



County of Calaveras Planning Department

Review Period: January 18, 2011 through February 7, 2011

Initial Study ENVIRONMENTAL CHECKLIST

For: 2010-031, Misc. County Initiated Code Amendments

1. Project Title: 2010-031: Misc County Initiated Code Amendments

2. Lead Agency Name and Address:

Calaveras County Planning Department
891 Mountain Ranch Road
San Andreas, CA 95249

3. Contact Person and Phone Number:
Planning Department (209) 754-6394
County Counsel (209) 754-6314

4. Project Location: County-wide

5. Project Sponsor's Name and Address:

Calaveras County Planning Department
891 Mountain Ranch Road
San Andreas, CA 95249

6. General Plan Designation: Not applicable.

7. Zoning: Not applicable.

8. Project Description: The project includes revisions to sections of Title 17 of the Calaveras County Code related to golf courses and associated uses per Board of Supervisor direction during a 2009 appeal hearing related to whether or not golf courses are agritourism as that term is defined and used in Title 17. (Appeals by Michael and Michelle Nemea, Keep It Rural Calaveras and Central Sierra Environmental Resource Center, regarding a golf course located on the Nemea property). As a result of those appeal hearings, the Board of Supervisors determined by majority vote that golf courses are not included in the definition of agritourism and further directed staff to process an amendment to the General Agriculture (A1) zoning district to add golf courses as a conditional use.

The project includes amending Title 17 to define golf courses and associated uses, to add golf courses and some associated uses as conditional uses in the A1 zoning district and to delete golf courses and country clubs from all zoning districts except for Recreation (REC), where golf courses will be retained as a permitted use, and certain residential zoning districts where golf courses are a permitted use when part of a master planned community.

The project does not authorize any golf course or associated use on A1 zoned land as the uses are proposed as conditional uses. There is no pending application for a golf course or associated use on A1 zoned land. The project affects all properties county-wide that are currently zoned A1. The intent of the proposed amendments is to eliminate ambiguities that may exist in Title 17 related to golf courses and associated uses and to reflect the Board's determination that golf courses are not

agritourism. Existing entitled golf courses in the County are currently zoned REC, or are part of a master planned subdivision, or are subject to a Specific Plan and Zoning Code specific to that golf course. Existing entitled golf courses would not be affected by these amendments.

The amendments include:

- Adding the following definitions to Chapter 17.06:

Clubhouse.

"Clubhouse" means a building at a golf course or country club that contains a restaurant, bar, or meeting rooms.

Country Club.

"Country club" means a social and recreational facility that sells memberships and offers to its members access to its facilities that typically include recreational sports facilities such as golf, tennis, swimming or polo. A country club may include a building that contains a restaurant, bar, and meeting areas, or a clubhouse.

Golf Course.

"Golf Course" means public, semipublic, or private grounds used for playing golf, consisting of at least nine (9) holes, within which the playing area, including any practice driving range area, is not artificially illuminated. Golf course accessory uses may include a golf pro shop, snack bar, and storage and maintenance facilities, but do not include miniature golf, clubhouses, restaurants or golf driving ranges.

Golf Driving Range.

"Golf Driving Range" means a golf practice facility where golfers can practice and typically consists of a large open field with teeing ground at one end.

Golf Pro Shop.

"Golf Pro Shop" means a retail area where equipment such as golf balls, clubs, shoe and tees as well as golf-themed gift items are sold.

Snack.

"Snack" means a small amount of food or a light meal that is eaten in a casual manner.

Snack Bar.

"Snack Bar" means a place where patrons can purchase snacks or small meals, similar to a concession stand.

- Adding golf courses as conditional uses to the General Agriculture (A1) zoning district at Section 17.16.030 on parcels of at least twenty acres or contiguous parcels totaling twenty acres or more and subject to limitations on special events.

