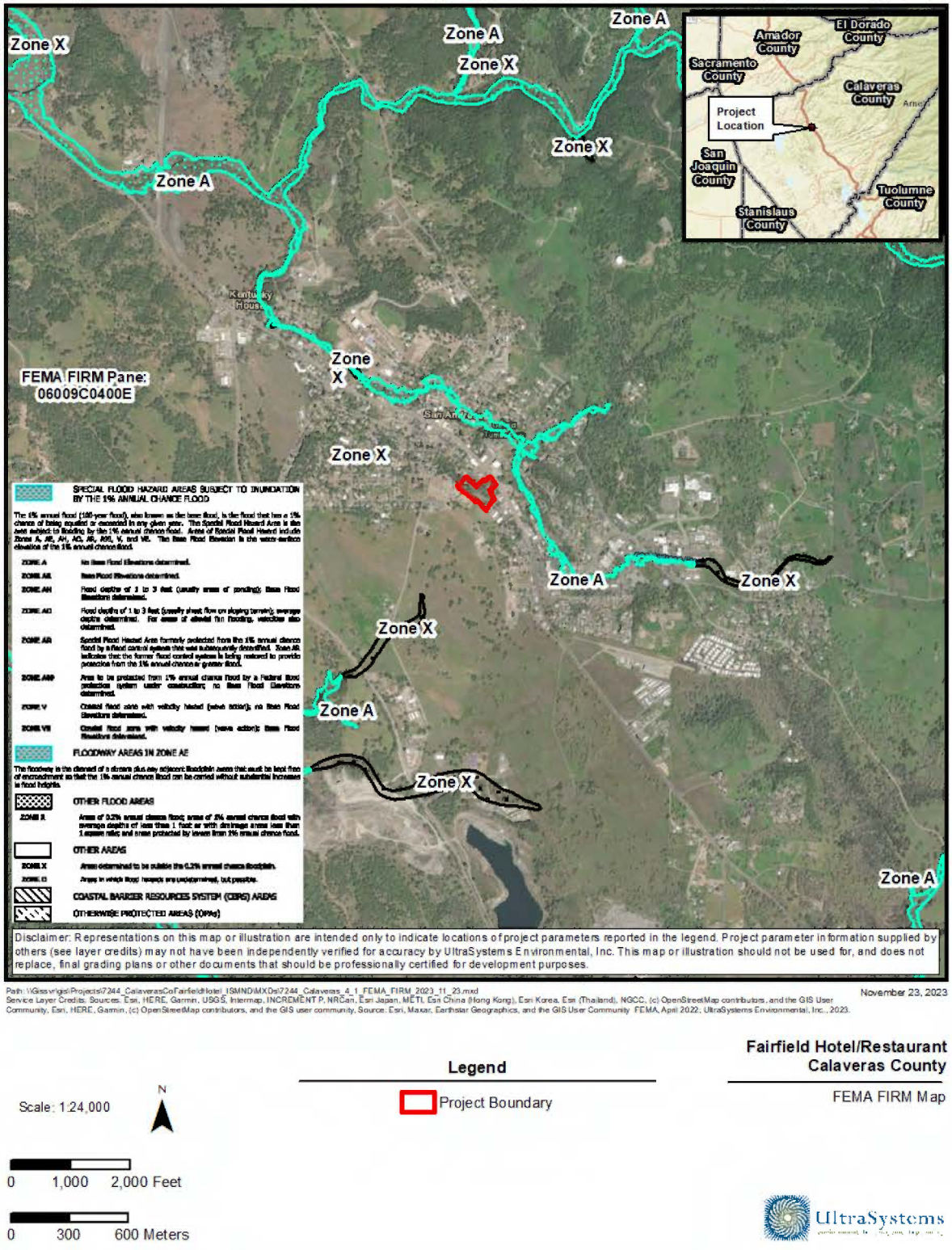
No Impact

As discussed in **Section 4.10 iv)**, the community of San Andreas is not within the mapped dam breach inundation areas of either Jeff Davis Dam or Red Hawk Lake, and the project site is above the nearest flood risk hazard zone.

The tsunami inundation area nearest to the project site is in Suisun Bay, approximately 70 miles west of the project site (CGS, 2024), and therefore the site would not be at risk of inundation by tsunami.

A seiche is an oscillating wave, formed by earthquakes or winds, in an enclosed or partially enclosed waterbody. The nearest waterbody to the project site in which a seiche could form is New Hogan Lake, approximately three miles west of the project site and at a lower elevation (approximately 500 feet). The project would not be at risk of inundation by seiche.

Figure 4.10-3
FEMA FIRM MAP



The proposed project would not be at risk of inundation by flood hazards, tsunami, or seiche, and would therefore not be at risk of release of pollutants due to inundation. No impact would occur and mitigation is not required.

f) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact

As discussed in **Section 4.10 a)**, the project would comply with the General Permit for Discharges for Storm Water Discharges Associated with Construction and Land Disturbance Activities, Calaveras County Grading and Drainage Ordinance, the County Storm Water Quality Ordinance, and the County Design Manual for Grading, Drainage, and Erosion Control by developing and implementing a site-specific SWPPP and construction stormwater BMPs throughout the construction phase. The proposed project would also comply with the Storm Water Quality Ordinance by incorporating a stormwater infiltration feature that will ensure that *annual recharge from the post development site shall mimic the annual recharge conditions* (§ 13.01.060[G]). This feature must be included as part of the project's preliminary plans prior to submittal for approval by the County.

The 2020-2022 California Integrated Report (SWRCB, 2022; Integrated Report) assessed surface waterbodies, such as rivers, lakes, and streams, and places them in one of five Integrated Report Condition Categories based on a waterbody's ability to support beneficial use(s). The California 303(d) list portion of the California Integrated Report consists of waterbodies in Categories 4a, 4b, and 5. These waterbodies can be referred to as "listed" or "impaired" by pollutants (SWQCB 2024). The immediate receiving water of the project (i.e., South Fork Calaveras River) is not listed as an impaired waterbody by the Integrated Report; however, New Hogan Lake is listed as impaired by mercury from unknown sources (SWRCB, 2022).

Water quality objectives for surface waters of the Central Valley RWQCB are defined in the Central Valley Water Quality Control Plan (Basin Plan; RWQCB, 2019). The water quality objective for mercury is specific to Sulphur Creek in Colusa County (RWQCB, 2019, p. 3-7). Human-related sources of mercury primarily include coal combustion, waste incineration, industrial uses, and mining (USGS, 2019); therefore, the project is not anticipated to exceed the water quality objectives for mercury described in the Basin Plan.

The project is anticipated to release minor amounts of pollutants typical of facilities such as the proposed hotel, restaurant, and parking structure, including petroleum products and landscaping materials such as fertilizers, pesticides, and herbicides. The Integrated Report has not listed South Fork Calaveras River as impaired by water quality contaminants. The Basin Plan has determined the existing beneficial uses of the Calaveras River (from its source to New Hogan Lake, which include South Fork Calaveras River) and New Hogan Lake to be contact recreation, non-contact recreation, warm and cold freshwater habitat, warm migratory habitat for striped bass, sturgeon, and shad, warm and cold spawning habitat for striped bass, sturgeon, shad, salmon, and steelhead and wildlife habitat (RWQCB, 2019, p. 2-11). Potential release of minor amounts of pollutants described above would not negatively affect the existing beneficial uses of either South Fork Calaveras River or New Hogan Lake, and would not exceed water quality objectives for these waterbodies as described in the Basin Plan.

The project site is not located above a groundwater aquafer, nor would it receive water supply sourced from groundwater. The project would neither conflict with nor obstruct implementation of

a water quality control plan or a sustainable groundwater management plan. No impact would occur and mitigation is not required.

4.11 Land Use and Planning

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?				**X**
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			**X**	

a) Would the project physically divide an established community?

No Impact

The project site consists of two undeveloped parcels located in the unincorporated community of San Andreas. Current land uses surrounding the project site include St. Charles Street (State Route 49) to the north and east and commercial use on the other side (east/northeast of State Route 49). Directly north of the site is commercial property (a bank) and northwest is single-family residential use. To the south (southwest) is a cemetery. Directly south is undeveloped single-family residential property. The property adjacent southeast is existing multi-family residences (Meadowview Terrace Apartment Homes). Directly east (and south of the northeast boundary) is the historic McSorley House (P-05-002690), historically known as the "Judge Arthur J. McSorley Home" as discussed in **Section 4.5**, *Cultural Resources*. Just south of that (also east of the project site, is existing commercial use (an auto shop and dentist).

The project site itself does not currently connect these surrounding land uses and is not used as access to the surrounding community. The adjacent State Route 49 is already the main access to the surrounding community in this area. The project site would be developed as a hotel and restaurant with adjacent parking. The project would not expand beyond its boundary into existing right-of-way or private property. Development of the project would not hinder the use of State Route 49 to access the surrounding properties. Therefore, project development would not physically divide an established community, and no impact would occur.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant Impact

As shown in **Figure 4.11-1** below, the project site has a General Plan land use of Community Center (CC). The CC land use designation would allow the development of a mix of residential and commercial uses intended to serve the residents of and visitors to the community and the surrounding area (County of Calaveras, 2020, p. LU 8-9). As shown in **Figure 4.11-2**, the project site has a zoning designation of General Commercial Zone (C2) and Multiple-Family Residential Zone

Figure 4.11-1
GENERAL PLAN LAND USE DESIGNATION

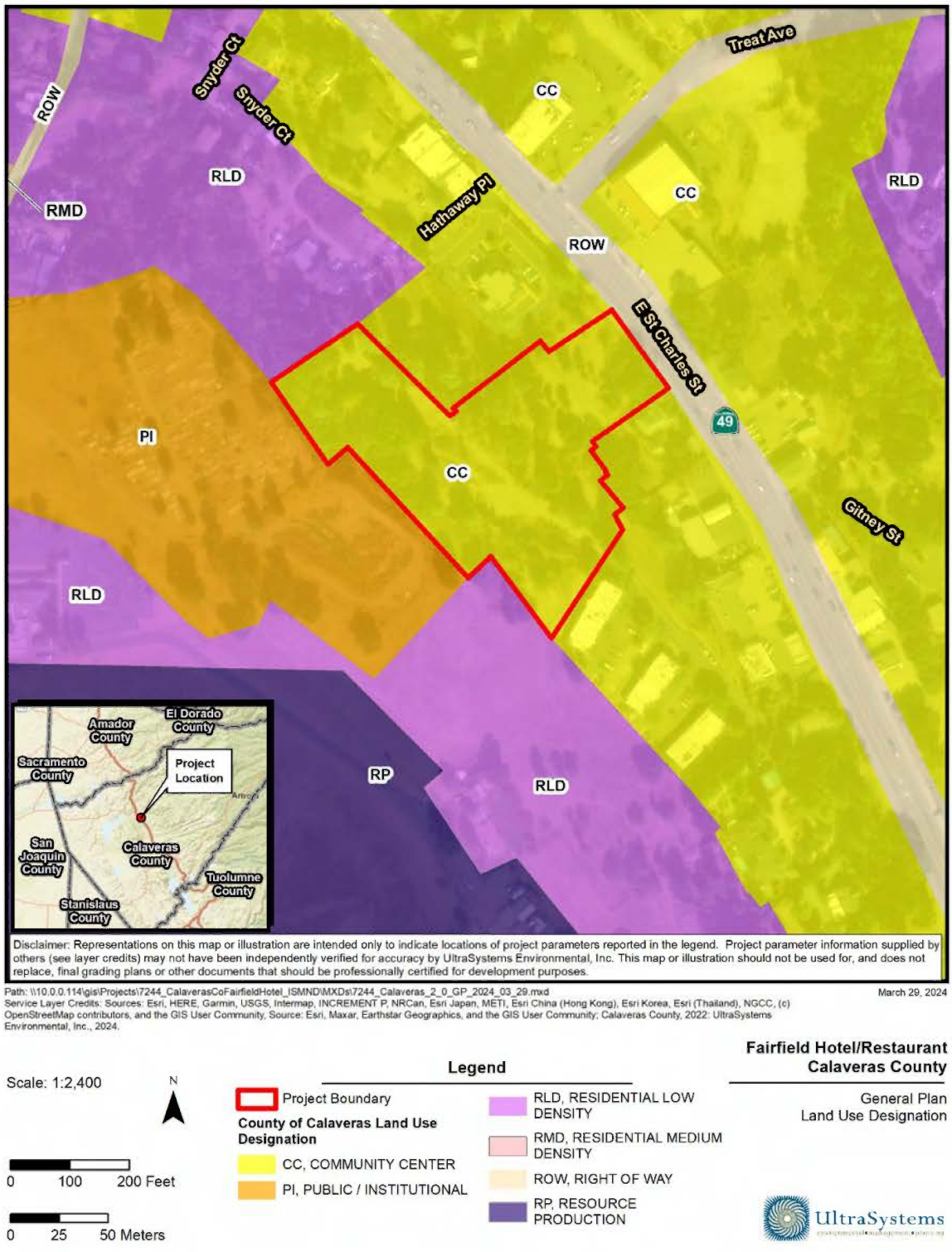
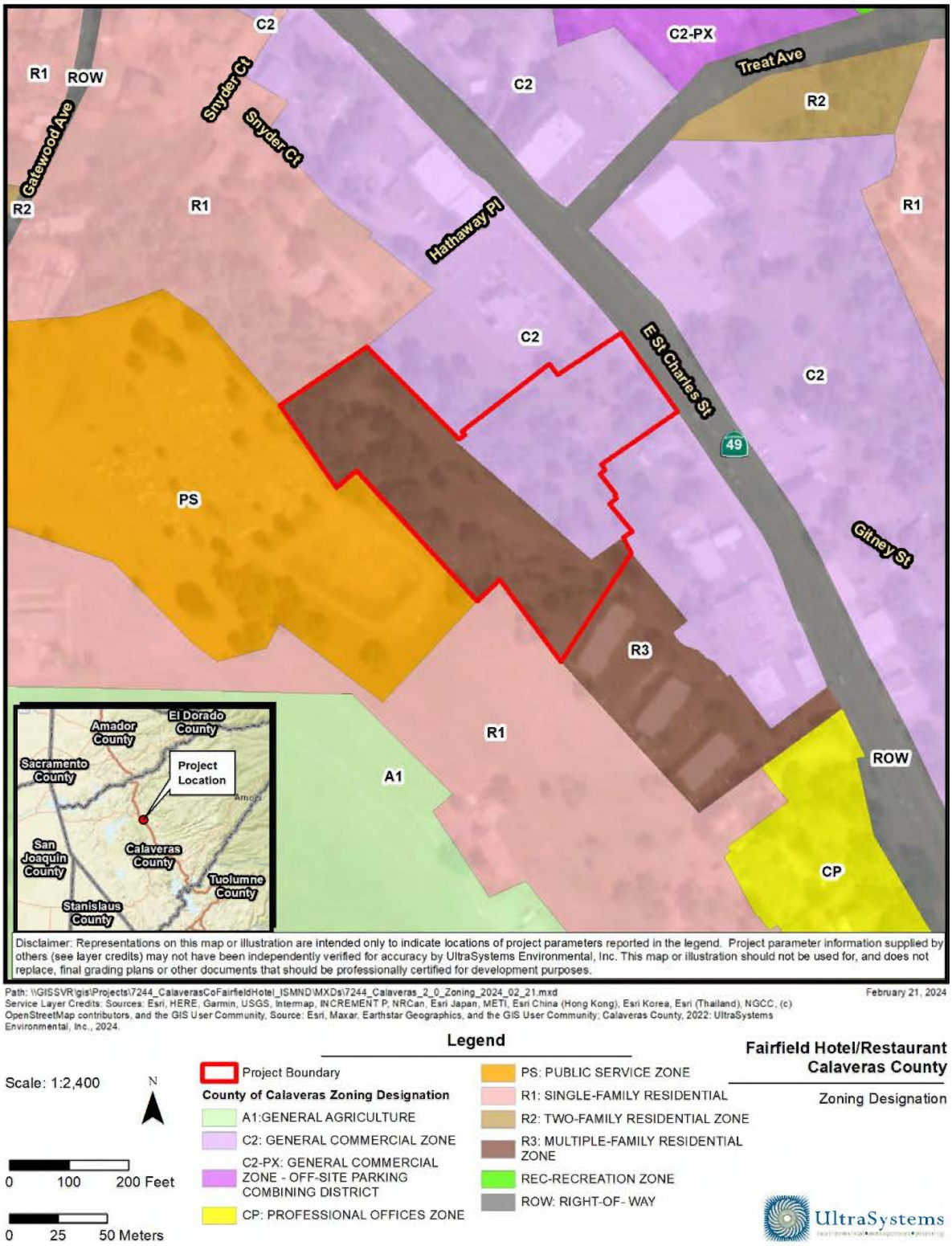


Figure 4.11-2
ZONING DESIGNATION



(R3). The C2 zoning designation allows for the development of a hotel and restaurant; however, the R3 zoning designation does not. The Project Applicant is seeking a zoning amendment to change the portion of the site designated R3 to C2, to have the entire project site zoned as C2, and would be allowed to develop the proposed project. Therefore, adherence and approval of the project would be dependent on the zoning amendment, and impacts would be less than significant.

A consistency analysis of the proposed project respecting relevant County of Calaveras General Plan Land Use Element goals and policies is provided below in **Table 4.11-1**.

Table 4.11-1
CONSISTENCY ANALYSIS: PROPOSED PROJECT COMPARED TO RELEVANT COUNTY OF CALVERAS GENERAL PLAN LAND USE, ZONING, GOALS AND POLICIES

Goals and Policies	Consistency Analysis
Goal LU-1: Development of existing communities to provide a mix of uses including a wide range of residential, commercial, visitor-serving and job-generating uses that facilitate their development as independent and economically viable communities.	
Policy 1.2: Support growth in and around existing communities while protecting and enhancing community and neighborhood character.	**Consistent:** The proposed project would provide additional hotel and restaurant services in the project area. The project would adhere to applicable County development regulations to ensure that the project is designed to match the surrounding character of the neighborhood. Therefore, the project would be consistent with this policy.
Goal LU-3: A pattern of growth and development that effectively utilizes the planned provision of infrastructure, facilities, and public services.	
Policy 3.6: Development shall adhere to the density, land use intensity, and water and sewage disposal standards set forth in Table LU-1.	**Consistent:** As detailed in throughout this document, the project would adhere to the Community Center (CC) land use standards set forth in Table LU-1. Therefore, the project would be consistent with this policy.
Goal LU-4: A pattern of growth and development that effectively utilizes the planned provision of infrastructure, facilities, and public services.	
Policy 4.1: New development shall be designed to be compatible with the natural, scenic, and historic resources of Calaveras County.	**Consistent:** The project would adhere to applicable County development regulations to ensure that the project is designed to match the surrounding character of the neighborhood. Therefore, the project would be consistent with this policy.
Policy 4.3: Ensure new development is designed in a manner that is compatible with surrounding land uses through design and buffering, addressing potential impacts from noise, lighting, and traffic.	**Consistent:** The project would adhere to applicable County development regulations to ensure that the project is designed to match the surrounding character of the neighborhood. Additionally, as described throughout this document, there would be less than significant impacts regarding noise, lighting, and traffic. Therefore, the project would be consistent with this policy.
Policy 4.7: New non-residential development shall be designed to integrate with and enhance the community and surrounding uses by utilizing compatible architecture and site design.	**Consistent:** The project would adhere to applicable County development regulations to ensure that the project is designed to match the surrounding character of the neighborhood. Therefore, the project would be consistent with this policy.

Goals and Policies	Consistency Analysis
Policy 4.8: New development shall provide pedestrian and vehicle interconnectedness.	**Consistent:** As detailed in **Section 4.17,** Transportation, the project would provide adequate pedestrian and vehicle circulation that would adhere to the County's standards. Therefore, the project would be consistent with this policy.
Policy 4.10: Retain the rural nature of the county's communities and dark skies by controlling light pollution (glare, light trespass, and night sky glow.)	**Consistent:** As detailed in **Section 4.1,** Aesthetics, the project would adhere to the County's Municipal Code to ensure there would be less than significant impact regarding light and glare trespass to the surrounding area. Therefore, the project would be consistent with this policy.
Goal LU-5: A strong and diversified economic base through the creation, retention, expansion and attraction of business, agriculture, and industry.	
Policy 5.4: Encourage attraction of new compatible business and industry to the county.	**Consistent:** The project would develop a hotel and restaurant that would be compatible with the commercial businesses in the County. Therefore, the project would be consistent with this policy.
Policy 5.5: Revitalize existing community centers by encouraging a mixed-use concentration of retail, entertainment, arts, housing and services to support job and economic growth.	**Consistent:** The project would provide dining and hotel services and subsequently provide additional jobs to improve the County's economy. Therefore, the project would be consistent with this policy.
Policy 5.9: Encourage and facilitate the renovation and reuse of underutilized and vacant parcels, industrial sites, buildings, and retail centers.	**Consistent:** The project site is an underutilized vacant lot surrounded by other development. The project would provide a hotel and restaurant that would provide additional services to the project area. Therefore, the project would be consistent with this policy.

