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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Valley Springs Commercial Project

Lead Agency: Calaveras County

Contact Name: Madeleine Flandreau

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Project Location: Valley Springs, Calaveras County
City *County*

Project Description (Proposed actions, location, and/or consequences).

An application has been received by the Calaveras County Planning Department requesting a General Plan Amendment from Industrial/Commercial (I/C) to Commercial (C) and a Zoning Amendment from General Commercial/Business Park (C2/M4) to General Commercial (C2) for the subject parcel. A concurrent Tentative Parcel Map is requested to divide the 32.3-acre subject parcel into a total of five parcels, four of which would be developed under the proposed project. The project would include construction of a drive-through coffee shop, gas station with six fuel pumps, a convenience store, and a car wash, a drive-through fast-food restaurant, a diner, and an oil change shop. A Conditional Use Permit is also requested to allow for the proposed gas station, convenience store, car wash, and drive-throughs in the C2 zone. The subject parcel is located approximately 1,040 feet south of the State Route (SR) 26 and SR 12 intersection and immediately west of SR 26 and Nove Way in Valley Springs.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would result in potentially significant impacts related to biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, and transportation.

Mitigation to reduce potentially significant impacts related to biological resources include worker awareness training, general vegetation and wildlife avoidance best management practices, construction best management practices, pre-construction rare plant surveys, focused Crotch's bumble bee surveys, vernal pool fairy shrimp surveys, pre-construction special-status amphibian surveys, wildlife entrapment avoidance, pre-construction Swainson's hawk surveys, pre-construction nesting bird surveys, oak woodlands removal and protection measures, and jurisdictional delineation, permitting, and compensatory mitigation. Mitigation to reduce potentially significant impacts related to cultural resources require implementation of steps in event cultural resources and/or human remains are accidentally discovered. Mitigation to reduce potentially significant impacts related geology and soil would include a site-specific geological study and implementation of recommendations, and avoidance and minimization of potential impacts to paleontological resources. Mitigation to reduce potentially significant impacts related greenhouse gas emissions include prohibition of natural gas use and electric vehicle parking. Mitigation to reduce potentially significant impacts related to hazards and hazardous materials include preparation of a hazardous materials business plan, preparation of a traffic control plan, and implementation of wildland fire protection measures during construction. Mitigation to reduce potentially significant impacts related to noise would include installation of a noise barrier. Mitigation to reduce potentially significant impacts related to transportation include offsetting to accommodate future bikeway, on-site bicycle spaces, on-site pedestrian facilities, construction of right-turn lanes, and fair-share contribution towards traffic signals.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife
California Department of Transportation
Central Valley Regional Water Quality Control Board