- Adding clubhouses as conditional uses to the General Agriculture (A1) zoning district at Section 17.16.030.
 - Deleting country club, golf course and golf driving range from the Rural Commercial (RC) zoning district.
 - Deleting golf course and golf driving range from the Rural Home Industry (RM) zoning district.
 - Deleting golf course, golf driving range and country club from the Local Commercial (C1) zoning district.
 - Deleting country club, golf course and golf driving range from the General Commercial (C2) zoning district.
 - Deleting golf course and golf driving range from the Professional Offices (CP) zoning district.
 - Deleting golf course and golf driving range from the Light Industrial (M1) zoning district and correcting a typographical error in Section 17.40.030 M1 Conditional uses by adding “assembly, meetings, accommodations” after the word Public in subsection C.
 - Deleting golf course and golf driving range from the M4 zoning district.
9. Surrounding land uses and setting: (Briefly describe the project’s surroundings.) Not applicable, see #8 above.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.) No other public agency approval is required to amend Title 17.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> Greenhouse Gas Emissions |

DETERMINATION (To be completed by Lead Agency):

On the basis of this initial evaluation:

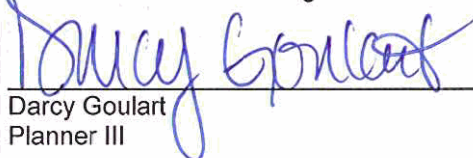
I find that the proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared.

I find that, although the original scope of the proposed project **COULD** have had a potentially significant effect on the environment, there **WILL NOT** be a significant effect because revisions/mitigations to the project have been made by or agreed to by the applicant. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a potentially significant effect on the environment and an **ENVIRONMENTAL IMPACT REPORT** or its functional equivalent will be prepared.

I find that the proposed project **MAY** have a potentially significant impact on the environment. However, at least one impact has been adequately analyzed in an earlier document, pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis, as described in the report's attachments. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the impacts not sufficiently addressed in previous documents.

I find that, although the proposed project could have had a significant effect on the environment, because all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to applicable standards, and have been avoided or mitigated, pursuant to an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, all impacts have been avoided or mitigated to a less-than-significant level and no further action is required.



Darcy Goulart
Planner III

1-18-11

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers, except "No Impact", that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact does not apply to the project being evaluated (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on general or project-specific factors (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must consider the whole of the project-related effects, both direct and indirect, including off-site, cumulative, construction, and operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether that impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate when there is sufficient evidence that a substantial or potentially substantial adverse change may occur in any of the physical conditions within the area affected by the project that cannot be mitigated below a level of significance. If there are one or more "Potentially Significant Impact" entries, an Environmental Impact Report (EIR) is required.
4. A "Mitigated Negative Declaration" (Negative Declaration: Less Than Significant with Mitigation Incorporated) applies where the incorporation of mitigation measures, prior to declaration of project approval, has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact with Mitigation." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR (including a General Plan) or Negative Declaration [CCR, Guidelines for the Implementation of CEQA, § 15063(c)(3)(D)]. References to an earlier analysis should:
 - a) Identify the earlier analysis and state where it is available for review.
 - b) Indicate which effects from the environmental checklist were adequately analyzed in the earlier document, pursuant to applicable legal standards, and whether these effects were adequately addressed by mitigation measures included in that analysis.
 - c) Describe the mitigation measures in this document that were incorporated or refined from the earlier document and indicate to what extent they address site-specific conditions for this project.
6. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist or appendix (e.g., general plans, zoning ordinances, biological assessments). Reference to a previously prepared or outside document should include an indication of the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. Explanation(s) of each issue should identify:
 - a) The criteria or threshold, if any, used to evaluate the significance of the impact addressed by each question and
 - b) The mitigation measures, if any, prescribed to reduce the impact below the level of significance.