Sources: County of Calaveras, 2020, p. LU-15 to LU-18

The project's approval is dependent on the zoning amendment for the project site. As detailed above, the project would adhere to all applicable land use regulations. Impacts would be less than significant.

4.12 Mineral Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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?			**X**	
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?				**X**

a) Would the project 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?

Less than Significant Impact

The California Geological Survey (CGS) has designated five mineral resource zones (MRZs) for the project site, listed below in **Table 4.12-1**:

Table 4.12-1
MINERAL RESOURCE ZONES ON THE PROEJCT SITE

Classification Type	MRZ	Explanation
Deposits formed by Hydrothermal Processes	2b	Areas containing hydrothermal ore deposits where geologic information indicates that significant inferred resources are present.[1] Hydrothermal deposits refer to the accumulation of minerals in fractures and cavities resulting from the circulation of hot waters in the Earth's crust[2]
Deposits formed by volcanic processes	4	Areas where geologic information does not rule out either the presence or the absence of base and precious metal deposits. These areas represent geologic environments in which unmapped or concealed marine volcanic rocks could occur.[1]
Industrial Mineral Deposits	4	Areas where geologic information does not rule out either the presence or the absence of industrial mineral deposits
Deposits formed by magnetic separation	4	Areas where geologic information does not rule out either the presence or the absence of chromite resources. These areas represent geologic environments in which unmapped or concealed chromite-bearing ultramafic rocks could occur.[1]

Classification Type	MRZ	Explanation
		Chromite, an oxide of iron and chromium, is the most important chromium ore mineral. Ultramafic rocks are igneous rocks with a high content of iron and/or magnesium.[3]
Placer Deposits	3a	Areas underlain by alluvial deposits within which undiscovered placer mineral deposits similar to known placer deposits in te same producing district or region may be reasonably expected to exist (hypothetical resources). Such areas may include prospects of undetermined significance.[1] Placers are a type of mineral deposit in which grains of a valuable mineral like gold or the rare earths are mixed with sand deposited by a river or glacier.[4]

[1] Source: CGS, 1993
[2] Source: Science Direct, 2024
[3] Source: Mindat.org, 2024c
[4] Source: US Geological Survey, 2024

Figure 4.12-1 shows the MRZ pertaining to hydrothermal ore deposits, and **Figure 4.12-2** shows the MRZ pertaining to placer deposits. The remaining three types of MRZs—for deposits formed by volcanic processes, industrial mineral deposits, and deposits formed by magnetic separation—do not indicate known mineral resources near the project site and are therefore not shown here.

The nearest mine to the project site mapped on the Mines Online database is an open-pit limestone quarry about 0.7 mile to the southwest (DOC, 2024). The Calaveras County General Plan Resource Production Element states that no lands in Calaveras County are designated as mineral areas of regional or statewide significance (Calaveras County, 2019a, p. RP-4). The geotechnical engineering study (GES) for the project site described several tunnels, wells, and boreholes within the project site and adjacent properties. The GES did not state that the tunnels, wells, and boreholes could have been related to past mining activities (Condor Earth, 2022, pp. 2-3).

According to the 'Well Finder' tool generated by the California Department of Conservation Division of Oil, Gas, & Geothermal Resources, the project site is not located near (within one mile of) any oil or gas wells or geothermal wells; the nearest active oil or gas well is located 28 miles to the west as shown in **Figure 4.12-3**, and the nearest active geothermal well is located 95 miles to the east of the project as shown in **Figure 4.12-4**. Project development would not cause a loss of availability of a geothermal wells or oil and gas wells. Impact would be less than significant.

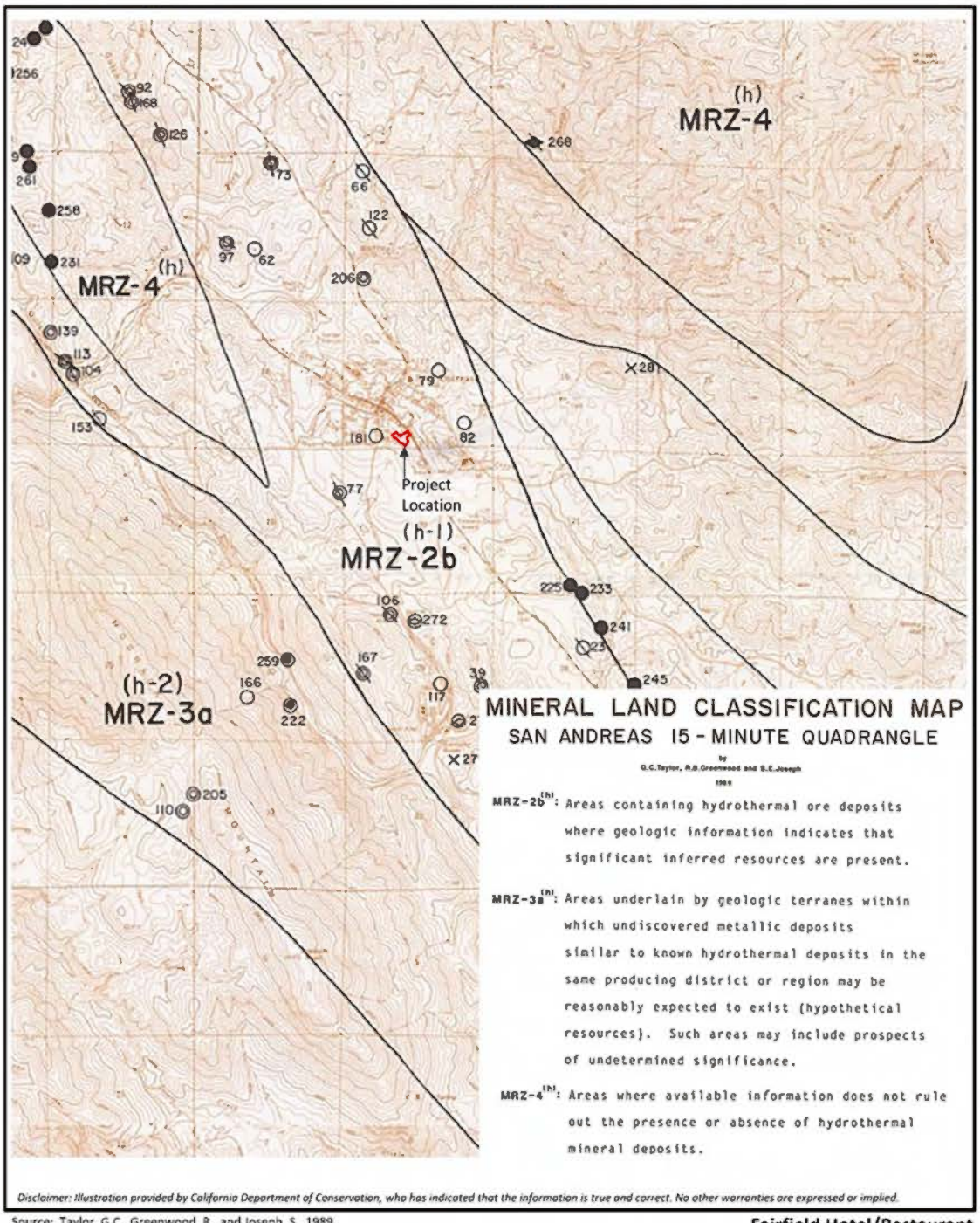
b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact

The project site has two zoning designations, R3 (multifamily residential) and C2 (general commercial). Mining is not permitted in either of those zoning designations. Project development would not cause a loss of availability of a known mineral resource valuable to the region and the state

and would not cause a loss of availability of a mining site identified in the Calaveras County General Plan. No impact would occur.

FIGURE 4.12-1
MINERAL RESOURCE ZONE: HYDROTHERMAL DEPOSITS

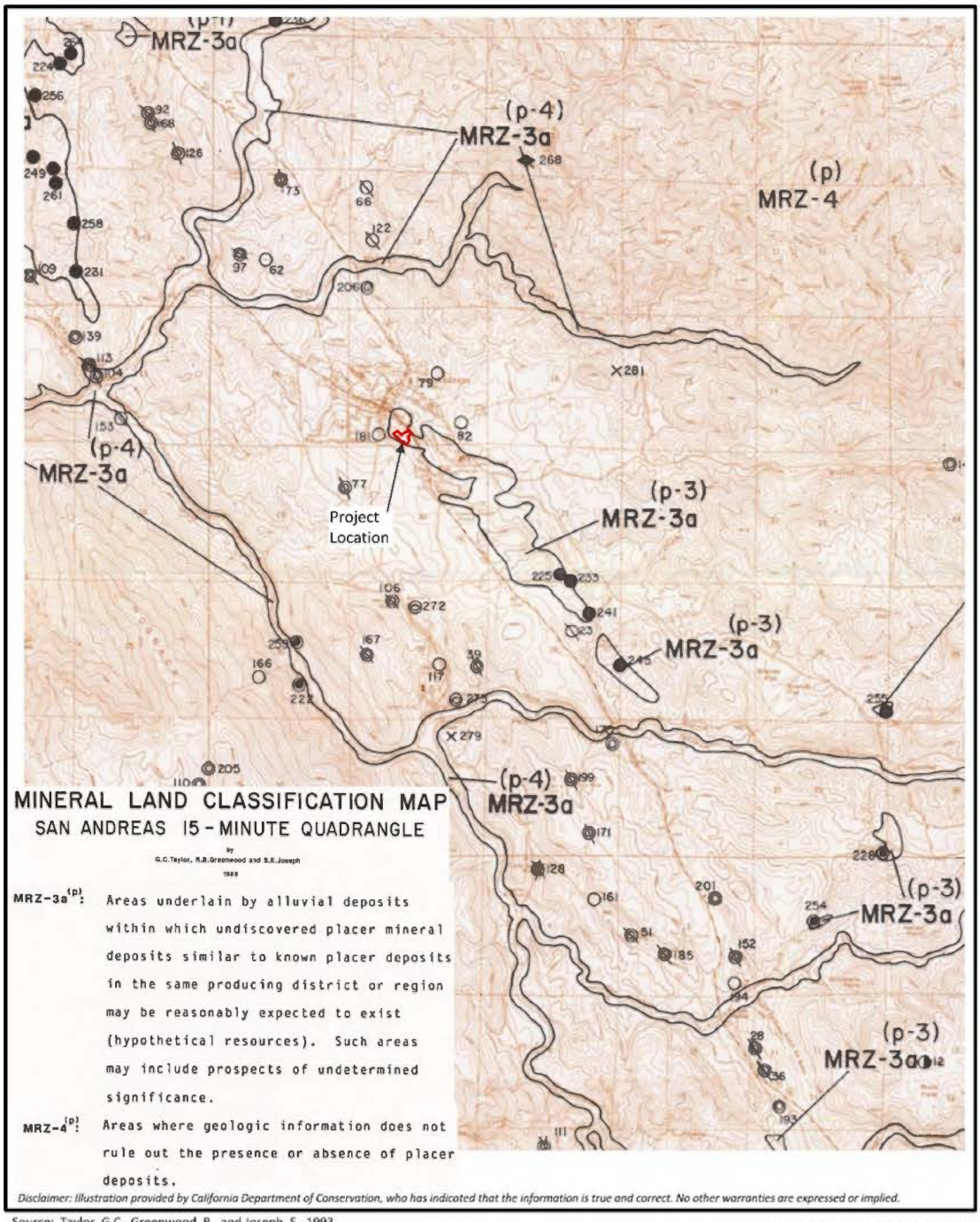


Source: Taylor, G.C., Greenwood, R., and Joseph, S., 1989, California Department of Conservation Special Report 169, Plate 2.

UltraSystems

Fairfield Hotel/Restaurant
Calaveras County
Mineral Resources
Deposits Formed by Hydrothermal Processes

Figure 4.12-2
PLACER DEPOSITS



Source: Taylor, G.C., Greenwood, R., and Joseph, S., 1993, California Department of Conservation Special Report 169, Plate 6.

UltraSystems

Fairfield Hotel/Restaurant
Calaveras County
Mineral Resources

Figure 4.12-3
OIL AND GAS WELLS AND FIELDS

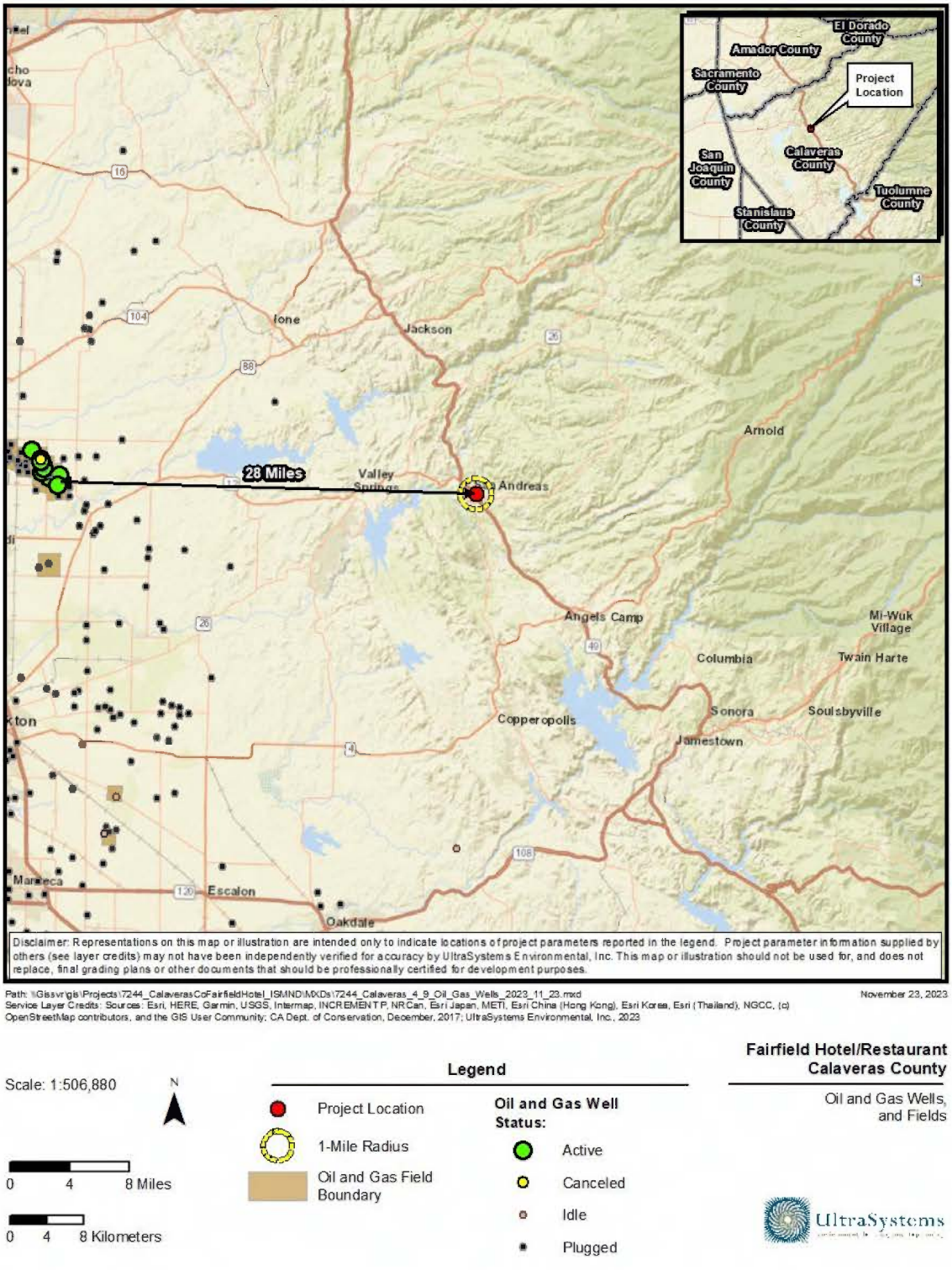
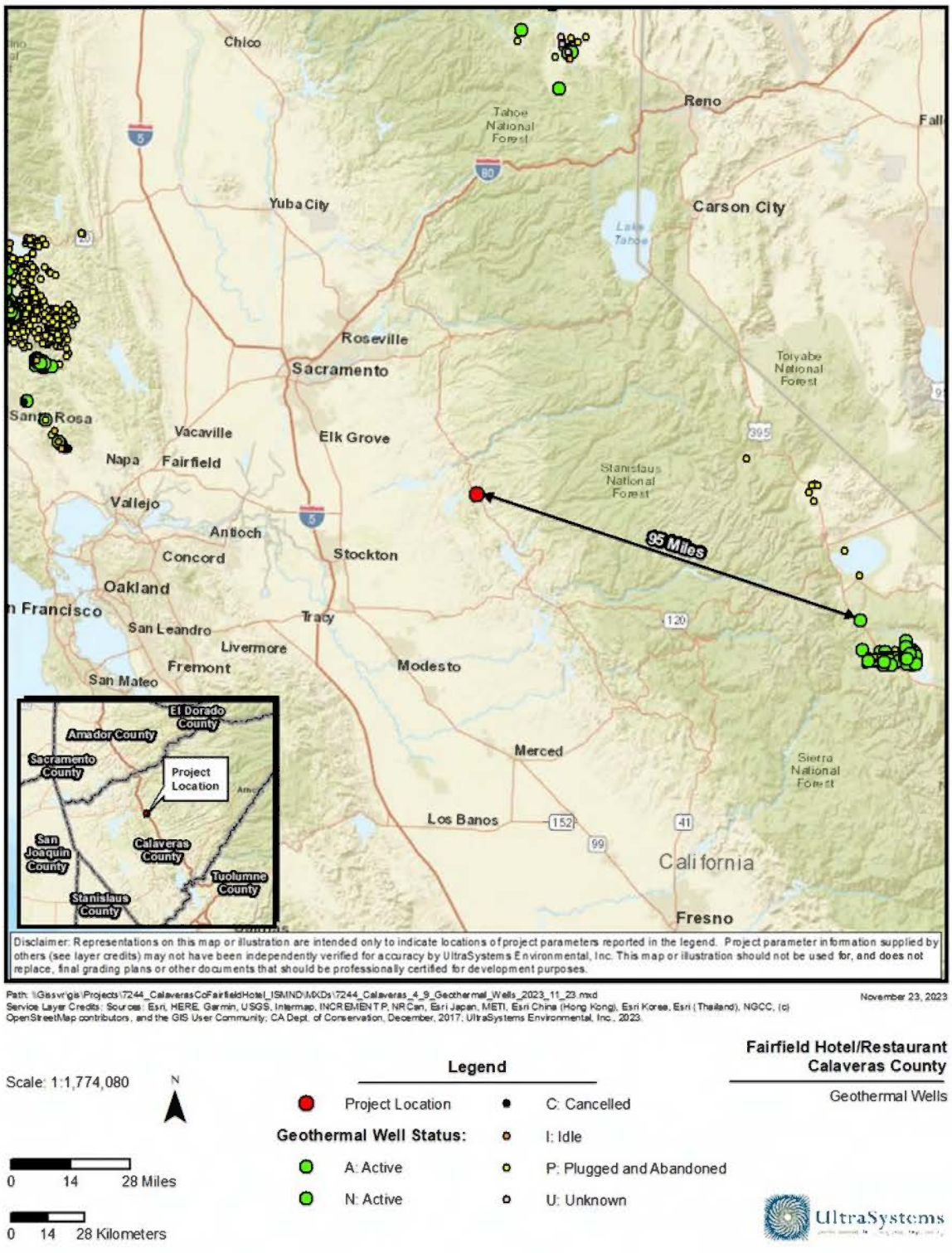


Figure 4.12-4
GEOTHERMAL WELLS



4.13 Noise

Would the project result in:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

4.13.1 Characteristics of Sound

Sound is a pressure wave transmitted through the air. It is described in terms of loudness or amplitude (measured in decibels), frequency or pitch (measured in hertz or cycles per second), and duration (measured in seconds or minutes). The decibel (dB) scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Because the human ear is not equally sensitive to all frequencies, a special frequency-dependent rating scale is used to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against upper and lower frequencies in a manner approximating the sensitivity of the human ear. The scale is based on a reference pressure level of 20 micro pascals (zero dBA). The scale ranges from zero (for the average least perceptible sound) to about 130 (for the average human pain level).

4.13.2 Noise Measurement Scales

Several rating scales have been developed to analyze adverse effects of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise on people depends largely upon the total acoustical energy content of the noise, as well as the time of day when the noise occurs. Those that are applicable to this analysis are as follows:

- L_{eq}, the equivalent noise level, is an average of sound level over a defined time period (such as 1 minute, 15 minutes, 1 hour or 24 hours). Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure.
- L_{90} is a noise level that is exceeded 90 percent of the time at a given location; it is often used as a measure of "background" noise.

- L_{max} is the root mean square (RMS) maximum noise level during the measurement interval. This measurement is calculated by taking the RMS of all peak noise levels within the sampling interval. L_{max} is distinct from the peak noise level, which only includes the single highest measurement within a measurement interval.
- CNEL, the Community Noise Equivalent Level, is a 24-hour average L_{eq} with a 4.77-dBA "penalty" added to noise during the hours of 7:00 p.m. to 10:00 p.m., and a 10-dBA penalty added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the evening and nighttime (Hendriks, 2013). The logarithmic effect of these additions is that a 60-dBA 24-hour L_{eq} would result in a calculation of 66.7 dBA CNEL.
- L_{dn}, the day-night average noise, is a 24-hour average L_{eq} with an additional 10-dBA "penalty" added to noise that occurs between 10:00 p.m. and 7:00 a.m. The L_{dn} metric yields values within 1 dBA of the CNEL metric. As a matter of practice, L_{dn} and CNEL values are considered to be equivalent and are treated as such in this assessment.

4.13.3 Regulatory Setting

State of California

The most current state noise guidelines are contained in the "General Plan Guidelines" issued by the Governor's Office of Planning and Research in 2003 and reissued in 2017 (Governor's Office of Planning and Research, 2017). These guidelines establish four categories for judging the severity of noise intrusion on specified land uses:

- **Normally Acceptable**: Is generally acceptable, with no mitigation necessary.
- **Conditionally Acceptable**: May require some mitigation, as established through a noise study.
- **Normally Unacceptable**: Requires substantial mitigation.
- **Clearly Unacceptable**: Probably cannot be mitigated to a less-than-significant level.

The types of land uses addressed by the state standards, and the acceptable noise categories for each, are presented in **Table 4.13-1**. There is some overlap between categories, which indicates that some judgment is required in determining the applicability of the numbers in a given situation.

Table 4.13-1
CALIFORNIA LAND USE COMPATIBILITY FOR COMMUNITY NOISE SOURCES

Land Use Category	Noise Exposure (dBA, CNEL)						
	55	60	65	70	75	80	
Residential – Low-Density Single-Family, Duplex, Mobile Homes							
Residential – Multiple Family							
Transient Lodging – Motel, Hotels							
Schools, Libraries, Churches, Hospitals, Nursing Homes							
Auditoriums, Concert Halls, Amphitheaters							
Sports Arena, Outdoor Spectator Sports							
Playgrounds, Neighborhood Parks							
Golf Courses, Riding Stables, Water Recreation, Cemeteries							
Office Buildings, Business Commercial and Professional							
Industrial, Manufacturing, Utilities, Agriculture							

	Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.
	Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply system or air conditioning will normally suffice.
	Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
	Clearly Unacceptable: New construction or development should generally not be undertaken.

Source: Governor's Office of Planning and Research, 2017, Appendix D.

Calaveras County General Plan Noise Element

The Calaveras County General Plan Noise Element is intended to maintain the rural atmosphere that attracts visitors, residents, and businesses to Calaveras County while establishing consistent and predictable noise standards for new development. The Noise Element provides a framework for addressing potential noise conflicts between existing and proposed new land uses and serves as a guide for compliance with California's noise insulation standards. The primary objective of the Noise Element is to identify noise sources and minimize exposure of residents, visitors, and businesses to excessive noise (Calaveras County, 2019a).

The General Plan Noise Element has the following applicable goals and associated policies for addressing noise issues in the community:

> ***Goal N-1: Noise levels consistent with the County's rural atmosphere and that maintain compatibility between differing land uses, and protect the health and well-being of residents, visitors and businesses***
>
> **N 1.2** Evaluate the potential impacts of noise on and from existing and planned land uses and public and private transportation facilities during the development review process using noise thresholds set forth in Tables N-2 and N-3. (IM N-1C and N-1E)
>
> **N 1.3** Determine that a potentially significant adverse noise-related impact exists when a non-transportation related project (excluding temporary initial construction noise) has the potential to increase the overall ambient noise levels at the receiving land use by 3 dB or more when the ambient noise levels exceed the standards in Table Noise-2. (IM N-1E)
>
> **N 1.4** Determine that a potentially significant adverse noise-related impact exists when a project generating transportation noise (excluding temporary initial construction noise) has the potential to do one or more of the following:
>
> - Where existing traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +5 dB L_{dn} increase in noise levels due to roadway improvement projects will be considered significant; and
> - Where existing traffic noise levels range between 60 and 65 dB L_{dn} at the outdoor activity areas of noise-sensitive uses, a +3 dB L_{dn} increase in noise levels due to roadway improvement projects will be considered significant; and
> - Where existing traffic noise levels are greater than 65 dB L_{dn} at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB L_{dn} increase in noise levels due to roadway improvement projects will be considered significant. (IM N-1C and N-1E)

Calaveras County Municipal Code

> **Chapter 9.02 - NOISE CONTROL**
>
> **9.02.030 - Sound level limitations.**

A. No person shall cause, allow, or permit the operation of any sound source on property or any public space or public right-of-way in such a manner as to create a sound level that exceeds the levels listed in Table 1. If all provisions of Subsection 9.02.060D. are complied with, this section shall not apply to construction equipment used in connection with construction operations.

Table 4.13-2
EXTERIOR NOISE LEVEL STANDARDS

Land Use Type*	Sound Level (A-Weighted) Decibels	
	7:00 a.m.-10:00 p.m.	10:00 p.m.-7:00 a.m.
Residential	60	50
Commercial	60	60
Industrial (Industry)	70	65

*As defined in Title 17 of the Calaveras County Code.

**Subsection 9.02.050E provides an extension to midnight on Friday and Saturday for the events listed in the provision.

Each of the sound level standards specified in Table 1 shall be reduced by five dBA for pure tone noises. However, in no case shall the exterior noise level standard be lower than the ambient sound level plus five dBA.

(Ord. No. 3013, § III, 9-25-2012)

9.02.040 - Sound measurement procedures.

Whenever portions of the chapter prohibit sound over a certain decibel limit, measurements shall be made with a measuring instrument, utilizing the A-weighting scale and the slow meter response as specified by the American National Standards Institute (A.N.S.I.). Measurements recorded shall be taken so as to provide a proper representation of the sound being measured, following the standard operating procedures, as set forth below. The measurement shall be performed by individuals designated by the noise control officer as trained in the use of the sound level meter.

A. Calibration of the measurement equipment utilizing an acoustical calibrator meeting ANSI Type 1 standard shall be performed prior to recording any sound data. Calibration equipment shall be certified annually.

B. Measurement of sound shall be taken from the property line of the nonresidential property or residential property where the sound is received towards the source of the sound.

C. If the measurement location is on a boundary between two different land uses (i.e. residential and commercial), the maximum noise level limit applicable to each respective land use shall be maintained.

D. The measuring instrument shall be placed at a minimum height of three feet above the ground. The microphone shall be held at arm's length, pointed at the source of the noise, and at the angle recommended by the measuring instrument's manufacturer.

E. The monitoring session should last for a period of time sufficient to ensure the sound levels measured are typical of the source of noise in question.

F. The report for each measurement session shall include:

1. Type of noise source.

2. Location of noise source relative to complainant's property or when the complaint is anonymous, relative to the adjacent property(ies) most impacted by the location of the noise source.

3. Time period during which noise source is considered by complainant to be intrusive.

4. Total duration of noise proposed by noise source.

5. Date and time of noise measurement copy.

6. The ambient sound level in dBA with the sources in question operating.

7. The ambient sound level in dBA without the sources in question operating.

(Ord. No. 3013, § III, 9-25-2012)

9.02.060 - Exemptions.

The following are exempt from this chapter:

A. Sound from any activity on a school campus during normal operating hours or in conjunction with a school event.

B. Sound from emergency signaling devices or for the purpose of alerting persons to the existence of an emergency or generated in the performance of emergency work or involving the execution of the duties of duly authorized governmental personnel and others providing emergency response to the general public, including but not limited to sworn peace officers, emergency personnel, utility personnel, and the operation of emergency response vehicles and equipment;

C. Sound from church bells and chimes when a part of a religious observance or service.

D. Sound from construction activity, provided that all construction in or adjacent to residential areas shall be limited to the daytime hours between seven a.m. and six p.m., unless otherwise subject to conditions in a valid discretionary land use permit that addresses construction noise associated with the project.

E. Sound from gunfire occurring while hunting consistent with all state laws on private property.

F. Sound from gunfire occurring while target shooting is subject to Chapter 9.12 of this code.

G. Sound from situations within the jurisdiction of the Federal Occupational Safety and Health Administration.

H. Sound from situations within the jurisdiction of the Federal Aviation Administration.

I. Sound from any land use for which a valid discretionary land use permit, such as a conditional use permit, administrative use permit, or temporary use permit has been issued by the county which regulates sound impacts specific to the use and which are separate and independent of this chapter.

J. Sound from existing legal non-conforming uses, or existing permitted, industrial uses that are in compliance with all applicable laws, rules and regulations and which do not significantly change in existing on-site activities, or result in a change in the number of days or daily hours of operation.

K. Sound generated from any event held by the county.

L. Sound from any agricultural operations subject to Chapter 14.02 of this code.

M. Sound from any mining operation in conformance with its SMARA provisions.

N. Sound from any activities subject to Chapter 6.10 of this code.

O. Sound generated from any event held at the County fairgrounds.

(Ord. No. 3013, § III, 9-25-2012)

4.13.4 Significance Thresholds

Two criteria were used for judging noise impacts. First, noise levels generated by the proposed project must comply with all applicable relevant federal, state, and local standards and regulations. Noise impacts on the surrounding community are limited by local noise ordinances, which are implemented through investigations in response to nuisance complaints. It is assumed that all existing regulations for the construction and operation of the proposed project will be enforced. In addition, the proposed project should not produce noise levels that are incompatible with adjacent noise-sensitive land uses.

The second measure of impact used in this analysis is a significant increase in noise levels above existing ambient noise levels as a result of the introduction of a new noise source. An increase in noise level due to a new noise source has a potential to adversely impact people. The proposed project would have a significant noise impact if it would:

- Expose persons to or generate noise levels in excess of standards prescribed by the Calaveras County Municipal Code; or

- Include construction activities within the hours prohibited by the Municipal Code, without a permit; or
- Expose sensitive receivers to construction noise exceeding 80 dBA L_{eq} (FTA, 2018, p. 220).
- Contribute, with other local construction projects, to a significant cumulative noise impact; or
- Increase operational exposures at sensitive receivers (mainly because of an increase in traffic flow) by 5 dBA CNEL or more.

4.13.5 Existing Noise

Primary noise sources in Calaveras County are roadway traffic, airports and heliports, industrial uses and other stationary sources. Vehicular traffic on local roads and state highways is the most common noise source in Calaveras County. Noise sensitive land uses in Calaveras County include residential development, schools, hospitals, convalescent homes, places of worship, and libraries. The closest sensitive receivers to the project site include a multi-family complex directly southeast of the project site, a single-family home northwest of the project site and some churches (Google Earth Pro, 2021). **Table 4.13-2** summarizes information about them. Sensitive receivers are shown in **Figure 4.13-1**.

On November 28, 2023, UltraSystems obtained 15-minute ambient noise level samples at five locations in the general area of the project. Sampling locations are shown in **Figure 4.13-2** (see **Appendix H**). Measurements were made between 12:07 p.m. and 2:47 p.m. As shown in **Table 4.13-3**, average short term ambient noise levels (L_{eq}) ranged from 45.8 to 58.9 dBA L_{eq}. The 58.9-dBA noise level was along Treat Avenue, in front of a religious land use. All monitored noise levels were within the range considered typical for the nearby land uses.

Table 4.13-3
SENSITIVE RECEIVERS IN PROJECT AREA

Description	Location	Distance From Site Boundary (feet)[a]	Nearest Ambient Sampling Point[b]
Multi-family Residence (Southeast)	342 East St. Charles Street	258	1
Single-family Residence (West)	209 Hathaway Place	385	5
The Church of Jesus Christ of Latter-Day Saints (Southwest)	221 Church Hill Road	767	2
San Andreas Community Covenant Church	261 Treat Avenue	783	4
Saint Andrew's Catholic Church (East)	162 Church Hill Road	1,043	3

[a]These distances were not used in noise exposure calculations. See **Section 4.13.6**.
[b]See **Figure 4.13-2** for locations of ambient noise sampling points.

Figure 4.13-1
SENSITIVE RECEIVERS NEAR THE PROJECT SITE

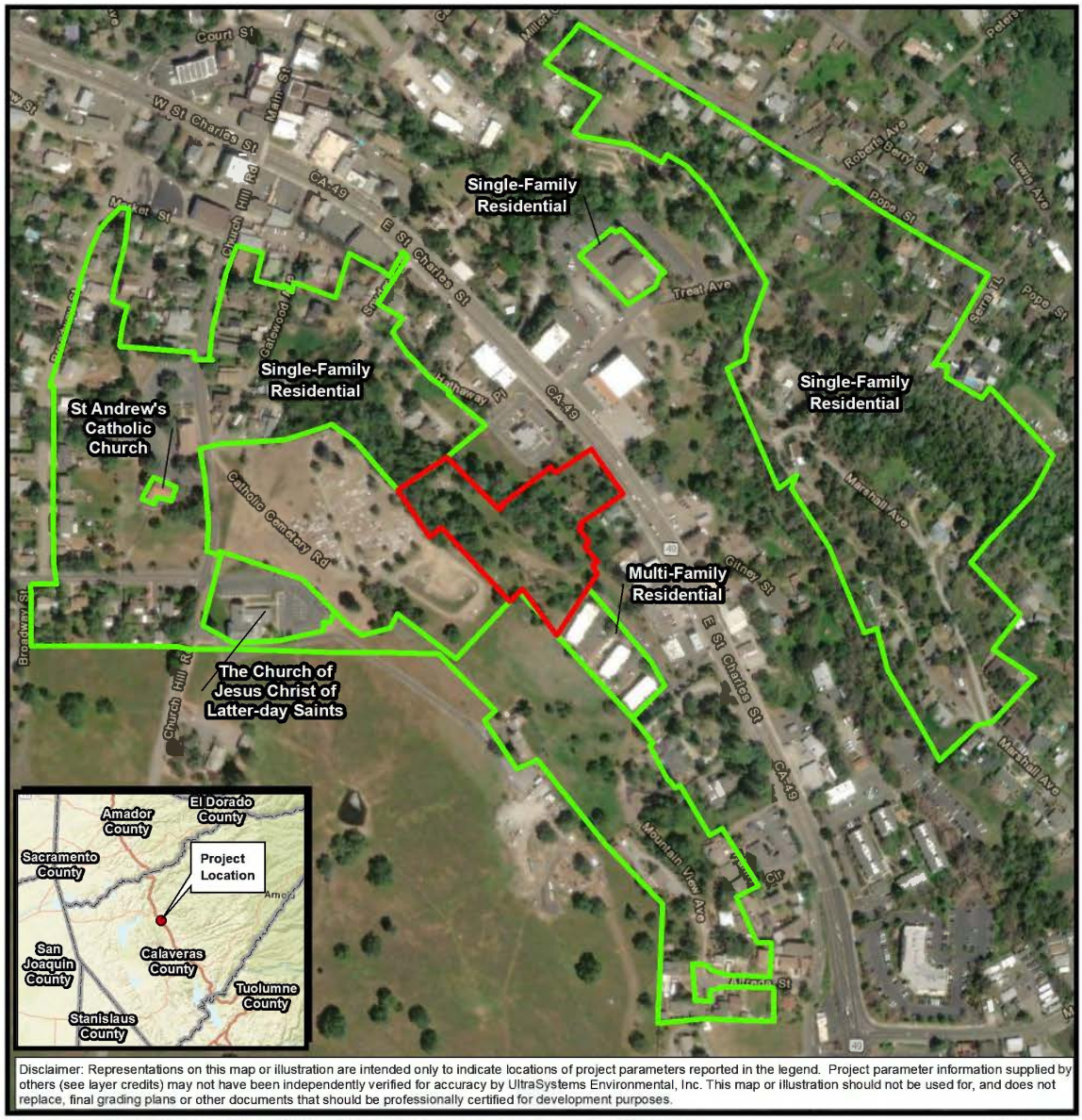


Figure 4.13-2
AMBIENT NOISE MEASUREMENT LOCATIONS

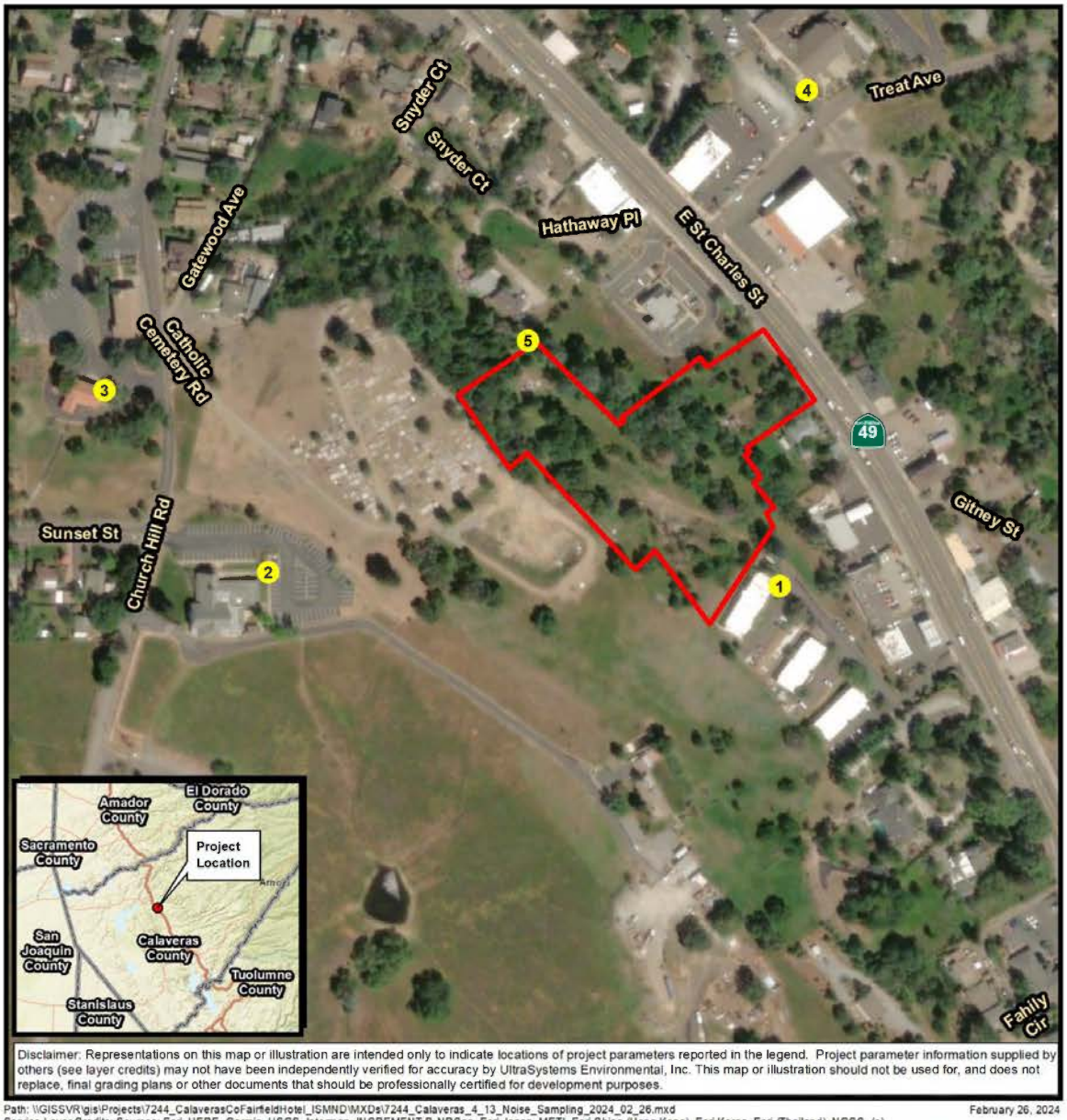


Table 4.13-4
AMBIENT NOISE MEASUREMENT RESULTS

Point	Data Set	Sampling Time	Address	Sound Level (dBA)			Notes
				L_{eq}	L_{max}	L_{90}	
1	S005	1405-1420	342 East St. Charles Street	55.3	68.7	49.7	Multi-family
2	S003	1329-1344	221 Church Hill Road	47.0	64.7	37.5	In front of a church
3	S002	1301-1316	162 Church Hill Road	45.8	62,0	35.9	In front of a church
4	S001	1207-1222	261 Treat Avenue	58.9	76.3	47.6	In front of a church
5	S006	1437-1457	209 Hathaway Place	52.8	65.3	48.9	Single-family residential

Source: UltraSystems, 2023.