<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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I. AESTHETICS Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

- a. No Impact. The amendments to Title 17 are not associated with any specific development project and therefore do not directly or indirectly result in the construction of any golf courses or alter the physical environment. The amendments reduce the number of zoning districts in which golf courses and country clubs can be located. The amendments do not change the zoning districts of any specific parcels and there is no impact from the amendments themselves. Applications for a conditional use permit to construct and operate a golf course or a clubhouse would be subject to environmental review. At such time, potential impacts to scenic vistas associated with the construction of a golf course or clubhouse would be properly mitigated through modifications to project location and/or design or total avoidance. Mitigation measures or condition of approval would be placed upon the project to ensure that any impacts to scenic vistas are adequately mitigated. Any impacts that cannot be mitigated would require the Board of Supervisors to adopt a statement of overriding considerations in order to approve the project. There are no pending applications for golf courses or clubhouses in the County at this time.
- b. No Impact. See response to section a above. Conditions of approval for golf course construction can require the preservation of and incorporation into the golf course design of trees, rock outcroppings, and historic buildings if present onsite. Onsite golf course associated improvements are limited by the proposed use definitions. These improvements may be allowed subject to a conditional use permit, and construction of these improvements would be required to avoid scenic resources when feasible.
- c. No Impact. See response to section a above. Conditions of approval for golf course construction can incorporate design guidelines that avoid degradation of the visual character or quality of the site and surroundings or mitigation measures can be adopted that mitigate any impacts that cannot be avoided by the golf course design including setbacks and buffers from adjacent uses. Onsite golf course associated improvements are limited by the proposed use definitions. These improvements may be allowed subject to a conditional use permit, and construction of these improvements would be required to avoid

degradation to the existing visual character or quality of the site and its surroundings if feasible.

- d. No Impact. See response to section a above. The proposed definition of golf courses, Section 17.06.0885, does not permit artificial illumination of the playing area. Any lighting associated with construction or operation of golf course associated uses would be reviewed prior to issuance of a conditional use permit to minimize the light or glare to less than significant through conditions of approval. Additionally, lighting associated with any required parking areas must comply with Section 17.70.090, which requires all lighting to be installed, directed, and shielded to confine all direct rays of light within the boundary of the parking area. Conditions of approval limiting the time or operations of the golf course and any events would also include a limitation on any lighting provided for those operations and events.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
II. AGRICULTURAL AND FOREST RESOURCES:				
In determining whether impacts to agricultural Resources are significant environment effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) Prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Dept. of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology Provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resources Code section 12220(g)), timberland (as defined By Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

DISCUSSION

- a. No Impact. The amendments to Title 17 are not associated with any specific development project and therefore do not directly or indirectly result in the construction of any golf courses and clubhouses or alter the physical environment. The amendments reduce the number of zoning districts in which golf courses and country clubs can be located. The amendments do not change the zoning districts of any specific parcels and there is no impact from the amendments themselves. Applications for a conditional use permit to construct and operate a golf course or a clubhouse would be subject to environmental review. At such time, potential impacts to agricultural lands associated with the construction of a golf course or clubhouse would be properly mitigated through modifications to project location and/or design. Future projects could also be required to avoid conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance or to mitigate any proposed conversion. Mitigation measures or condition of approval would be placed upon the project to ensure that any impacts to agricultural lands are adequately mitigated. Golf courses can provide an alternative revenue source to landowners that may result in long term preservation of other onsite agricultural resources that would otherwise not be financially feasible. Any impacts that cannot be mitigated would require the Board of Supervisors to adopt a statement of overriding considerations in order to approve the project. There are no pending applications for golf courses or clubhouses in the County at this time.
- b. No Impact. See response to section a above. The amendments are intended to clarify that golf courses are not agritourism and are not a permitted or conditional use in the Agriculture Preserve (AP) zoning district, in compliance with the Department of Conservation’s interpretation that golf courses are not a compatible use under the Williamson Act. As part of the application for a conditional use permit, any proposed golf course on A1 zone land will be required to mitigate any impacts to existing onsite or adjacent agricultural uses through the use of setbacks, conditions of approval that limit the scope and time of the golf course uses and any other conditions that will ensure existing agricultural operations are supported and enhanced by the golf course uses.
- c. No Impact. See response to section a above. The project does not make any changes to forest land or timberland.
- d. No Impact. See response to section a above. The project does not make any changes to forest land or timberland.
- e. No Impact. See response to section a above. The project does not make any changes to forest land or timberland.