4.13.6 Impact Analysis

a) Would the project result in generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact

Noise impacts associated with hotel projects include short-term and long-term impacts. Construction activities, especially heavy equipment operation, would create noise effects on and adjacent to the construction site. Long-term noise impacts include project-generated onsite and offsite operational noise sources. Onsite (stationary) noise sources from the hotel and restaurant would include operation of mechanical equipment such as air conditioners, landscape and building maintenance. Offsite noise would be attributable to project-induced traffic, which would cause an incremental increase in noise levels within and near the project vicinity.

Construction Noise

Noise impacts from construction activities are a function of the noise generated by the operation of construction equipment and onroad delivery and worker commuter vehicles, the location of equipment, and the timing and duration of the noise-generating activities. For the purpose of this analysis, it was estimated that the proposed project would be built in two phases,[20] each of which would have the subphases listed in **Table 4.13-4**. Project sitework will commence in the second or third quarter of 2024 and project completion is anticipated for the third quarter of 2026, a total of approximately 24 months. Phase I is estimated to take approximately six months and Phase II would take 18 months. The types and numbers of pieces of equipment to be deployed during each construction phase were determined as part of the air quality and greenhouse gas emissions analyses for this project.[21] For each equipment type, **Table 4.13-5** shows an average noise emission level (in

20 One subphase, indoor painting, was not included in the noise analysis because of its low probability of adverse noise impact.

21 See **Section 4.3** and **Section 4.8**.

dB at 50 feet, unless otherwise specified) and a "usage factor," which is an estimated percentage of operating time that the equipment would be producing noise at the stated level.

Table 4.13-5
CONSTRUCTION EQUIPMENT CHARACTERISTICS

Main Phase	Subphase	Equipment Type	Horse-power	No. of Pieces	Usage Factor
I	1 – Site Preparation	Rubber-Tired Dozers	367	3	0.40
		Tractor/Loader/Backhoes	84	4	0.37
	2 – Grading	Excavators	36	1	0.38
		Graders	148	1	0.41
		Rubber-Tired Dozers	367	3	0.40
		Tractor/Loader/Backhoes	97	2	0.37
	3 - Trenching	Excavators	36	1	0.38
		Tractor/Loader/Backhoes	84	4	0.37
		Rollers	36	1	0.38
II	4 – Building Construction	Cranes	367	1	0.29
		Forklifts	82	3	0.20
		Generator Sets	14	1	0.74
		Tractor/Loader/Backhoes	84	4	0.37
		Welders	46	1	0.45
	5 - Paving	Cement and Mortar Mixers	10	2	0.56
		Pavers	81	1	0.42
		Paving Equipment	89	2	0.36
		Rollers	36	1	0.38
		Tractor/Loader/Backhoes	84	4	0.37
	6 – Architectural Coating	Air Compressors	37	1	0.48

Source: Calculated by UltraSystems with CalEEMod (2022.1.1.21) (CAPCOA, 2024).

Using calculation methods published by the Federal Transit Administration (FTA) (FTA, 2018), UltraSystems estimated the average hourly exposures at the nearest sensitive receiver for each construction subphase. The receivers evaluated included multiple-family residences just south of the project site, religious land uses located to the west and northeast, and a single-family residence located to the north. The distances used for the calculation were measured from the outdoor portions of the receivers to the approximate center of activity of each construction phase, since that would be the average location of construction equipment most of the time. For this project, the center of the entire site was used as the emissions source for all construction phases. **Table 4.13-6** shows the relationships between the receivers, the noise sources, and the nearest ambient measurement points.

Table 4.13-6
ESTIMATED UNMITIGATED CONSTRUCTION NOISE EXPOSURES AT NEAREST SENSITIVE RECEIVERS

Site	Sensitive Receiver	Distance (feet)	1-Hour L_{eq} (dBA)[a]					
			Phase I-Site Preparation	Phase I-Grading	Phase II-Building Construction	Phase II-Trenching	Phase II-Paving	Phase II-Architectural Coating
1	342 East St. Charles Street	269	71.0	69.6	70.1	68.2	71.8	67.1
2	221 Church Hills Road	757	60.0	58.6	59.0	57.3	60.6	56.3
3	162 Church Hill Road	1,022	68.3	68.2	68.2	68.2	68.3	68.1
4	261 Trent Avenue	770	61.4	60.5	60.8	59.8	61.9	59.2
5	209 Hathaway Place	385	62.2	61.5	61.8	60.9	62.7	60.6

Source: Calculated by UltraSystems.
[a]Ambient plus contribution from construction.

Noise exposure from construction of the proposed project would not exceed the FTA's 80 dBA threshold. Impacts would be less than significant.

Operational Noise

Onsite

Onsite noise sources from the proposed project would include operation of mechanical equipment such as air conditioners, lawnmowers, leaf blowers, and building maintenance equipment; and motor vehicles accessing, driving on, and exiting the parking lot. Elevation drawings do not show rooftop mechanical equipment rising above parapet level. Consequently, sensitive noise receivers will not be on a line of sight with the mechanical equipment. Noise levels for typical air conditioning units and heat pumps at hotels are about 60 dBA L_{eq} at 50 feet (Janello and Thill, 2018, p. 43). With distance-related attenuation, exposures to sensitive receivers would be comparable to or less than existing ambient noise levels.

Given the limited area required mowing, the main landscaping noise sources would be leaf blowers. A field study of noise from these devices determined that noise levels at 50 feet ranged from 74 to 88.5 dBA (Walker and Banks, 2017). Assuming that the leaf blowers would be used mainly on the main parking lot, the nearest sensitive receiver would be exposed to from 56 to 70 dBA for roughly an hour every few days. This is not a significant long-term exposure.

In summary, noise from onsite sources would be less than significant.

Mobile Sources

A VMT analysis prepared for this project (Peters Engineering Group, 2021) estimates that the development will generate 890 trips per day. Additionally, there is an average daily trip (ADT) rate on East St. Charles Street of 11,100 in the project area. Given the logarithmic nature of the decibel, traffic volume needs to be doubled in order for the noise level to increase by 3 dBA (ICF Jones & Stokes, 2009), the minimum level perceived by the average human ear. A doubling is equivalent to a 100% increase. Because the maximum increase in traffic on any road segment would be far below 100 percent, the increase in roadway noise experienced at sensitive receivers would not be perceptible to the human ear. Therefore, roadway noise associated with project operation would not expose a land use to noise levels that are considered incompatible with or in excess of adopted standards, and impacts would be less than significant.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact

Vibration is sound radiated through the ground. Vibration can result from a source (e.g., subway operations, vehicles, machinery equipment, etc.) causing the adjacent ground to move, thereby creating vibration waves that propagate through the soil to the foundations of nearby buildings. This effect is referred to as groundborne vibration. The peak particle velocity (PPV) or the RMS velocity is usually used to describe vibration levels. PPV is defined as the maximum instantaneous peak of the vibration level, while RMS is defined as the square root of the average of the squared amplitude of the level. PPV is typically used for evaluating potential building damage, while RMS velocity in dB is typically more suitable for evaluating human response.

The background vibration velocity level in residential areas is usually around 50 vibration decibels (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for most people. Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

Construction Vibration

Construction activities for the project have the potential to generate low levels of groundborne vibration. The operation of construction equipment generates vibrations that propagate though the ground and diminish in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. The construction activities associated with the project could have an adverse impact on both sensitive structures (i.e., building damage) and populations (i.e., annoyance).

Pile drivers or other major vibration sources will not be used for construction of the Fairfield Hotel. The question is whether the equipment that will be deployed will have significant vibration impacts. The FTA (2018) has published standard vibration levels for construction equipment operations, at a

distance of 25 feet. The construction related vibration levels for the nearest sensitive receivers for major construction phases (an apartment building and an occupied historic residence) are shown in **Table 4.13-7** and **Table 4.13-8**. These calculations were based on the distances from the construction activity to the closest sensitive receivers.

Table 4.13-7
VIBRATION LEVELS OF TYPICAL CONSTRUCTION EQUIPMENT AT NEAREST NON-HISTORIC RESIDENCES

Equipment	PPV at 25 feet (in/sec)	Vibration Decibels at 25 feet (VdB)	PPV at 295 feet (in/sec)[a]	Vibration Decibels at 295 feet (VdB)[a]	PPV at 335 feet (in/sec)[b]	Vibration Decibels at 335 feet (VdB)[b]
Loaded Trucks	0.076	86			0.00438	52
Jackhammer	0.035	79	0.00232	47		
Small bulldozer	0.003	58	0.00020	26		
Large bulldozer	0.089	87	0.00589	55		

Source: Calculated by UltraSystems.
Note: PPV = peak particle velocity, VdB = vibration decibels, in/sec = inches per second.
[a]Applies to onsite construction activities.
[b]Applies to onroad truck activities.

Table 4.13-8
VIBRATION LEVELS OF TYPICAL CONSTRUCTION EQUIPMENT AT NEAREST HISTORIC STRUCTURE

Equipment	PPV at 25 feet (in/sec)	Vibration Decibels at 25 feet (VdB)	PPV at 286 feet (in/sec)[a]	Vibration Decibels at 286 feet (VdB)[a]	PPV at 75 feet (in/sec)[b]	Vibration Decibels at 75 feet (VdB)[b]
Loaded Trucks	0.076	86			0.0227	72
Jackhammer	0.035	79	0.00240	47		
Small bulldozer	0.003	58	0.00021	26		
Large bulldozer	0.089	87	0.00610	55		

Source: Calculated by UltraSystems.
Note: PPV = peak particle velocity, VdB = vibration decibels, in/sec = inches per second.
[a] Applies to onsite construction activities.
[b] Applies to onroad truck activities.

As shown in **Table 4.13-7**, the PPV of construction equipment at a sensitive receiver is at most 0.0227 inch per second (at the historic McSorley House), which is less than the FTA damage threshold of 0.12 inch per second PPV for fragile historic buildings. The maximum VdB is 72 VdB, which is below the FTA threshold for human annoyance of 80 VdB. Unmitigated vibration impacts would therefore be less than significant.

Operational Vibration

The project would not involve the use of stationary equipment that would result in high vibration levels, which are more typical for large manufacturing and industrial projects. Groundborne vibrations at the project site and immediate vicinity currently result from heavy-duty vehicular travel (e.g., refuse trucks and transit buses) on the nearby local roadways, and the project would not result in a substantive increase of these heavy-duty vehicles on the public roadways. Therefore, vibration impacts associated with operation of the project would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact

The closest active public airport is the Calaveras County Airport, located approximately 3.8 miles southeast of the project site (Google Earth Pro, 2024). The project site is located outside of the airport's influence area boundary and noise contours. Therefore, no impact related to the exposure of people residing or working in the proposed project area to excessive airport-related noise levels is anticipated.

4.14 Population and Housing

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

a) Would the project induce substantial unplanned growth in an area either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?

Less than Significant Impact

Existing and forecasted demographic data for the San Andreas Census-Designated Place (CDP) and the County of Calaveras for 2020 and 2030 are shown below in **Table 4.14-1**. San Andreas contains about 7 percent of the population, and 24 percent of the employment, in Calaveras County (USCB, 2024a; USCB, 2024b; CDF, 2024a). The population in the county is forecast to increase approximately 8.2 percent and the number of households to decrease by 5.9 percent (CDF, 2024a; CDF, 2024b). No forecasts for San Andreas for 2030 are available, and no employment forecast for Calaveras County for 2030 is available.

Table 4.14-1
CALAVERAS COUNTY DEMOGRAPHIC FORECAST

	2020/2022/2023	2030	Difference (2020– 2030)	Percent Difference (2020 – 2030)
San Andreas Census-Designated Place				
Population	2,994	Not available	NA	NA
Households	1,172	Not available	NA	NA
Employment	2,339	Not available	NA	NA
Calaveras County				
Population	44,890	48,566	3,676	8.2%
Households	18,858	17,740	-1,118	-5.9%
Employment	9,599	Not available	NA	NA

Sources: US Census Bureau 2024a; US Census Bureau 2024b; USCB 2024c; CDF 2024a; CDF 2024b

Construction

As discussed in **Section 3.0**, *Project Description*, construction would occur in two phases – Sitework (including grading and construction of retaining walls) and Building Construction. Project sitework is planned to commence in the second or third quarter of 2024 and project completion is anticipated for the third quarter of 2026, a total of approximately 24 months. Phase I is estimated to take approximately six months and Phase II would take 18 months. Approximately 120 trades people are expected to be on site at the peak of construction. These construction/trade workers are expected to come from the surrounding areas by driving or carpooling to the site every day and are not expected to require temporary relocation to San Andreas during the 24 months of construction.

Project construction would only generate a small number of temporary construction jobs. The analysis for operational employment below applies to construction employment as well. Population and housing impacts of the proposed project would be less than significant, and no mitigation is required.

Operation

Development of the proposed commercial project would not directly cause population or household growth in San Andreas or Calaveras County. Project operation is estimated to generate 18 jobs, 10 full-time and 8 part-time. The unemployment rate in Calaveras County in February 2024 was estimated at 5.5 percent (EDD, 2024). Most jobs generated by project operation are expected to be absorbed by the regional labor force. Project operation may generate a few jobs requiring specialized skills that may attract workers into the region (for instance, hotel upper management and restaurant executive chef). Considering that the population of Calaveras County is forecast to grow by over 3,600 between 2023 and 2030, any small number of workers that may be attracted into the region would be well within the population forecast for the County. Therefore, operational impacts of the proposed project to population and housing would be less than significant and no mitigation is required.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact

No housing and no residents are present onsite. Therefore, the project would not displace any housing or people and the project would not necessitate the construction of replacement housing. No impact would occur.

4.15 Public Services

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			**X**	
b) Police protection?			**X**	
c) Schools?			**X**	
d) Parks?			**X**	
e) Other public facilities?				**X**

a) Fire protection?

Less than Significant Impact

The San Andreas Fire Protection District (SAFPD) provides fire protection and emergency medical services to the community of San Andreas. The SAFPD station is at 37 East Churchill Street in San Andreas, about 0.2-mile northwest of the project site. Apparatus based at the Station consists of one Type 1 fire engine, one Type 2 fire engine, one Type 3 fire engine, a breathing support vehicle, and a water tender. Daily staffing consists of four firefighters (Stewart, 2024). The California Department of Forestry and Fire Prevention (CAL FIRE) provides protection from wildfires for most of western and central Calaveras County. The nearest CAL FIRE fire station to the project site is the Valley Springs Station at 1855 New Hogan Parkway in the community of Valley Springs, about seven miles to the west (CAL FIRE, 2024). All of the ten fire agencies in Calaveras County participate in a mutual aid agreement (Calaveras County, 2021).

Project development is expected to generate a small increase in calls for fire protection and emergency medical service. The project would pay San Andreas Fire Protection District fees of $0.75 per square foot (Calaveras County, 2024b).[22] . These fees that are collected would go towards new staff or facilities if needed. Furthermore, the hotel and restaurant is required to adhere to the most current fire and safety building codes. Impacts related to construction of new or expanded fire stations would be less than significant.

[22] The Fire Protection District fee is on the Calaveras County Building Department's website and is thus interpreted to be a fee for development of new or expanded facilities, and not a periodic fee for SAFPD service. https://building.calaverasgov.us/Portals/Building/Documents/Fee%20Schedule%20Notice%20w%20EOF.pdf

b) Police protection?

Less than Significant Impact

The Calaveras County Sheriff's Office provides safety services to all persons in the county. The Sheriff's Office is located at 1045 Jeff Tuttle Drive, about one mile northeast of the project site. The Sheriff's Office consists of Divisions which includes Patrol units, Dispatch/Communications, Investigation units, K-9 units, Marine Safety, Special Weapons and Tactics/Hostage Negotiation Team (SWAT/HNT), and Special Operations (CCSO, 2024).

The Sheriff's Office operations are funded mostly through property taxes and sales taxes (Calaveras County, 2023). Project operation would generate property taxes and sales taxes; part of Calaveras County's property tax and sales tax receipts would be allocated to the Sheriff's Department. Project impacts on police services would be less than significant, and no mitigation is required.

c) Schools?

Less than Significant Impact

School services within the county are provided by the Calaveras Unified School District. The nearest school to the project site is San Andreas Elementary, located approximately 0.7 mile north of the project site at 255 Lewis Avenue (CUSD, 2024).

Demands for schools are generated by the numbers of households in the schools' attendance areas. The project does not propose development of housing; project development would not create demand for new or expanded schools. While project development could attract a very few workers to move into the region (see analysis of indirect project impacts on population in ***Section 4.14****, Population and Housing*), any such increase in population would not cause an adverse impact on school capacity.

The project would pay the Calaveras Unified School District fees of $0.51 per square foot (Calaveras County, 2024b).[23] These fees that are collected would go towards new school staff or facilities if needed. Therefore, there would be a less than significant impact on school services.

d) Parks?

Less than Significant Impact

Calaveras County Parks and Recreation Commission (CPARC) provides recreation programs and maintains community parks in the unincorporated town of San Andreas. The County has a park standard of three acres of local park land for every 1,000 persons (Calaveras County, 2019a, COS-16). Gerald Turner Park, located at 287 Treat Avenue, is approximately 0.3 miles northwest of the project site. Alex Quinones Community Park, at 24 Church Hill Road, is located approximately 1.1 miles southeast of the project site.

[23] The School District fee is on the Calaveras County Building Department's website and is thus interpreted to be a fee for development of new or expanded school facilities if needed. https://building.calaverasgov.us/Portals/Building/Documents/Fee%20Schedule%20Notice%20w%20EOF.pdf

Demand for parks is generated by the population in the parks' service areas. Development of the proposed hotel and restaurant would not add residents in San Andreas and thus would not generate demand for parks. No impact would occur.

e) Other Public Facilities?

No Impact

Library

Library services are provided by the Calaveras County Library, located at 1299 Gold Hunter Road, approximately 1.3 miles east of the project site (Calaveras County Library, 2024). Demands for libraries are generated by the populations in the libraries' service areas. Development of the proposed hotel and restaurant would not increase population in the region. Therefore, no impact on library services would occur.

4.16 Recreation

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			**X**	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			**X**	

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less than Significant Impact

The Calaveras County General Plan EIR lists five local parks and recreation facilities located in Sand Andreas. These include Gerald Turner Park at 287 Treat Avenue, San Andreas Community Park (now Alex Quinones Community Park) at 999 Park Drive, Nielsen Park at 98 Main Street (California and Main Streets), and both the Calaveras Pool and tennis courts are at the Calaveras High School at 350 High School Street (Raney Planning and Management, Inc., 2018, Table 4.12-17, p. 4.12-70). Gerald Turner Park is approximately 0.3 miles northwest of the project site. Alex Quinones (San Andreas) Community Park is located approximately 1.1 miles southeast of the project site. Nielsen Park is located approximately 0.4-mile northwest of the project site. Calaveras High School is located approximately 0.7-mile northwest of the project site. Calaveras County has a park standard of three acres of local park land for every 1,000 residents (Calaveras County, 2019a, p. COS-14).

Construction workers would be on the project site during construction. However, these workers are anticipated to be from the project region; so, any park use by construction workers would not be adding new park users to the region. Impacts would be less than significant.

Development of the proposed hotel and restaurant would not add residents to Calaveras County and thus would not cause impacts on the County's standard for parkland per resident. Hotel guests could use nearby parks during their stays. Any such use would be nominal and would not constitute a substantial increase in demand for parks. Operational impacts would be less than significant.

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

Less than Significant Impact

The project includes a swimming pool. The pool would be available for use by hotel guests only and is part of the commercial project. The pool would not be public recreational use. The project does not propose development of recreational facilities for public use. Pool design, construction, and operation is subject to review and approval by the County and would be required to adhere to County and state laws for pools (Calaveras County, 2024d)[24]. Therefore, impacts would be less than significant.

[24] Calaveras County Public Swimming Pool & Spa Program https://ema.calaverasgov.us/Environmental-Health/Pool-Spa-Program

4.17 Transportation

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			**X**	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			**X**	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			**X**	
d) Result in inadequate emergency access?			**X**	

The following analysis is based on the Draft Vehicle Miles Traveled (VMT) Screening dated January 25, 2024 (PEG, 2024a) (**Appendix I1**) and the Draft Traffic Study (PEG, 2024b) **(Appendix I2**) dated June 17, 2024, both conducted by Peters Engineering Group for the San Andreas Hotel-Restaurant located at 236-300 E. St. Charles Street (proposed project) (refer to **Appendices I1** and **I2**)

a) Would the project conflict with a program plan, ordinance or policy addressing circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less than Significant Impact

State Route 49 (Saint Charles Street within the San Andreas community) is designated as a Minor Arterial (with passing lanes) by the Calaveras County General Plan (Calaveras County, 2019a, p. C7). Minor Arterials are roads which have a primary function of serving through traffic movements and connect communities and traffic destination centers, such as recreational facilities and resources (Calaveras County, 2019a, p. C3). Saint Charles Street (State Route 49) is a north/south two-lane conventional highway (Raney Planning & Management, Inc., 2018, p. 12). Sidewalks are present near the project site on both sides of Saint Charles Street, except for directly in front of the project parcel.

The nearest existing bicycle facility to the project site mapped in the Calaveras County Regional Bicycle, Pedestrian, and Safe Routes to School Plan is a Class I bicycle path on Main Street and Pixley Avenue; approximately 1,750 feet north of the project site (Calaveras County, 2015, p. 4-38).

Established in January 1998 through a Joint Powers Agreement, the Calaveras Council of Governments (CCOG) serves as the Regional Transportation Planning Agency (RTPA) for the County of Calaveras and the City of Angels. In its capacity as an RTPA, the Calaveras COG holds the responsibility of being the designated planning and administrative entity for transportation projects and programs within the County (CCOG, 2024).

The CCOG currently oversees Calaveras Connect services (previously Calaveras Transit). Operations are contracted with Paratransit Services. Services are generally available Monday through Friday.

Only the Red Line between Valley Springs and Angels Camp operates as a fixed route. Communities previously served by a fixed route are now served by on-demand transit service (CCOG, 2021, p. E-5). The closest fixed transit route stop to the project is located on Saint Charles Street, approximately 1,000 feet northwest of the project site with access to the westbound Red Line, which runs every 60 minutes (Calaveras Connect, 2022).

Applicable Plans, Ordinances, and Policies

Statewide Transportation Improvement Program (STIP)

The Statewide Transportation Improvement Program (STIP) is a multi-year capital improvement program for transportation projects on and off the State Highway System, funded with revenues from the State Highway Account and other funding sources (Caltrans, 2024). The proposed project development is not a transportation project and would not conflict with STIP.

Congestion Management Program

With a population less than 50,000, Calaveras County does not meet the minimum population threshold for an urbanized area that would require the county to establish a Congestion Management Agency and to prepare a Congestion Management Program. Therefore, none of the roadway segments in Calaveras County are subject to the standards of a Congestion Management Program (Calaveras County, 2019c, p. 4.13-14).

Calaveras 2021 Regional Transportation Plan Update

The Calaveras County 2021 Regional Transportation Plan (RTP) provides a coordinated, 20-year vision of the regionally significant transportation improvements and policies needed to efficiently move goods and people within the region. As the Regional Transportation Planning Agency (RTPA), the CCOG is required by California law to adopt and submit an approved RTP to the California Transportation Commission (CTC) every four years. The California Department of Transportation (Caltrans) assists with plan preparation and reviews draft documents for compliance and consistency (CCOG, 2021, p. E1).

The RTP is consistent with other local and regional planning documents including the Circulation Element of the Calaveras County General Plan, the Coordinated Human Services Transportation Plan of Public Transit, the Update of the Calaveras County Pavement Management Program, the San Andreas SR 49 Commercial Gateway & Corridor Study, the Short-Range Transit Plan, and the Regional Plan for Safe Routes to School (CCOG, 2021, p. E2).

Calaveras County Code of Ordinances

The Calaveras County Code of Ordinances, Title 12, Streets, Sidewalks, and Public Places contains extensive regulations related to circulation systems, including, but not limited to, on-site and off-site road requirements, sidewalk requirements, and signage and wayfinding. Construction of the project would involve the temporary closure and improvement of a section of a lane on Saint Charles Street and plans for construction activities on the public right-of-way would require an encroachment permit from the Calaveras County Public Works Department and Caltrans. Compliance with any conditions set forth in an encroachment permit would ensure that it would not conflict with the Calaveras County Code of Ordinances.

Calaveras County General Plan - Circulation Element

The Calaveras County General Plan - Circulation Element has several goals and policies that are applicable to the proposed project. Refer to **Table 4.17-1** below, which lists the applicable policies and how the proposed project would comply. The Circulation Element does not address terminals, ports, or rail lines, since there are none currently located in Calaveras County (Calaveras County, 2019a, p. C2).

Table 4.17-1
PROJECT COMPLIANCE WITH THE CALAVERAS COUNTY GENERAL PLAN CIRCULATION ELEMENT

General Plan Element	Project Compliance
Circulation Element: Goal C-1 A balanced circulation system that provides for the safe and efficient movement of people and goods while maintaining the county's rural and historic character.	
Policy C-1.1: Incorporate the concept of complete streets for planning transportation and development, including operations and maintenance, where feasible and suitable to the rural nature of the county and its topography.	The proposed project will provide right-of-way improvements such as curb and gutter, sidewalks, and landscaping as required by the County and Caltrans, subsequently improving safety and efficiency regarding access and mobility without compromising the rural nature of the county and its topography.
Policy C-1.2: New construction or improvements to transportation facilities shall be located, constructed, and maintained in a safe and efficient manner compatible with the environment and that allows, to the extent practicable, preservation of existing historical and/or productive resources.	The proposed project will conform to land use and design requirements including an architectural style and landscape scheme to complement the historic feel and natural environment of the surrounding neighborhood.

Source: Calaveras County General Plan (Calaveras County, 2019a).

As detailed above, the proposed project would not conflict with any applicable policies of the County's General Plan addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Therefore, the project would have a less significant impact in this regard.

Vehicle Miles Traveled (VMT)

The Calaveras County General Plan states the county will utilize VMT with CEQA analysis when new guidelines are adopted. However, level of service (LOS) still has applicability in General Plan policy as a measure of travel convenience, comfort, and safety (Calaveras County, 2019a, p. C3).

Level of Service (LOS)

The Calaveras County General Plan Circulation Element includes Policy C 2.2, which states that road impacts created by new development shall not reduce the minimum LOS below D for roadways and intersections in Community Areas, except as specified below where LOS D is acceptable:

- Improvements necessary to achieve the LOS standard result in significant impacts on a unique historical resource or adversely impact areas of historic significance,

- Improvements necessary to achieve the LOS standard result in impacts on a sensitive environmental area, or

- Improvements necessary to achieve the LOS standard would prohibit or significantly impair the County's implementation of bicycle and pedestrian facilities (Calaveras County, 2019, p. 4.13-19).

The project site and the anticipated study locations are located within the San Andreas Community Area. Therefore, for the purpose of the traffic study, it is proposed that a traffic issue may be identified if the addition of the traffic generated by the project results in any one of the following:

- Triggers an intersection operating at acceptable LOS (A, B, C, or D) to operate at unacceptable levels of service (E or F);

- Increases the average delay for a study intersection that is already operating at unacceptable LOS (E or F) by 5.0 seconds or more.

Project Trip Generation

The project operation is estimated to generate 890 trips per day, as shown in **Table 4.17-2**.

Table 4.17-2
PROJECT TRIP GENERATION ESTIMATE

Land Use (ITE Code)	Units	Daily	A.M. Peak Hour			P.M. Peak Hour		
		Total	In	Out	Total	In	Out	Total
Hotel (310)	79 rooms	632	21	16	37	24	23	47
High-Turnover Restaurant (932)	2,527 sq. ft.	271	14	11	25	14	9	23
Internal Capture	-	-13	-1	0	-1	-1	0	-1
Totals	**-**	**890**	**24**	**27**	**61**	**37**	**32**	**69**

Source: PEG, 2025a, p. 2

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)

Less than Significant Impact

CEQA Guidelines § 15064.3(b) addresses the use of VMT as a method for assessing the significance of transportation impacts. This section provides specific considerations for evaluating transportation impacts.

To provide guidance on evaluating VMT impacts, the Office of Planning and Research (OPR) developed a Technical Advisory (TA) in December 2018[25]. The TA recommends VMT significant thresholds. One notable threshold is that projects generating or attracting fewer than 110 trips per day can generally be assumed to have a less-than-significant transportation impact unless substantial evidence or inconsistencies with a Sustainable Communities Strategy (SCS) or general plan suggest otherwise (PEG, 2024a, pp. 2-3OPR, 2018, p. 12).

[25] https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

The TA identifies three types of development projects - residential, office, and retail - that contribute significantly to VMT. Regarding retail projects, the TA suggests that estimating the total change in VMT is the best approach for analyzing transportation impacts, as new retail developments tend to redistribute shopping trips rather than create new ones. Local-serving retail development is likely to reduce VMT by improving retail destination proximity, while regional-serving retail development may have a significant impact if it leads to longer trips. The determination of whether a project is local-serving or regional-serving can be based on local definitions and project-specific information (PEG, 2024a, p. 3; OPR, 2018, p. 1615).

For mixed-use projects, the TA advises that each component of the project should be evaluated independently, applying the significance threshold relevant to each project type. Combining different land uses and applying a single threshold may result in an inaccurate impact assessment (PEG, 2024a, p. 3; OPR, 2018, p. 17).

In the case of the project's restaurant, its relatively small size (2,527 square feet) and location suggest that it will serve the local community and attract customers from nearby areas, including the proposed hotel. Therefore, based on the TA and project description, it is reasonable to assume a less-than-significant transportation impact for the restaurant portion of the project (PEG, 2024a, pp. 3-4).

The TA does not specifically address the impacts associated with hotels, such as vacations, recreational activities, or business trips. However, the proposed hotel is expected to generate two types of trips: work-based trips (mainly from hotel employees) and trips by hotel guests. Regarding employee trips, the number is estimated to be significantly below the 110 trips per day threshold (around 15 to 17 employees per day), indicating a less-than-significant VMT impact (PEG, 2024a, p. 4).

In terms of VMT generated by hotel guests, the hotel will provide lodging for local attractions, businesses, and events, thereby reducing the travel distance between the lodging and the destinations. Additionally, as the hotel essentially serves as an alternate residence for visitors during their stay, the VMT that would have been generated from their primary residence is avoided. Considering that business and vacation travel is inherent to all residences, it can be presumed that the VMT generated during guests' stay at the proposed hotel is offset by the lack of trips to their primary residence (PEG, 2024a, p. 4). As a result, the project's VMT impact stemming from guest trips may be considered less than significant.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant Impact

The proposed project would not alter the surrounding roadways. Vehicular access to the project would be provided by a single driveway from Saint Charles Street. The intersection of the proposed driveway with Saint Charles Street would be perpendicular and would not cause hazards due to a geometric design feature. The project's circulation system, including driveways and parking areas, would be designed to meet the development standards of the County and would not result in use or design features that would create traffic hazards. Therefore, impacts on increases in hazards due to geometric design features or incompatible uses would be less than significant.

d) Would the project result in inadequate emergency access?

Less than Significant Impacts

Construction

Project construction may involve the temporary closure of a lane or an entire segment of Saint Charles Street. Any construction activities planned within the highway's right-of-way would require an encroachment permit from both the Calaveras County Public Works Department and Caltrans. The Calaveras County Public Works Department will review all encroachment permit applications to ensure that the proposed construction does not hinder emergency response to the project site or surrounding properties and does not pose any traffic hazards. Adherence to the conditions outlined in the encroachment permit is required. Following a review and approval by the County and compliance with permit conditions, the anticipated impacts would be less than significant.

Operation

The project would comply with applicable city regulations, such as the requirement to comply with the County's fire code to provide adequate emergency access, as well as the California Building Standards Code. Prior to the issuance of building permits, the County of Calaveras would review project site plans, including the location of all buildings, fences, access driveways, and other features that may affect emergency access. The site design includes access and fire lanes that would accommodate emergency ingress and egress by fire trucks, police units, and ambulance/paramedic vehicles. All access and sight distance requirements on the site would be in accordance with all applicable design requirements. The county's review process and compliance with applicable regulations and standards would ensure that adequate emergency access would be provided. Therefore, the project would not result in inadequate emergency access and no significant impact would occur.

4.18 Tribal Cultural Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?				**X**
b) Cause a substantial adverse change in the significance of a tribal cultural resource that is determined to be a significant resource to a California Native American tribe pursuant to the criteria set forth in subdivision (c) of Public Resource Code § 5024.1(c)?		**X**		

Information from UltraSystems' Phase I Cultural Resources Inventory, dated February 26, 2024 for the proposed project (refer to **Appendix D**) is included in the analysis below.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?

No Impact

The Native American Heritage Commission's (NAHC) Sacred Lands File (SLF) search conducted November 19, 2023 for the project area was negative. No resources as defined by Public Resources Code § 21074 have been identified (refer to Attachment C: "Native American Heritage Commission Records Search and Native American Contacts" in **Appendix D** to this IS/MND). Additionally, the project site has not been recommended for historic designation for prehistoric and tribal cultural resources (TCRs). No specific tribal resources have been identified by local tribes responding to inquiries for the Cultural Resources Inventory.

No prehistoric archaeological resources were observed during the archaeological field survey conducted November 28, 2023 by Stephen O'Neil, M.A., RPA as part of the cultural resources investigation (see Section 4.3 in **Appendix D**). The results of the pedestrian assessment indicate that it is unlikely that prehistoric resources will be adversely affected by construction of the project. The cultural resource study findings at the Central California Information Center (the local California Historic Resources Information System facility) indicated that there were no prehistoric resources within the project APE. However, there are five prehistoric resources within the 0.5-mile buffer surrounding the project boundary. CA-CAL-114/H, located approximately 1,400 feet southwest of the current project site, consisted of a large midden with lithic scatters, fire effected rock, projectile

points, and hammer stones and pestles; burials were retrieved when the St. Joseph's / Mark Twain Hospital was built on the site in 1953. CA-CAL-1292 is an occupation site with lithic concentrations, tools and areas of midden that is adjacent to and associated with CA-CAL-114 that was excavated for further development of the Mark Twain Hospital. P-05-03353, known as Rock Ness, is a bedrock milling site with two milling stations. Another single bedrock milling station, P-05-03354, with two mortars is located approximately 110 meters southeast of Rock Ness noted above; these are both approximately 2,375 feet to the southwest of the project site. The fifth prehistoric resource, P-05-004006, consists of a surface scatter of prehistoric artifacts on the north bank of San Andreas Creek next to and within a trench for a sewer line and the site is heavily disturbed; this site is located approximately 1,585 feet northeast of the project site.

No tribal cultural resources onsite are listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code § 5020.1(k). Therefore, the project would have no impact in this regard.

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource that is determined to be a significant resource to a California Native American tribe pursuant to the criteria set forth in subdivision (c) of Public Resource Code § 5024.1(c)?

Less than Significant Impact with Mitigation Incorporated

Assembly Bill 52 (AB 52) requires meaningful consultation with California Native American Tribes on potential impacts on TCRs, as defined in Public Resources Code § 21074. TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (CNRA, 2007).

As part of the AB 52 process, Native American tribes must submit a written request to the lead agency to be notified of projects within their traditionally and culturally affiliated area. The lead agency must provide written, formal notification to those tribes within 14 days of deciding to undertake a project. The tribe must respond to the lead agency within 30 days of receiving this notification if they want to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the tribe's request. Consultation concludes when either (1) the parties agree to mitigation measures to avoid a significant effect on a tribal cultural resource, or (2) a party, acting in good faith and after reasonable effort, concludes mutual agreement cannot be reached.

In compliance with AB 52, notification was sent by the County of Calaveras Planning Department (County) to all Native American Tribes on the County's contact list. Gabriel Elliot, Director of Planning, took the lead for this process. The notification was sent September 6, 2023 to the following tribes (Katherine Stefani, Planner II, personal communications to S. O'Neil via email January 5, 2024 and January 10, 2024):

- Calaveras Band of Miwuk Indians,
- California Valley Miwok Tribe,
- Ione Band of Miwok Indians,
- Buena Vista Rancheria, and
- Washo Tribe of Nevada and California.

There were no responses to the routing package notification that was sent and no further outreach was conducted (K. Stefani, personal communications to S. O'Neil via email January 4, 2024).

No traditional cultural resources were documented in the Native American Heritage Commission's SLF search (refer to Attachment C: "Native American Heritage Commission Records Search and Native American Contacts" in **Appendix D** to this IS/MND). Additionally, the project site has not been recommended for historic designation for prehistoric and TCRs. No specific tribal resources have been identified.

No prehistoric or archaeological resources were observed during the field survey. Previous cultural resources surveys within the 0.5-mile buffer zone did locate five prehistoric sites within a 0.5-mile radius of the project, described above. No prehistoric resources were identified within the project boundary (see Section 4.1 in **Appendix D**).

Land at the project site was extensively modified in the late 19th and early 20th centuries for residential construction. No human remains have been previously identified or recorded onsite. Therefore, while the potential for subsurface prehistoric cultural deposits is considered to be moderate, the project proposes extensive grading and trenching in a location already largely graded into several levels.

There have been no requests from consulted tribes for mitigation measures and the County has no standard mitigation measures (Katherine Stefani personal communication January 8, 2024). Mitigation measures for potential discovery of cultural resources are presented in **Section 4.5** *Cultural Resources* of this Initial Study. Ground disturbance activities associated with development of the project would involve new subsurface disturbance and could result in the unanticipated discovery of unknown human remains, including those interred outside of formal cemeteries. In the unlikely event of an unexpected discovery, implementation of mitigation measures **TCR-1** dealing with associated funerary objects and **TCR-2** dealing with human remains are recommended to ensure that impacts related to the accidental discovery of human remains would be less than significant.

Mitigation Measures

MM TCR-1: Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. If funerary objects are discovered during grading or archeological excavations, they shall be treated in the same manner as bone fragments that remain intact and the construction contractor and/or qualified archeologist shall consult with a local affiliated tribe determined by the Lead Agency.

MM TCR-2: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the Calaveras County Coroner's office shall be immediately notified and no further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. The Coroner would determine within two working days of being notified, if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native

American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent.

Level of Significance After Mitigation

With implementation of mitigation measures (**MM TCR-1** and **MM TCR-2)** above, the proposed project would result in less than significant impacts to human remains and associated funerary objects.

4.19 Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of whi1ch could cause significant environmental effects?			**X**	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			**X**	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			**X**	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			**X**	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			**X**	

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less than Significant Impact

The proposed project would require offsite improvements including sewer, domestic water, fire water, and dry utilities connections to existing utility infrastructure in East St. Charles Street.

Wastewater Treatment and Conveyance – The San Andreas Sanitary District (SASD) operates and maintains sewers in most of San Andreas, including the project site. Project development would include construction of a new private 6-inch sewer main onsite from the site of the proposed hotel north to East Saint Charles Street, then west in East St. Charles Street about 424 feet until it connects

to an existing sewer. Two 6-inch-diameter branches from the private main would extend from the site of the proposed restaurant in the northern part of the site to the proposed main described above (see Conceptual Utilities Plan, Sheet 3.C-1, in **Appendix A).**

The wastewater treatment plant (WWTP) has a design capacity of 0.4 million gallons per day (mgd) average daily wastewater flow. While the SASD's current average daily flow is 0.29 mgd or 73 percent of the SASD WWTP's capacity, the SASD reported that due to high flows during work periods, the SASD WWTP is essentially at capacity. Based on the design capacity of 0.4 mgd, the SASD can treat approximately 277 gallons per minute (gpm); however, during work hours on weekdays the Plant treats up to 350 gpm. During evening hours, the SASDs flow can be as low as 90 gpm. The SASD estimates that it can accept a maximum of 22 new connections. Due to limitations on capacity expansion at the existing SASD WWTP, the SASD reported it will need a new plant to serve projected growth. The SASD reported that reserve capacity does not exist for in-fill development (Raney Planning & Management, Inc., 2018, p. 4.12-54). The WWTP was upgraded in 2019 and 2020; improvements included replacement of an obsolete aerobic digester and new solids handling pump facilities, including electrical system, supervisory control and data acquisition (SCADA) system, and storage pond improvements (SASD, 2020).