	<u>POTENTIALLY</u>	<u>LESS THAN</u>		
	<u>SIGNIFICANT</u>	<u>SIGNIFICANT</u>	<u>LESS THAN</u>	
		<u>WITH</u>	<u>SIGNIFICANT</u>	<u>NO</u>

	<u>IMPACT</u>	<u>MITIGATION</u>	<u>IMPACT</u>	<u>IMPACT</u>
III. AIR QUALITY Would the project				
a) Conflict with or obstruct implementation of the applicable air quality plan or regulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations (e.g., children, the elderly, individuals with compromised respiratory or immune systems)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Hinder attainment of the State's goals for reducing greenhouse gas (GHG) emissions to 1990 levels by the year 2020, as stated in the Global Warming Solutions Act of 2006?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Increase the consumption of fuels or other energy resources, especially fossil fuels, that contribute to GHG emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a. No Impact. The amendments to Title 17 are not associated with any specific development project and therefore do not directly or indirectly result in the construction of any golf courses or alter the physical environment. The amendments reduce the number of zoning districts in which golf courses and country clubs can be located. The amendments do not change the zoning districts of any specific parcels and there is no impact from the amendments themselves. Applications for a conditional use permit to construct and operate a golf course or a clubhouse would be subject to environmental review and mitigation of any impacts. Any impacts that cannot be mitigated would require the Board of Supervisors to adopt a statement of overriding considerations in order to approve the project. Additionally, the A1 zoning district has existing special event limitations that limit the type, number and scope of special events that can be conducted on A1 property. These limitations will also apply to any golf course events and will reduce potential impacts to Air Quality associated with golf events by limiting the number of events.

There are no pending applications for golf courses or clubhouses in the County at this time. Any subsequent applications would be subject to environmental review and any significant impacts would have to be mitigated to less than significant through incorporation of changes to the project, conditions of approval or mitigation measures.

- b. No Impact. See response to section a above.
- c. No Impact. See response to section a above.
- d. No Impact. See response to section a above.
- e. No Impact. See response to section a above.
- f. No Impact. See response to section a above.
- g. No Impact. See response to section a above.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
V. BIOLOGICAL RESOURCES				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a sensitive, candidate, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by §404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a. No Impact. No Impact. The amendments to Title 17 are not associated with any specific development project and therefore do not directly or indirectly result in the construction of any golf courses or alter the physical environment. The amendments reduce the number of zoning districts in which golf courses and country clubs can be located. The amendments do not change the zoning districts of any specific parcels and there is no impact from the amendments themselves. Applications for a conditional use permit to construct and operate a golf course or a clubhouse would be subject to environmental review. At such time, impacts to biological resources and habitat associated with the construction of a golf course or clubhouse would be mitigated either through design modifications or total avoidance. Any impacts that cannot be mitigated would require the Board of Supervisors to adopt a statement of overriding considerations in order to approve the project. There are no pending applications for golf courses or clubhouses in the County at this time.
- b. No Impact. See response to section a above.
- c. No Impact. See response to section a above.
- d. No Impact. See response to section a above.
- e. No Impact. See response to section a above.
- f. No Impact. See response to section a above.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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V. CULTURAL RESOURCES

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource, as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

- a. No Impact. The amendments to Title 17 are not associated with any specific development project and therefore do not directly or indirectly result in the construction of any golf courses or alter the physical environment. The amendments reduce the number of zoning districts in which golf courses and country clubs can be located. The amendments do not change the zoning districts of any specific parcels and there is no impact from the amendments themselves. Applications for a conditional use permit to construct and operate a golf course or a clubhouse would be subject to environmental review. Mitigation measures and/or conditions of approval can require the construction to avoid impacts to

Cultural Resources, or to mitigate any impacts through location and design of the golf course if feasible. Golf course or clubhouse design, construction and operation, can include preservation of, avoidance or incorporation into the design any significant historical resource onsite. Any impacts that cannot be mitigated would require the Board of Supervisors to adopt a statement of overriding considerations in order to approve the project. There are no pending applications for golf courses or clubhouses in the County at this time.