Wastewater is treated to tertiary levels, discharged into an effluent storage reservoir and then pumped to two miles of on-site evaporation, transpiration and percolation ditches. The SASD WWTP was upgraded in 2011. Under the SASD's former waste discharge requirements permit (R5-2003-0151), treated effluent was discharged exclusively to the percolation ditches during the dry months from May 1 to October 31. SASD constructed an outfall pipeline to the North Fork Calaveras River, to discharge excess secondary treated effluent from November 1 to April 30. Dried sludge is disposed of at the Forward Landfill (Raney Planning & Management, Inc., 2018, p. 4.12-54).

Wastewater generation is estimated using wastewater generation factors from the cities of Cotati and Malibu. Hotels are estimated to use 106 gallons per day of (gpd) water per guest room, and restaurants are estimated to use 50 gpd per seat (Carollo, 2019; City of Malibu, 2024). Thus, the project is estimated to use 13,974 gpd, as shown below in **Table 4.19-1.**

Table 4.19-1
ESTIMATED PROJECT WASTEWATER GENERATION

Land Use	units	Wastewater Generation, gallons per day	
		Per unit	Total
Hotel	79 rooms	106[1]	8,374
Restaurant	112 seats	50[2]	5,600
Total	Not Applicable	Not Applicable	**13,974**

[1] Source: Carollo. City of Cotati Hotel Sewer Capacity Analysis, 2019
2 Source: City of Malibu Municipal Code Section 15.42.050

Sufficient wastewater treatment capacity is available in the region for project wastewater generation, and project development would not require construction of a new or expanded wastewater treatment facility. Impacts would be less than significant.

Domestic Water – As detailed in Threshold 4.19 b) below, the project site is in the Calaveras Public Utility District (CPUD) service area. CPUD water supplies consist of local surface water from the South Fork and Licking Fork of the Mokelumne River District (ECorp, 2017, p. 25). As analyzed in Threshold 4.19 (b), sufficient water supplies are available in the region for estimated project water demands,

and therefore, the project would have a less than significant impact regarding domestic water supplies.

Fire Water - The project proposes installation of one new fire water main on site from an existing 8-inch water main in East St. Charles Street. The proposed main would loop through the project site and connect to the existing main in two places. Three proposed fire hydrants would be installed: one in the parkway next to the south side of East St. Charles Street, and the other two between the proposed hotel and restaurant.

Water Treatment – CPUD water is treated at CPUD's Jeff Davis Treatment Plant, which has capacity of 6 mgd. Average day demands for CPUD's service area for the 10-year period from 2012 to 2021 were 1.12 mgd, or 1,254 acre-feet per year (afy; CPUD, 2022, p. 3). CPUD water demands are forecast to increase to 2,238 afy, or about 2 mgd, in 2030 (Ecorp, 2017, p. 31).

Stormwater – The project proposes a network of storm drains under proposed driveways onsite. One of the proposed storm drains would discharge to an existing catch basin in East St. Charles Street. Impacts regarding stormwater would be less than significant. Refer to **Section 4.10** of this document for a discussion of the proposed project impacts regarding hydrology and water quality.

Electric Power: Pacific Gas & Electric Company (PG&E) provides electricity to San Andreas, including the project site. PG&E serves most of northern and central California. Estimated total electricity consumption in PG&E's service area in 2022 was 105,917 gigawatt-hours (GWh; CEC, 2024).

Natural Gas: Pacific Gas & Electric Company provides electricity to San Andreas. Estimated total natural gas consumption in PG&E's service area in 2022 was 2,666 million cubic feet per day (CGEU, 2023).

Telecommunications Facilities: Xfinity provides internet service in San Andreas. It is expected that facilities would be extended into the project site from existing lines in adjacent roadways. The proposed project would not interfere with operation of telecommunications facilities, and therefore a less than significant impact would occur.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than Significant Impact

Water Supplies and Demands

The CPUD supplies water to portions of Calaveras County including the project site. Average day demands for CPUD's service area for the 10-year period from 2012 to 2021 were 1.12 mgd, or 1,254 acre-feet per year (afy; CPUD, 2022, p. 3). CPUD's entire water supply is local surface water from the South Fork and Licking Fork of the Mokelumne River (River). Extraction from the River is limited to 6,656 afy pursuant to agreements between the CPUD and the East Bay Municipal Utilities District (ECorp, 2017, p. 25). CPUD water demands are forecast to increase to 2,238 afy in 2030 (Ecorp, 2017, p. 31). River water is treated at CPUD's Jeff Davis Treatment Plant, which has capacity of 6 mgd (CPUD, 2022) or about 6,720 afy.

Hotels are estimated to use 106 gallons per day of (gpd) water per guest room (2 guests) (Carollo, 2019), and restaurants are estimated to use 50 gpd per seat (City of Malibu, 2024). These estimates are sewage generation factors, and it is assumed here that 100 percent of water use is indoor and thus discharged to sewers. Thus, the project is estimated to use 17,468 gpd or about 19.6 afy. Sufficient water supply is available in the region for forecast project water demand, and project development would not require CPUD to obtain new or expanded water supplies. Adequate water treatment capacity is also available in the project region. Impacts would be less than significant.

Table 4.19-2
ESTIMATED PROJECT WATER DEMAND

Land Use	Units	Water demand, gallons per day	
		Per unit[1]	Total
Hotel	79 rooms	132.5[1]	10,468
Restaurant	112 seats	62.5[2]	7,000
Total	Not Applicable	Not Applicable	**17,468**

Water demand factors are 125% of wastewater generation factors. It is assumed that 80% of water use is indoor and discharged to sewers, and the remaining 20% outdoor.
Sources:
1 Carollo, 2019
2 City of Malibu, 2024

c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less than Significant Impact

As described under Threshold 4.19a above, there would be sufficient capacity available at SASD's WWTP to meet the wastewater treatment demands of the project. The existing wastewater treatment facility could accommodate the additional wastewater estimated to be generated by the proposed project. Therefore, the project would have a less than significant impact in this regard and no mitigation is necessary.

d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than Significant Impact

In 2022, the latest year for which data are available, about 95 percent of the solid waste landfilled from Calaveras County was disposed of at two landfills, the Forward Landfill southeast of the city of Stockton in San Joaquin County, and the Rock Creek Landfill in a rural area near the west boundary of Calaveras County (CalRecycle, 2024a). The two landfills combined have permitted daily disposal of just over 9,000 tons per day (tpd) and residual daily disposal capacity of about 5,500 tpd, as shown below in **Table 4.19-3**.

Table 4.19-3
LANDFILLS SERVING CALAVERAS COUNTY

Facility and Nearest City/Community	Remaining Capacity, cubic yards	Daily Permitted Disposal Capacity, tons	Actual Daily Disposal, tons[1]	Residual Daily Disposal Capacity, tons	Estimated Closing Date
Forward Landfill, Stockton, San Joaquin County	24,720,669	8,668	3,512	1,845	2036
Rock Creek Landfill, west Calaveras County	318,000	500	84	416	2035
Total	25,038,669	9,168	3,596	2,261	

[1] Daily disposal calculated based on annual disposal tonnage assuming 300 operating days per year: that is, six days per week less certain holidays.
Sources: CalRecycle. 2024a, 2024b, 2024c, 2024d.

Construction

Project construction would generate solid waste including paper, cardboard, metal, plastics, glass, concrete, lumber scraps and other materials. Section 4.408 of the 2022 California Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11) requires that at least 65 percent of the nonhazardous construction and demolition waste from residential construction operations be recycled and/or salvaged for reuse. Project construction would include recycling and/or salvaging at least 65 percent of construction and demolition waste in accordance with the 2019 CALGreen. The nearest facility to the project site that accepts construction and demolition waste is the San Andreas Transfer Station at 4258 San Andreas Road in the community of San Andreas. San Andreas Transfer Station has capacity of 35 tons per day (CalRecycle, 2024e). Adequate capacity is available in the region for project-generated construction waste, and impacts would be less than significant.

Operation

Project operation is estimated to generate about 333 pounds of solid waste per day, as shown in **Table 4.19-4** below, or 0.167 tons per day, based on solid waste generation rates from the California Department of Resource Recovery and Recycling (CalRecycle, 2019). Sufficient landfill capacity is available in the region for estimated solid waste generation.

Table 4.19-4
ESTIMATED PROJECT SOLID WASTE GENERATION

	Quantity	Units	Solid Waste Generation, pounds per day	
			Per unit	total
Hotel	79	rooms	2.8	221.2
Restaurant	112	seats	1	112
Total				**333.2**

[1] Source: CalRecycle, 2019

Recycling

Assembly Bill 341 (AB 341; Chapter 476, Statutes of 2011) increased the statewide waste diversion goal to 75 percent by 2020, and mandates recycling for commercial and multi-family residential land uses. The project would include storage areas for recyclable materials in accordance with AB 341. Recycling programs in Calaveras County available to businesses include commercial on-site pickup and a business waste reduction program (CaRecycle, 2024f). The nearest facility to the project site that accepts recyclable materials is the San Andreas Transfer Station (CalRecycle, 2024e). Sufficient transfer station capacity is available in the region to accommodate recyclable materials from project operation.

Recycling Organic Matter

Assembly Bill 1826 (AB 1826; California Public Resources Code Sections 42649.8 et seq.) requires recycling of organic matter by businesses, and multifamily residences of five of more units, generating such wastes in amounts over certain thresholds. Organic waste means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. The project would include recycling of organic wastes as required for businesses under AB 1826. Commercial on-site green waste pickup is available in Calaveras County. The San Andreas Transfer Station accepts agricultural waste; therefore, it is assumed here that the facility accepts organic matter for recycling. Operational impacts on solid waste disposal and recycling capacity would be less than significant.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact

The project would comply with state laws requiring solid waste diversion and recycling, as described above in Section 4.19.d. Impacts would be less than significant.

4.20 Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				**X**
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			**X**	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			**X**	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			**X**	

a) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact

The project site is not located in a State Responsibility Area (SRA) (i.e., where the State is responsible for the costs of wildfire prevention and suppression), nor is it located in a Very High Fire Hazard Severity Zone (VHFHSZ) within a Local Responsibility Area (LRA, i.e., where cities or counties are responsible for the costs of wildfire prevention and suppression). The southwest project site boundary abuts an SRA mapped as a High Fire Hazard Severity Zone (see **Figures 4.20-1** and **4.20-2**). The VHFHSZ within an LRA nearest to the project site is about 9.5 miles to the southeast, near the town of Angels Camp. Therefore, the proposed project would not "substantially impair an adopted emergency response plan or emergency evacuation plan" and as such would have no impact.

Figure 4.20-1
FIRE HAZARD SEVERITY ZONE - STATE RESPONSIBILITY AREA

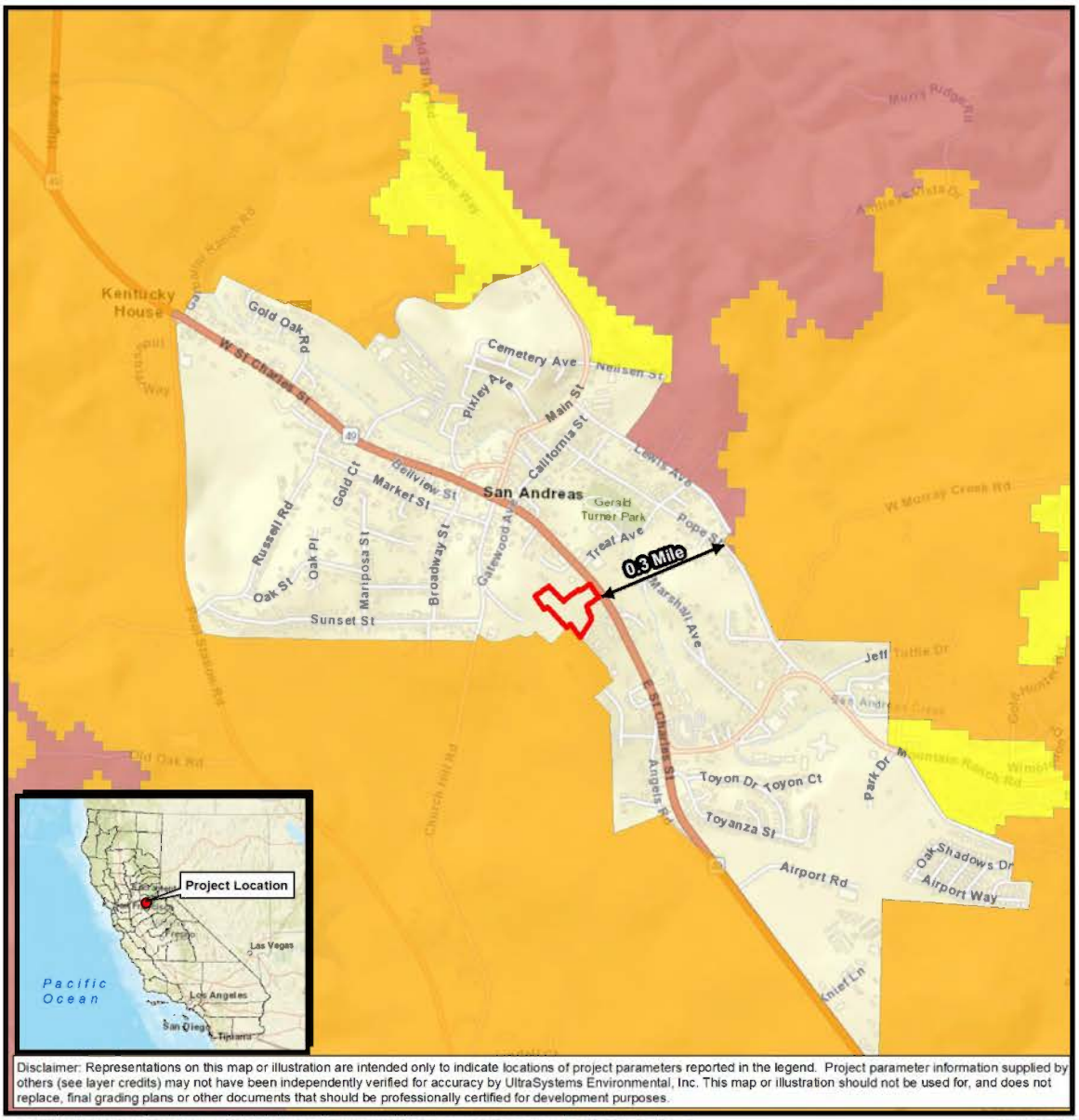
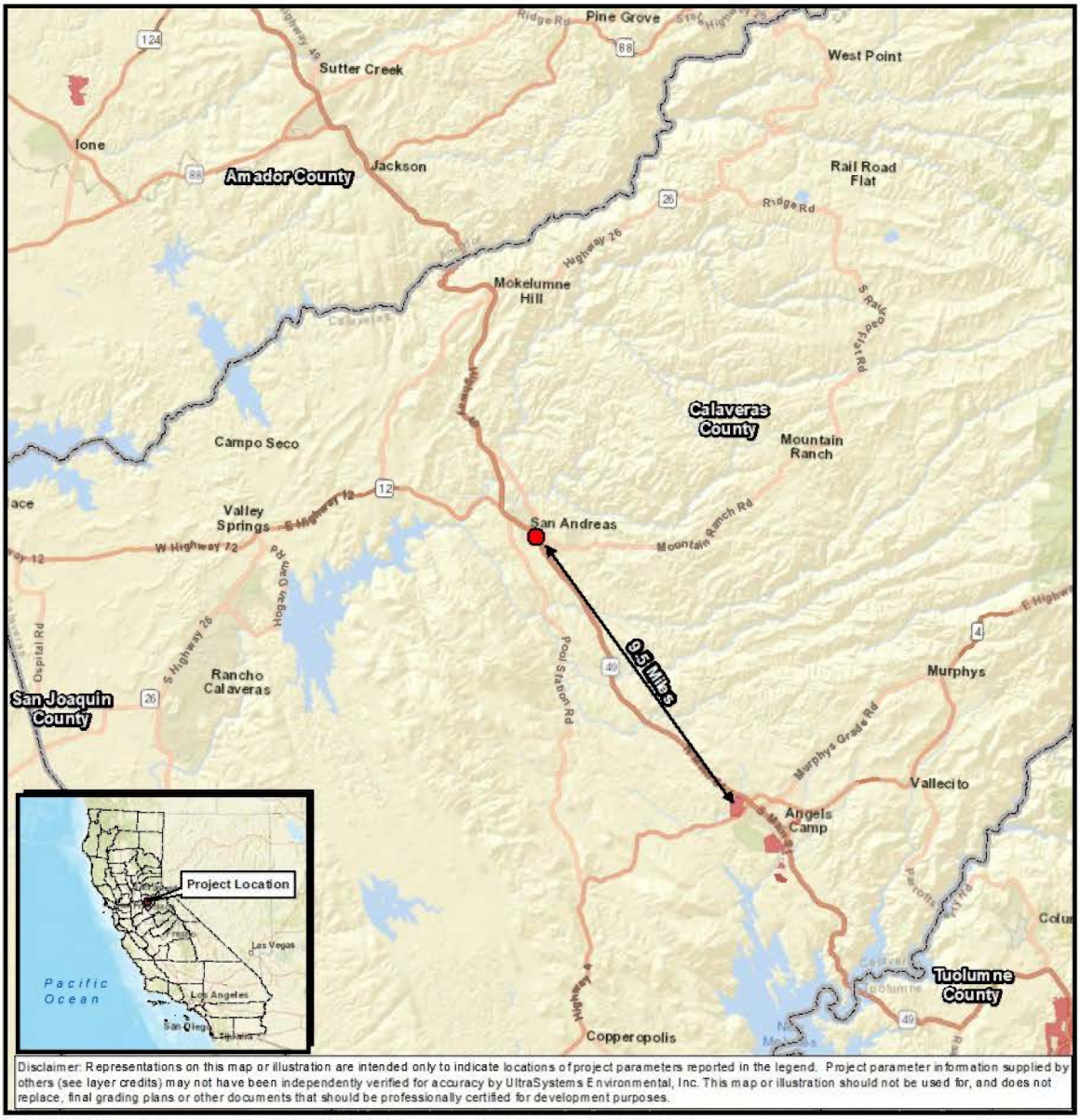


Figure 4.20-2
FIRE HAZARD SEVERITY ZONE - LOCAL RESPONSIBILITY AREA



b) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less than Significant Impact

As indicated under item a) above, the project site abuts an SRA; however, the nearest VHFHSZ within an LRA is about 9.5 miles away. Wildfire risk assessment is mainly based on five factors: topography, weather, fuel, resources exposed to wildfire, and wildfire effects on those resources. The project site has a northeast slope of about 20 percent grade. Portions of Calaveras County are subject to strong winds, mostly occurring from November through March (Calaveras County, 2021, p. 242). The vegetation onsite, canyon live oak forest and woodland (UltraSystems, 2023) is flammable.

The project will include vegetation management requirements stipulated by California Fire Code (CFC) Section 4906. In accordance with these regulations, all new landscaping will be strategically chosen to avoid non-fire-resistant vegetation near structures. Additionally, the selection of vegetation aims to maintain fire-resistant qualities as the landscape matures, aligning seamlessly with the requirements in CFC 4906.4.

The roofing system shall consist of Class A fire classification, ensuring maximum protection against fire hazards. Meanwhile, the exterior walls consist of three-coat Exterior Insulation and Finish System (EIFS).

Exterior windows are designed to be dual-pane, with one pane tempered to bolster resistance against fire-related heat and impacts. Moreover, soffit vents within the structure are covered with wildfire flame and ember resistant materials, approved by either the California State Fire Marshal or meeting ASTM E2886 standards.

The proposed roof shade canopy is constructed using 2-inch x 6-inch metal horizontal members and 6-inch x6-inch metal posts. Beneath the building's overhang, utmost care is taken to enclose the underside with materials that are either noncombustible or ignition resistant ((Haro, 2024).

Project development would reduce wildfire fuel onsite by replacing the existing vegetation with buildings, parking lots and other hardscape, and landscaping. The existing slope onsite would be retained, with modifications, in the project design. Impacts would be less than significant considering fire-resistant features in the designs of the buildings and landscaping.

c) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less than Significant Impact

The project site abuts SRA mapped as High FHSZ. Project development would include clearing the existing wildland vegetation onsite and replacing it with buildings, hardscape, and landscaping. Thus, project development would not involve extension of roads, power lines, or other infrastructure through wildland vegetation. Impacts would be less than significant.

d) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less than Significant Impact

The southwest project site boundary abuts SRA mapped as High FHSZ. The project proposes development of the existing sloped site with buildings, hardscape, and landscaping. Project construction would include implementation of erosion control and sediment control BMPs (see further description in ***Section 4.10****, Hydrology and Water Quality)*. Thus, project construction would not exacerbate hazards consequent to wildfire such as flooding or landslides. Operation of the proposed hotel, restaurant, and landscaping would not adversely affect slope stability and thus would not exacerbate flooding or landslide risks. Impacts would be less than significant.

4.21 Mandatory Findings of Significance

Would the project have:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		**X**		
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)?			**X**	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		**X**		

a) Would the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact with Mitigation Incorporated

San Andreas is an unincorporated community (census designated place) located in west-central Calaveras County, California. The project site is surrounded by a mix of paved roadways, residential and commercial developments, and undeveloped land, forming the biological study area (BSA) as explained in further detail in **Section 4.4**. The project site offers suitable woodland habitat that has the potential to support special status plant and wildlife species.

Special-status plant species would not be expected to be present if the project site lacks the necessary habitat or falls outside their elevational or geographic range. The project has the potential to directly impact special-status plants that are deemed to have a moderate likelihood of occurrence due to the conversion of suitable habitat on site. Species with a low potential to occur are not expected to be significantly affected by the project.

To address potential impacts on special-status plants, mitigation measures (MM) **BIO-1** through **BIO-3** are recommended. It is anticipated that the impacts will be reduced to a level that is less than significant following the implementation of these mitigation measures.

The Bureau of Land Management has identified the presence of potential habitats within the BSA that could potentially support special-status wildlife species, including the western bumble bee, Crotch's bumble bee, western spadefoot, pallid bat, and Townsend's big-eared bat. While these species were not directly observed during the field surveys conducted, the lack of survey findings does not definitively rule out the presence of special-status species in the area.

Furthermore, the BSA is known to provide suitable nesting woodland habitat that could potentially support a variety of bird species protected under the Migratory Bird Treaty Act. Given the presence of suitable habitat for special-status wildlife within the project site, there is the potential for significant impacts on these species as a result of the proposed project activities. Failure to adequately consider and mitigate these impacts could result in violations of regulatory requirements and harm to sensitive wildlife populations.

The implementation of MM **BIO-1** and MM **BIO-2** necessitates the avoidance of vegetation and wildlife wherever feasible. MM **BIO-3** mandates the delineation of project boundaries and designated zones. Adherence to MM **BIO-4** is crucial to ensuring the removal of sensitive wildlife species from project sites to the maximum extent possible, thereby minimizing direct impacts on these species. MM **BIO-5** through the application of Construction Best Management Practices will help to minimize or avoid impacts on sensitive biological resources, such as special-status terrestrial wildlife species, to less than significant levels. MM **BIO-6** stipulates that a pre-construction bat survey must be conducted by a qualified biologist within 30 days prior to vegetation clearance to mitigate or prevent adverse effects on bats and their roosts. MM **BIO-7** stipulates that a qualified biologist shall conduct focused (presence/absence) surveys for western spadefoot toads. In the event that spadefoots are present and unavoidable by the project, then an Amphibian Avoidance and Monitoring Plan will be prepared. MM **BIO-8** requires a qualified biologist conduct targeted surveys for bumble bee species of the genus Bombus that are potential candidates for protection under the California Endangered Species Act (CESA). These surveys must adhere to the Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species. MM **BIO-9** mandates that project-related excavations shall be secured to prevent wildlife entry and entrapment. MM **BIO-10** mandates pre-construction surveys for breeding birds, including raptors, and their nests to be conducted by a qualified biologist. MM **BIO-11** mandates the project applicant will prepare and submit an application for a Waste Discharge Requirements permit for dredge or fill activities to the Central Valley Regional Water Quality Control Board or to the State Water Resources Control Board. Implementation of MM **BIO-12** requires that an Oak Woodlands Evaluation Plan shall be prepared for the project by a qualified professional and reviewed by the Planning Department. The Oak Woodlands Evaluation Plan would include mitigation measures that should be implemented for the protection of Oak Woodlands.

The project site supports special-status plants and wildlife species, with potential impacts due to the project. Implementation of MMs **BIO-1** through **BIO-12** would mitigate the impacts on special-status plants and wildlife to be less than significant.

Section 4.5 discusses the impacts related to archaeological resources that may be buried in site soil. The previous use of the project site for a residential structure indicates significant ground disturbance, with minimal native surface soil remaining. The cultural resources investigation by UltraSystems, which involved a CHRIS records search, SLF search by NAHC, and pedestrian field survey, indicates a low likelihood of encountering undisturbed or unique archaeological resources on the project site. However, grading activities would cause new subsurface disturbance and may result in the unanticipated discovery of prehistoric and/or historic archeological resources. Such impacts would be less than significant after the implementation of MM **CUL-1**. Impacts on human remains that may be buried in site soils were determined to be significant without mitigation. Implementation of MM **CUL-2** would reduce that impact to less than significant.

b) Would 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)?

Less than Significant Impact

In the short term, there would be a potential for cumulative effects on traffic, air quality, and noise if other development projects were implemented concurrently with the project. However, the County of Calaveras does not list any concurrent projects near the project site. Therefore, project impacts would not be cumulatively considerable.

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

Less than Significant Impact with Mitigation Incorporated

Project site clearance, grading, and construction would have potentially significant impacts on special-status plants and wildlife species. Implementation of mitigation measures **BIO-1** through **BIO-12** would reduce these impacts to a less than significant level.

Archaeological resources may be buried in site soil and could be damaged by project ground-disturbing activities. This impact would be significant without mitigation. Implementation of MM **CUL-1** would reduce this impact to less than significant. Impacts on human remains that may be buried in site soils were determined to be significant without mitigation. Implementation of MM **CUL-2** would reduce that impact to less than significant.

While no unique paleontological resources have been identified within the project area, it is essential to recognize the potential for the discovery of previously unknown resources during ground-disturbing activities. Excavation or grading activities that penetrate the Mehrten Formation sandstone and conglomerate may encounter fossils. The grading and excavation work associated with the proposed project could lead to new subsurface disturbances, potentially resulting in the unexpected discovery of paleontological resources. MM **GEO-1** would be implemented to ensure that appropriate steps are taken to minimize the impact on any paleontological resources that may be uncovered during construction. This mitigation measure is essential to mitigate any significant impact to a level that is deemed acceptable in relation to this matter. Impacts related to unstable soils would be less than significant after the implementation of MM **GEO-1**.

Activities involving ground disturbance for the project's development may lead to the unforeseen discovery of unidentified human remains, potentially including those buried outside of designated cemeteries. In the rare event of an unexpected discovery, it is advised to implement MM **TCR-1** for handling associated funerary objects and MM **TCR-2** for managing human remains. These measures are recommended to minimize the impact of accidental human remains discovery to a level that is less than significant.

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6.0 LIST OF PREPARERS

6.1 CEQA Lead Agency

Peter Maurer, Acting Director
Katherine Stefani, Planner II
Calaveras County Planning Department
891 Mountain Ranch Road, Bldg. E
San Andreas, CA 95249

6.2 Project Applicant

Julie Oderio, Owner
St. Charles Hospitality, LLC
1484 Pollard Road, #264
Los Gatos, CA 95032

6.3 UltraSystems Environmental, Inc.

6.3.1 Environmental Planning Team

Betsy Lindsay, MURP, ENV SP, Project Director
Robert Reicher, MBA, ENV SP, Senior Project Manager

6.3.2 Technical Team

Allison Carver, B.S., B.A., Senior Biologist
Amir Ayati, B.S., Staff Scientist
Andrew Soto, B.A., Word Processing/Technical Editing
Audrey McNamara, B.A., Biologist
Billye Breckenridge, BA, ENV SP, GIS Manager-QA/QC
Brandie Metcalf, M.S., M.A., Senior Marketing Specialist
Erik Segura, B.S., ENV SP, Associate Planner
Gulben Kaplan, M.S., B.S., GIS Analyst
Isha Shah, M.S., Environmental Engineer
Marissa Kassisieh, B.A., Assistant Planner
Matthew Sutton, M.S., B.A., ISA, Staff Biologist
Megan Black Doukakis, M.A., Assistant Project Archaeologist
Michael Milroy, M.S., Project Manager
Michael Rogozen, D. Env, Senior Principal Engineer
Patricia Haigh, BS, Staff Scientist
Stephen Chesterman, BEng, GIS Analyst
Stephen O'Neil, M.A., RPA, Cultural Resources Manager
Steven Borjeson, B.A., Senior Planner
Victor Paitimusa, B.A., ENV SP, Assistant Project Manager
Zachary Neider, B.S., ISA, Senior Biologist

6.3.3 Subconsultants

John Rowland, PE, TE – Transportation/VMT
Peters Engineering Group

7.0 MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with § 21081.6 of the Public Resources Code and § 15097 of the CEQA Guidelines, which requires all state and local agencies to establish monitoring or reporting programs whenever approval of a project relies upon a MND or an EIR. The MMRP ensures implementation of the measures being imposed to mitigate or avoid the significant adverse environmental impacts identified through the use of monitoring and reporting. Monitoring is generally an ongoing or periodic process of project oversight; reporting generally consists of a written compliance review that is presented to the decision-making body or authorized staff person.

It is the intent of the MMRP to: (1) provide a framework for document implementation of the required mitigation; (2) identify monitoring/reporting responsibility; (3) provide a record of the monitoring/reporting; and (4) ensure compliance with those mitigations measures (MMs) that are within the responsibility of the County and/or Applicant to implement.

The following table lists impacts, mitigation measures adopted by Calaveras County in connection with approval of the proposed project, level of significance after mitigation, responsible and monitoring parties, and the project phase in which the measures are to be implemented.

Only those environmental topics for which mitigation is required are listed in this Mitigation Monitoring and Reporting Program.

Table 7.0-1
MITIGATION MONITORING AND REPORTING PROGRAM

TOPICAL AREA IMPACT	MITIGATION MEASURES	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
4.4 Biological Resources				
Threshold 4.4 a) Would the project 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?	**MM BIO-1: Focused Botanical Surveys** Special-status plant species may occur on the project site. To avoid impacts to special-status plant species, a qualified biologist will survey the project site for the presence of special-status plant species that are likely to occur based on habitat, soils, elevation, climate, and other conditions of the project site. The focused plant surveys will be conducted in accordance with the *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (CNPS, 2018) and the *Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants* (USFWS, 2000). The surveys will be conducted in the field at appropriate times of the year to coincide with the growing season and different blooming periods and when optimum conditions for identification (generally blooms, fruits, and leaves) are present. Biologists will pay special attention to those habitat areas that appear to provide suitable habitat for special-status species. A minimum of two surveys would be conducted during different seasons of the same year to adequately capture the floristic diversity of a site, with a focus on areas that will be directly or indirectly receiving impacts from project activities. Plant taxa that occur on site will be identified to the taxonomic level necessary to determine rarity and listing status, as feasible. Plant species will be identified by an expert botanist if a question of rarity and listing status occurs. Special-status plant species will be identified, recorded in field notes, counted or estimated, and mapped on an aerial map or with a GPS unit. Following completion of the focused botanical surveys, a focused botanical survey report will be prepared in accordance with agency guidelines. The report will: 1) summarize information regarding the habitat of the survey area and the habitat's suitability for special-status plants; 2) assess the potential presence of special-status plants onsite; 3) analyze the potential impacts to	Project Applicant and Qualified Biologist	Field Verification	1. Calaveras County 2. Calaveras County 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURES	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	special-status plants from project development; and 4) recommend, as appropriate, BMPs, avoidance and protection measures, and mitigation measures to reduce or avoid potential impacts to special-status plants. The report will include: 1) methods and results of the literature review and field surveys; 2) figures depicting the location of special-status plants; 3) a complete flora compendium; and 4) site photographs. Because CDFW generally considers botanical surveys to be valid for a period of up to three years, some aspects of the proposed project may warrant periodic updated surveys for certain sensitive taxa, particularly if the project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.			
	MM BIO-2: General Vegetation and Wildlife Avoidance The BSA contains vegetation communities that can support special-status plant and wildlife species. The project proponent will implement the following general avoidance and protection measures to protect vegetation and wildlife, to the extent practical: • Cleared or trimmed native vegetation and wood debris will be chipped and left onsite. Cleared or trimmed non-native, invasive vegetation that are in the flowering and/or seeding/fruiting stages, then the seed heads will be bagged tightly and disposed of will be disposed of in a legal manner at an approved disposal site (landfill) as soon as possible to prevent regrowth and the spread of weeds. • The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species. • Vehicles and equipment will be free of caked mud or debris prior to entering a project site to avoid the introduction of new invasive weedy plant species. • To minimize construction-related mortalities of nocturnally active species such as mammals and snakes, it is recommended that all work be conducted during daylight hours. Nighttime work (and use of artificial lighting) will not be permitted unless specifically authorized.	Project Applicant and Qualified Biologist	Field Verification	1. Calaveras County 2. Calaveras County 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURES	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	If required, night lighting will be directed away from the preserved open space areas to protect species from direct night lighting. All unnecessary lights will be turned off at sunset to avoid attracting wildlife such as insects, migratory birds, and bats. • Any wildlife encountered during the course of project activities will be allowed to freely leave the area unharmed. • Wildlife will not be disturbed, captured, harassed, or handled. Animal nests, burrows and dens will not be disturbed without prior survey and authorization from a qualified biologist. • Covered trash receptacles will be placed at each designated work site and the contents will be properly disposed of at least once a week. Trash removal will reduce the attractiveness of the area to opportunistic predators such as common ravens, coyotes, northern raccoons, and Virginia opossums. • The contractors and project applicant will ensure that storm water BMPs include erosion control measures for construction-related disturbance near undeveloped land with ponded water to avoid sedimentation of breeding grounds for special-status sensitive amphibians and invertebrates.			
	MM BIO-3: Project Limits and Designated Areas To avoid impacts to sensitive biological resources, the project proponent will collectively implement the following measures prior to project construction and commencement of any ground-disturbing activities or vegetation removal. • Specifications for the project boundary, limits of construction, project-related parking, storage areas, laydown sites, and equipment storage areas will be mapped and clearly marked in the field with temporary fencing, screens, silt fencing, signs, stakes, flags, rope, cord, or other appropriate markers. • All markers will be maintained until the completion of activities in that area. Construction employees will be informed to strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary	Project Applicant and Qualified Biologist	Field Verification	1. Calaveras County 2. Calaveras County 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURES	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	to complete the project and shall be specified in the construction plans. • The construction crew will inspect excavated areas daily to detect the presence of trapped wildlife. See BIO-8 Wildlife Entrapment Avoidance and BIO-9 Construction Best Management Practices below.			
	MM BIO-4: Pre-Construction Wildlife Surveys To comply with California Fish and Game Code §§2050-2089, §3511, §4700, §5050 and §5515, the following measures will be implemented to minimize impacts to sensitive species such as western spadefoot toad. The measures below will help to minimize or avoid potential direct and indirect impacts to special-status species caused by project implementation. The project applicant will retain a qualified biologist to conduct pre-construction wildlife surveys within the applicant's APN (i.e., project site) and associated conservation easements. The survey will be conducted at least seven days prior to the onset of scheduled activities, (e.g., staging and stockpiling, structure removal, clear and grub, grading, fill, etc.). Pre-construction surveys for special-status wildlife species will concentrate attention in areas with potential to detect protected species, their nests, or indicators of presence (i.e., tracks, middens, fur, pellets, claw marks, scat, burrows, and/or vocalizations); observations of special-status species and/or sign will be recorded and mapped. During the surveys, the biologist will also record incidental observations of non-special-status species and/or their sign. Upon completion of the pre-construction wildlife surveys, the qualified biologist will prepare a brief letter report summarizing methods, results, and recommendations for project commencement. If greater than 7 days lapse in construction-related activities occurs within the subject parcel then an additional pre-construction survey is required. If it is determined that a federal listed and/or state-listed or sensitive plant/wildlife species will be directly impacted by the project, the qualified biologist will consult with the USFWS in accordance with the Endangered	Project Applicant and Qualified Biologist	Field Verification	1. Calaveras County 2. Calaveras County 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURES	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	Species Act § 7 and the CDFW in accordance with CESA under California Fish and Game Code § 2081(b), respectively. However, if the qualified biologist conducts thorough pre-construction surveys and determines there is no threat to special-status species, then construction may commence. Sensitive wildlife species and/or potential nesting sites will not be disturbed, captured, handled or moved except by a qualified and/or permitted biologist.			
	MM BIO-5: Construction Best Management Practices Project work crews will be directed to use construction BMPs where applicable. These measures will be identified prior to construction and incorporated into the construction operations via the required project Storm Water Pollution Prevention Plan (SWPPP). Implementation of this mitigation measure will help to minimize or avoid impacts to sensitive biological resources, such as special-status terrestrial wildlife species, to less than significant levels. BMPs that apply to this project construction and development are as follows: Water pollution and erosion control plans shall be developed and implemented in accordance with the project's 2022 Construction Stormwater General Permit (Order 2022-0057-DWQ) and SWRCB Resolution No. 2019-0015 [Waste Discharge Requirements permit]) requirements. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or another sensitive habitat. These designated areas shall be located in a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project-related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional areas per the County, USFWS, CDFW, and RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.	Project Applicant and Qualified Biologist	Field Verification	1. Calaveras County 2. Calaveras County 3. Before Construction
	MM BIO-6: Pre-Construction Bat Surveys	Project Applicant and	Field Verification	1. Calaveras County

TOPICAL AREA IMPACT	MITIGATION MEASURES	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	The BSA provides suitable oak woodland habitat and other large trees and structures including buildings that provide roosting sites for several special-status bay species. Two sensitive bat species, Townsend's big-eared bat and pallid bat, were determined to have a moderate potential to occur in the BSA due to presence of suitable habitat. The following measures will be implemented to minimize impacts to these bats. Within 30 days prior to commencement of vegetation removal, a preconstruction bat survey shall be conducted by a qualified biologist during nighttime hours for the presence of any roosting bats. Acoustic recognition technology shall be used for the bay survey if feasible and appropriate. If either a bat maternity roost or hibernacula (structures used by bats for hibernation) are present, a qualified biologist will develop and implement appropriate protection measures for that maternity roost or hibernacula. If either a maternity roost or hibernacula is identified, a qualified biologist will develop and implement appropriate protection measures for that maternity roost or hibernacula. These protection measures shall include, as appropriate, safely evicting non-breeding bats, establishment of avoidance buffers, or replacement of roosts at a suitable location.	Qualified Biologist		2. Calaveras County 3. Before Construction
	MM BIO-7: Focused Western Spadefoot Toad Surveys The project area contains suitable terrestrial and aquatic habitats to potentially support the western spadefoot toad. During the literature review and site evaluation, potential habitat was found for breeding (e.g., topographical depressions providing areas for ponding, vernal pools, or other land formations) and upland terrestrial habitat for feeding and aestivation (prolonged dormancy during a hot or dry period). Western Spadefoots are mostly terrestrial using upland habitats to feed and burrow in for their long dry-season dormancy. A qualified biologist will conduct focused (presence/absence) surveys for western spadefoots, which should occur within the months of December to May, during/after a rain event of 0.25 inches or greater, after adequate rains are received to form potential breeding pools (Jennings and Hayes, 1994; Wright and Wright, 1995; Skelly, 1997; Stebbins, 2003). Generally, pool temperatures	Project Applicant and Qualified Biologist	Field Verification	1. Calaveras County 2. Calaveras County 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURES	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	must be in the range of 48 to 84 degrees Fahrenheit (9 to 30 Celsius) in order for successful broods (Sacramento Fish and Wildlife Office, 2023). The potential hydroperiod (e.g., the length of time the pond would hold water) will be estimated at that time. Surveys should be performed prior to the dry period for the subject ponding areas. The survey schedule will be dependent on conditions during each season, taking into account alterations of local weather conditions. Daytime and nighttime (nocturnal) surveys will be conducted. **Daytime surveys** During daylight hours, the biologist will examine any existing pools or ephemeral ponded water and drainages for any evidence of spadefoots. A visual inspection for egg masses and larvae (tadpoles) will be performed upon arrival at each pool and shoreline. When present, estimations of the total number of each life stage (egg masses, tadpoles, metamorphs, and adults) will be recorded. All ponded areas (pools) will be photo documented, along with the surrounding upland areas. Pool size, depth, water temperature, and notes on habitat type and vegetation in and near the pools will be recorded. Daytime surveys of the pools will be surveyed a minimum of two times during the field season. **Nocturnal surveys** Following the daytime visits, when conditions are suitable for determining the presence of western spadefoot, three nocturnal surveys will be completed using 10-meter transects, walking slowly, and intermittently stopping for 2-minute intervals to listen for western spadefoot vocalizations. All suitable aquatic habitat, including pond areas, ephemeral waters, and drainages will be evaluated for a minimum of 15 minutes each. If suitable habitat cannot be visual inspection alone (due to vegetation or mud), a qualified biologist will use dip nets to sample for larval spadefoots using nylon mesh dip nets and fine mesh aquarium nets (15 cm x 15 cm), or similar to scoop into vegetation and other debris. A minimum of 10 sweeps with the dip nets will be done to adequately sample each potentially suitable microhabitat. Finally, if no evidence of western spadefoots is present, then further mitigation is not necessary. In the event that spadefoots are present and unavoidable by			