- b. No Impact. See response to section a above. Conditions of approval and/or mitigation measures for golf course or clubhouse construction can require the preservation of, avoidance or incorporation into the golf course design any significant archaeological resource onsite. Limited construction of onsite golf course associated improvements may be allowed subject to a conditional use permit, and construction of these improvements would be required to avoid historical resources if feasible.
- c. No Impact. See response to section a above. Conditions of approval and/or mitigation measures for golf course or clubhouse construction can require the avoidance of any human remains onsite. Onsite golf course associated improvements are limited by the proposed use definitions. These improvements may be allowed subject to a conditional use permit, and construction of these improvements would be required to avoid human remains onsite.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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VI. GEOLOGY AND SOILS

Would the project:

a) Expose people or structures to 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Be located on a geologic unit or soil that is unstable, or that would become unstable, as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the systems, where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

- a. No Impact. The amendments to Title 17 are not associated with any specific development project and therefore do not directly or indirectly result in the construction of any golf courses and clubhouses or alter the physical environment. The amendments reduce the number of zoning districts in which golf courses and country clubs can be located. The amendments do not change the zoning districts of any specific parcels and there is no impact from the amendments themselves. Applications for a conditional use permit to construct and operate a golf course or a clubhouse would be subject to environmental review. Mitigation measures and/or conditions of approval can require the construction to avoid impacts associated with known earthquake faults or other seismic events, or to mitigate any impacts if feasible. Any impacts that cannot be mitigated would require the Board of Supervisors to adopt a statement of overriding considerations in order to approve the project. There are no pending applications for golf courses or clubhouses in the County at this time.
- b. No Impact. See response to section a above.
- c. No Impact. See response to section a above.
- d. No Impact. See response to section a above.
- e. No Impact. See response to section a above.
- f. No Impact. See response to section a above.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
VII. GREENHOUSE GAS EMISSIONS Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a. No Impact. The amendments to Title 17 are not associated with any specific development project and therefore do not directly or indirectly result in the construction of any golf courses and clubhouses or alter the physical environment. The amendments reduce the number of zoning districts in which golf courses and country clubs can be located. The amendments do not change the zoning districts of any specific parcels and there is no impact from the amendments themselves. Applications for a conditional use permit to construct and operate a golf course or a clubhouse would be subject to environmental review, including analysis of the greenhouse gas emissions that the project could directly or indirectly generate. Any impacts from greenhouse has emissions would have to be mitigated to a level of less than significant. Any impacts that cannot be mitigated would require the Board of Supervisors to adopt a statement of overriding considerations in order to approve the project. There are no pending applications for golf courses or clubhouses in the County at this time.
- b. No Impact. See section a above. Any application for a conditional use permit in the A1 zone would have to comply with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
VIII. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials, substances, or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites, compiled pursuant to Government Code §65962.5, and, as a result, create a significant hazard to the public or environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be 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? If so, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be located in the vicinity of a private airstrip?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If so, would the project result in a safety hazard for people residing or working in the project area?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury, or death from wildland fires, including areas where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