TOPICAL AREA IMPACT	MITIGATION MEASURES	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	the project, then an Amphibian Avoidance and Monitoring Plan will be prepared.			
	MM BIO-8: Focused Bumble Bee Surveys Bumble bee surveys will be conducted in accordance with the *Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species* (CDFW, 2023b). A habitat assessment evaluating the likelihood of bumble bees occurring within and adjacent to the project area should occur and results should be submitted to CDFW prior to initiation of ground disturbing project activities. If suitable habitat for CESA Candidate bumblebee species is not observed on or adjacent to the site, the project may continue. If suitable habitat is present on or adjacent to the project site, a minimum of three onsite surveys, spaced two- to four weeks apart and times to occur during the Colony Active Period. will be conducted and will include both foraging and nesting sites for candidate bumble bee species. Survey timing should be determined on a project-by-project basis based on seasonality and when activity or foraging will most likely occur each year. Timing of the surveys may vary depending on the location, elevation, seasonal rainfall, average ambient air temperatures, and local seasonal weather conditions. To increase probability of detection, bumble bee survey efforts should be conducted during the Colony Active Period of the project area and when floral resources are present, ideally during peak bloom, and as described in *California Department of Fish and Wildlife Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species* (CDFW, 2023b). Bumblebees may not be touched or handled without a Scientific Collecting Permit and a Memorandum of Understanding (MOU) with CDFW. If any of the candidate bumble bee species are detected during surveys, the designated biologist will notify CDFW immediately following survey completion as further coordination may be required to avoid or mitigate certain impacts. As very little is known about nesting or overwintering sites of the candidate species, if nest or overwintering sites are discovered or can be documented, contact (preferably within three days) CDFW	Project Applicant and Qualified Biologist	Field Verification	1. Calaveras County 2. Calaveras County 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURES	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	(wildlifemgt@wildlife.ca.gov), USFWS (for *B. franklini*, *B. occidentalis*, and/or *B. suckleyi*), as well as the CDFW staff in the region at which the sighting occurred. If a bumble bee is killed during the source of survey efforts, stop all work and immediately contact CDFW for guidance. Collect the bumble bee into a vial and freeze it as you may be asked to send the specimen to CDFW for further assessment. Record the date, location, GPS coordinators, project name, collector, and any other relevant information related to how it came to die. Survey data will also be submitted to the California Natural Diversity Database (CNDDB). Information that should be included in this nest observation report are; the nest type, type of vegetation cover, slope, aspect, GPS location, distance to foraging location (if known) and other relevant conditions noted about the nest. Negative survey data will also be reported.			
	MM BIO-9: Wildlife Entrapment Avoidance Project-related excavations shall be secured to prevent wildlife entry and entrapment. • Holes and trenches shall be backfilled, securely covered, or fenced. Excavations that cannot be fully secured shall incorporate appropriate wildlife ramp(s) at a slope of no more than a 3:1 ratio (horizontal: vertical), or other means to allow trapped animals to escape. • Biological monitors shall provide guidance to construction crews to ensure that wildlife ramps or other means are sufficient to allow trapped animals to escape. • At the end of each work day, a biological monitor shall ensure that excavations have been secured or provided with appropriate means for wildlife escape. • All pipes or other construction materials or supplies will be covered or capped in storage or laydown areas. No pipes or tubing will be left open either temporarily or permanently, except during use or installation.	Project Applicant and Construction Contractor	Field Verification	1. Calaveras County 2. Calaveras County 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURES	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	• Any construction pipe, culvert, or other hollow materials will be inspected for wildlife before it is moved, buried, or capped. This type of inspection will be conducted to preclude or minimize potential impacts to all targeted species.			
	MM BIO-10: Pre-Construction Breeding Bird Survey To maintain compliance with the MBTA and Fish and Game Code, and to avoid impacts or take of migratory non-game breeding birds and other native birds, their nests, young, and eggs, the following measures will be implemented. Impacts to nesting birds would be a potential significant impact if protected breeding birds are present; therefore, the measures below will help to reduce direct and indirect impacts caused by construction-related activities to less than significant levels. If project activities cannot be avoided during February 15 through September 15, a qualified biologist will conduct a preconstruction breeding bird survey for active nests (adult birds, eggs, nestlings, fledglings, and those dependent upon the nest). The breeding bird nesting season is typically from February 15 through September 15 but can vary slightly from year to year, usually depending on weather conditions. The survey will be conducted between three to seven days prior to the onset of scheduled activities and will include all potential nest sites, such as open ground, trees, shrubs, grasses, burrows, and structures during the breeding season. <u>If no breeding birds or active nests are observed during the preconstruction survey or they are observed and will not be impacted, project activities may commence, and no further mitigation will be required.</u> The project applicant will make every effort to conduct the pre-construction survey and subsequent removal of all physical features that could potentially serve as nest sites (e.g., staging and stockpiling, structure removal, clear and grub, grading, fill, etc.) to avoid impacts to nesting birds. If a breeding bird territory or an active bird nest is located during the pre-construction survey and will potentially be impacted, the site will be mapped,	Project Applicant, Qualified Biologist, and Construction Contractor	Field Verification	1. Calaveras County 2. Calaveras County 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURES	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	and location provided to the construction supervisor, City, and project applicant. The qualified biologist will establish a buffer zone around the active nest, which will be delimited (fencing, stakes, flagging, orange snow fencing, etc.) at a minimum of 100 feet, or as the qualified biologist determines is appropriate, for the detected species. The biologist will determine the appropriate buffer size based on the planned activities and tolerances of the nesting birds. This no-activity buffer zone will not be disturbed until a qualified biologist has determined that the nest is inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be impacted by project activities. Periodic monitoring by a biologist will be performed to determine when nesting is complete. Once the nesting cycle has finished, project activities may begin within the buffer zone. If listed bird species are observed within a project site during the preconstruction survey, the biologist will immediately map the area and notify the appropriate resource agency to determine suitable protection measures and/or mitigation measures and to determine if additional mitigation is necessary. Project activities may begin within the area only when concurrence is received from the appropriate resource agency. Birds or their active nests will not be disturbed, captured, handled or moved. Active nests cannot be removed or disturbed; however, nests can be removed or disturbed if determined inactive by a qualified biologist.			
Threshold 4.4 c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological	**MM BIO-11 Jurisdictional Delineation Report and Permitting** Prior to approval of grading permits and initiation of project activities, the project applicant will conduct a jurisdictional delineation on the project site using the methodology and wetland definitions specified in the California State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (Procedures). Upon completion of the jurisdictional delineation survey, the project applicant will prepare a jurisdictional delineation report that meets the Minimum Standards for Acceptance of Aquatic Resources Delineation Reports for the U.S. Army Corps of Engineers, Sacramento District.	Project Applicant and Construction Contractor	Field Verification	1. Calaveras County 2. Calaveras County 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURES	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
interruption, or other means?	The project applicant will prepare and submit an application for a Waste Discharge Requirements (WDR) permit for dredge or fill activities to the Central Valley Regional Water Quality Control Board (RWQCB) or to the State Water Resources Control Board (SWRCB), as appropriate. Construction activities (including but not limited to fencing, staging, and clearing) will not commence unless all requirements of the RWQCB or the SWRCB have been met and the RWQCB or SWRCB has issued a WDR permit, letter of permission, or other project-specific approval.			
Threshold 4.4 d) Would the project 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?	Mitigation measures BIO-3, BIO-4, BIO-6, BIO-8, and BIO-10 described in Section 4.4a) above apply to this threshold.	Project Applicant, Qualified Biologist, and Construction Contractor	Field Verification	4. Calaveras County 5. Calaveras County 4. Before Construction
Threshold 4.4 e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	**BIO-12: Oak Woodlands Removal and Protection Measures** The land area requiring mitigation shall be the cumulative land area within the development footprint, plus any canopy cover that is removed beyond the footprint. Mitigation shall be implemented using the following requirements presented in Calaveras County General Plan (Calaveras County, 2019a). Additional mitigation described below includes details of how the County requirements shall be implemented.	Project Applicant and Construction Contractor	Field Verification	1. Calaveras County 2. Calaveras County 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURES	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	Calaveras County General Plan COS-4D Oak Woodlands Requirements The following measures for impacts to oak woodlands are specified in the County General Plan Conservation and Open Space Element dated July 31, 2019 (Calaveras County, 2019a, pp. COS 18- COS 19). Develop local mitigation measures pursuant to PRC § 21083.4(b)(4) in addition to the mitigation measures provided in PRC § 21083.4(b)(1-3) to facilitate the environmental review process relative to mitigating significant direct and cumulative impacts to oak woodlands in conjunction with discretionary project approval and address pre-development removal of oaks. In the interim, require development that is subject to a discretionary entitlement and subject to CEQA review to enlist the services of a qualified professional (meaning a qualified biologist, botanist, arborist, or Registered Professional Forester) to survey the property in question for oak woodlands and to recommend options for avoidance and/or mitigation consistent with the provisions of RPC 21083.4. If a potentially significant impact to oak woodlands is identified, the following shall apply: • The oak woodland on the project site shall be mapped and the extent of woodland canopy proposed to be removed as a result of the proposed project shall be identified. • If avoidance is utilized for all or part of the mitigation, the oak woodland to be avoided by the project shall be protected by identifying the dripline of the oak woodland canopy to be preserved on all construction plans and by implementation of best management practices or other measures recommended by the qualified professional to prevent damage to the woodland to be preserved. • Mitigation consistent with the provisions of PRC 21083.4, other than avoidance, shall be applied at a ratio of 1:1 to 2:1. The ratio and the type(s) of mitigation chosen shall be informed by the recommendations of the qualified professional with respect to			

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	providing similar habitat functions and values as the woodland habitat removed as part of the project. • If mitigation consisting of replacement planting, transplanting and/or identification of off-site mitigation through acquisition of a conservation easement is utilized, it shall be applied based on the recommendations of the qualified professional that the replacement habitat will provide similar habitat functions and values as the woodland habitat removed as a part of the project. Mitigation shall take place in Calaveras County. ***Oak Woodlands Evaluation Plan*** An Oak Woodlands Evaluation Plan shall be required to document the proposed extent of impact and is to be completed by a Qualified Professional and approved by the Planning Department before any ground-disturbing activities (i.e. removal of vegetation, trenching, grading, construction, etc.) occur. The Oak Woodlands Evaluation Plan shall include but not be limited to the following: 1. Site location and site plan Description of oak woodland within the cumulative development footprint, including an evaluation of the oak woodland condition (whether it is intact, moderately degraded, and severely degraded), as well as identification of any areas of unique environmental or ecological features. 2. Inventory of oak trees within project area Map of oak woodland within the cumulative development footprint, including oaks proposed for removal and retention. Measurement of total oak woodland area; location and area of proposed oak woodland conversion. 3. The project shall be designed to avoid oak woodlands that:			

TOPICAL AREA IMPACT	MITIGATION MEASURES	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	c. Occur along waterways and/or wildlife corridors including deer migration corridors; d. Are connected with oak woodlands on adjacent lands including public lands; c. Or require avoidance based on other factors as determined by the Planning Department. 4. Location of required tree protection fencing and signage. Proposed mitigation consistent with the requirements of the County General Plan and any state or federal environmental laws. The Oak Woodlands Evaluation Plan shall be prepared by a qualified professional. Exceptions to this may be considered by the Planning Director based on limited scale of the project or other factors. The Planning Department shall review the Oak Woodland Evaluation Plan to determine its completeness. ***Oak Woodlands Mitigation*** Based on the Oak Woodland Evaluation Plan, if oak woodlands will be impacted as part of the permit, the applicant shall mitigate for loss of oak woodlands as follows: 1. The land area requiring mitigation shall be the cumulative land area within the development footprint. 2. The mitigation of oak woodlands shall take place within Calaveras County. 3. Mitigation shall be of a similar species mix, density, and viability as would be found in a naturally occurring and healthy oak woodland. 4. The project shall include one or a combination of the following measures for the equivalent area converted at the replacement ratio specified in the County General Plan Measure COS-4D, Oak Woodlands, and pursuant to PRC § 21083.4(b)(4) and § 21083.4(b)(1-3) to the satisfaction of the			

TOPICAL AREA IMPACT	MITIGATION MEASURES	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	Planning Director: (1) Proof of executing a conservation easement that protects oak woodland on-site or off-site as described in the Oak Woodlands Conservation Act; (2) Plant and maintain trees on an appropriate location elsewhere on the parcel or at an alternative location within the County, as approved by the Planning Director. This option may not be used to fulfill more than one-half of the mitigation requirement under this Chapter. Maintenance of trees planted pursuant to this option shall continue for at least seven years after the trees are planted. This option may also be used to restore former oak woodlands. In-lieu fee payment to the Oak Woodlands Conservation Fund, as established under Fish and Game Code § 1363 et. Seq. for the purpose of purchasing oak woodlands conservation easements as described by Public Resources Code § 21083.4. (An applicant that chooses this option may not receive a grant from the Oak Woodlands Conservation Fund as part of project mitigation.) In-lieu fee payment made to another accredited land trust or qualified land conservation organization. An approved combination of options 1 through 3 above may be used. ***Mitigation Ratio*** The amount of oak mitigation required for any of the measures described in the County General Plan will be determined based on the size of the total development footprint and the overall health of the impacted oak woodland. A. Intact oak woodlands will be mitigated at a 2:1 ratio. B. Moderate oak woodlands will be mitigated at a 1.5:1 ratio. C. Degraded oak woodlands will be mitigated at a 1:1 ratio. **Mitigation Option Calculations**			

<table>
<tr><th>TOPICAL AREA IMPACT</th><th>MITIGATION MEASURES</th><th>RESPONSIBLE PARTY</th><th>MONITORING ACTION</th><th>1. ENFORCEMENT AGENCY
2. MONITORING AGENCY
3. MONITORING PHASE</th></tr>
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A total of 1.61 acres of oak woodland are expected to be permanently impacted by the proposed project. The following table (Table 4.4-3) provides calculations for required mitigation in acreages:

<u>Table 4.4-3</u>
MITIGATION OPTIONS AND CALCULATIONS
<table>
<tr><th>Mitigation Type</th><th>Required Mitigation (acre)</th></tr>
<tr><td>Impacted Oak Woodland</td><td>3.22 (2:1 ratio)</td></tr>
</table>
Protection of Oak Trees Before and During Construction Activity

For all oak trees that will be retained within a project area, the following protective measures shall be implemented prior to and during construction activities:

1. Establish a Tree Protection Zone (TPZ). The Tree Protection Zone is defined as the surface area surrounding a tree, extending outward from the trunk 12 inches in radius per inch of DBH (trunk diameter at breast height). This can be applied to individual trees or connected oak woodlands. Blue oaks of any size shall be protected at 1.5 feet in radius per inch of DBH.
2. Fence off the Tree Protection Zone. A 42-inch (or taller) fence, anchored securely to the ground, shall be placed around the outermost edge of the TPZ on all sides that may be subject to construction activity. Fencing construction that'll allow for wildlife movement, shall be installed prior to start of any construction activity and remain in place until all construction activities are completed. Each TPZ shall have a sign that reads, "Do Not Enter - Tree Protection Zone".
3. No construction activities shall be conducted in the TPZ, including but not limited to trenching, paving, driving, storage or parking of any equipment or vehicles, storage of construction materials, or dumping of any trash, soils, fuels, or liquids. The TPZ may be encroached into up to 20% of the total TPZ area, if an additional equal percentage (%) of un-disturbed contiguous space can be added to the TPZ, and it is approved by the
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TOPICAL AREA IMPACT	MITIGATION MEASURES	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	Qualified Professional. All construction activity within the TPZ shall be supervised by the Qualified Professional, and all directions provided by the Qualified Professional shall be implemented. 4. The existing grade shall be maintained around protected trees to the maximum extent possible. Retaining walls shall be utilized when necessary and no fill shall be allowed within the TPZ. 5. No lawns or frequent irrigation shall occur within the drip line of any retained oak tree. Infrequent, deep watering is permissible beyond ten feet (10') from the trunk when needed to alleviate drought stress. If plantings are to be incorporated within the drip line of retained oak trees, drought tolerant plants that are compatible with native oaks and do not require summer irrigation may be used. 6. Pruning work within the TPZ, if required, shall be done in accordance with current ISA (International Society of Arboriculture) Best Management Practices by a professional with expertise in oak trees and be supervised by the Qualified Professional. 7. Monitoring. The qualified professional shall perform periodic assessments of the retained trees throughout the construction process. The frequency and duration of the monitoring shall be left to the discretion of the qualified professional, with a minimum interval of once a week. The developer is responsible for associated monitoring expenses. 8. A copy of "Living Among the Oaks: A Management Guide For Woodland Owners and Managers", UCANR Publication #21538, or comparable educational brochure, shall be disbursed by the County Planning Department with all appropriate project permits. https://anrcatalog.ucanr.edu/pdf/21538.pdf. 9. As an incentive, oaks and/or oak woodlands that are retained in a project and are adequately protected according to the above TPZ guidelines shall not require mitigation.			
4.5 Cultural Resources				
Threshold 4.5 b) Cause a substantial adverse change in the significance of an	**MM CUL 1:** If archaeological resources are discovered during construction activities, the contractor will halt construction activities in the immediate area and notify the	Qualified Archaeologist	Field Verification	1. Calaveras County 2. Calaveras County

TOPICAL AREA IMPACT	MITIGATION MEASURES	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
archaeological resource pursuant to § 15064.5.	City of Murrieta. The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology who will be notified and afforded the necessary time to recover, analyze, and curate the find(s). The qualified archaeologist will recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A L) form and filed with the Eastern Information Center. Construction activities may continue on other parts of the project site while evaluation and treatment of prehistoric archaeological resources takes place.	and Project Contractor		3. During Construction
Threshold 4.5 c): Disturb any human remains, including those interred outside of formal cemeteries.	**MM CUL 2:** If human remains are encountered during excavations associated with this project, all work will stop within a 30-foot radius of the discovery and the Riverside County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the NAHC. The NAHC will be responsible for designating the Most Likely Descendant (MLD). The MLD (either an individual or sometimes a committee) will be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD will make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).	Project Construction Contractor	Field Verification	1. Calaveras County 2. Calaveras County 3. During Construction
4.7 Geology and Soils				
Threshold 4.7 f): Would the project directly or indirectly destroy a unique paleontological resource or site or	**MM GEO-1:** In the event a paleontological or other geologically sensitive resources (such as fossils or fossil formations) are identified during any phase of project development, all excavations within 100 feet of the find shall be temporarily halted until the find is examined by a qualified paleontologist, in accordance	Project Applicant, Qualified Paleontologist, and	Monitoring, Assessment, Recovery, and Curation	1. Calaveras County 2. Calaveras County

TOPICAL AREA IMPACT	MITIGATION MEASURES	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
unique geologic feature?	with Society of Vertebrate Paleontology standards. The paleontologist shall notify the appropriate representative at Calaveras County who shall coordinate with the paleontologist as to any necessary investigation of the find. If the find is determined to be significant under CEQA, the County shall implement those measures which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code Section 21083.2.	Construction Contractor		3. During Construction
4.18 Tribal Cultural Resources				
Threshold 4.18 b) Cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?	**MM TCR 1:** Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. If funerary objects are discovered during grading or archeological excavations, they shall be treated in the same manner as bone fragments that remain intact and the construction contractor and/or qualified archeologist shall consult with a local affiliated tribe determined by the Lead Agency.	Project Applicant, Qualified Archeologist, and Construction Contractor	Monitoring, Assessment, Recovery, and Curation	1. Calaveras County 2. Calaveras County 3. During Construction
	MM TCR 2: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the Calaveras County Coroner's office shall be immediately notified and no further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. The Coroner would determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent.	Project Applicant, Qualified Paleontologist, and Construction Contractor	Monitoring, Assessment, Recovery, and Curation	1. Calaveras County 2. Calaveras County 3. During Construction