- a. No Impact. The amendments to Title 17 are not associated with any specific development project and therefore do not directly or indirectly result in the construction of any golf courses or alter the physical environment. The amendments reduce the number of zoning districts in which golf courses and country clubs can be located. The amendments do not change the zoning districts of any specific parcels and there is no impact from the amendments themselves. Applications for a conditional use permit to construct and operate a golf course or clubhouse would be subject to environmental review. Mitigation measure and/or conditions of approval for golf course or clubhouse construction would require that significant impacts associated with the routine transport, use or disposal of hazardous materials to be mitigated if feasible. Any impacts that cannot be mitigated would require the Board of Supervisors to adopt a statement of overriding considerations in order to approve the project. There are no pending applications for golf courses or clubhouses in the County at this time.
- b. No Impact. See response to section a above. Any conditional use permit granted for a golf course, clubhouse or associated use would include conditions to avoid or mitigate any reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials, substances, or waste into the environment.
- c. No Impact. See response to section a above.
- d. No Impact. See response to section a above.
- e. No Impact. See response to section a above.
- f. No Impact. See response to section a above.
- g. No Impact. See response to section a above.
- h. No Impact. See response to section a above. Golf courses could serve as a buffer between residential areas and areas of significant wildland fire risk and can also serve as a source of water to fight wildland fires if there are onsite water hazards or other water features available.

<u>POTENTIALLY</u> <u>SIGNIFICANT</u>	<u>LESS THAN</u> <u>SIGNIFICANT</u> <u>WITH</u>	<u>LESS THAN</u> <u>SIGNIFICANT</u>	<u>NO</u>
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	<u>IMPACT</u>	<u>MITIGATION</u>	<u>IMPACT</u>	<u>IMPACT</u>
IX. HYDROLOGY AND WATER QUALITY				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place structures that would impede or redirect flood flows within a 100-year flood hazard area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death from flooding, including flooding resulting from the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Result in inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a. No Impact. The amendments to Title 17 are not associated with any specific development project and therefore do not directly or indirectly result in the construction of any golf courses or alter the physical environment. The amendments reduce the number of zoning districts in which golf courses and country clubs can be located. The amendments do not change the zoning districts of any specific parcels and there is no impact from the amendments themselves. Applications for a conditional use permit to construct and

operate a golf course or a clubhouse would be subject to environmental review. Mitigation measures and/or conditions of approval for golf course or clubhouse construction can require the facilities to be constructed and operated without violating any water quality standards or waste discharge requirements. Any impacts that cannot be mitigated would require the Board of Supervisors to adopt a statement of overriding considerations in order to approve the project. There are no pending applications for golf courses or clubhouses in the County at this time.

- b. No Impact. See response to section a above. Groundwater studies would be required as part of the environmental review of any subsequent proposed project.
- c. No Impact. See response to section a above. Conditions of approval on any project would require the project to avoid altering the existing drainage patterns in order to prevent significant onsite or offsite erosion or siltation.
- d. No Impact. See response to section a above. Conditions of approval on any project would require the project to avoid altering the existing drainage patterns in order to prevent significant onsite or offsite flooding.
- e. No Impact. See response to section a above. Conditions of approval on any project would require the project to not exceed the capacity of existing or planned stormwater drainage systems and to not provide substantial additional sources of polluted runoff?
- f. No Impact. See response to section a above. Conditions of approval on any project would require the project to avoid substantially degrading water quality.
- g. No Impact. See response to section a above. The proposed amendments do not entitle any type of housing within the A1 zoning district that is not already entitled.
- h. No Impact. See response to section a above. Any proposed projects would be required to avoid placing structures that would impede or redirect flood flows within a 100-year flood hazard area.
- i. No Impact. See response to section a above. Conditions of approval of any project would require the project to avoid exposing people or structures to a significant risk of loss, injury, or death from flooding from any known flooding source.
- j. No Impact. See response to section a and section i above.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
X. LAND USE AND PLANNING				
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with the applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to, a general	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

DISCUSSION

- a. No Impact. The amendments to Title 17 are not associated with any specific development project and therefore do not directly or indirectly result in the construction of any golf courses or alter the physical environment. The amendments reduce the number of zoning districts in which golf courses and country clubs can be located. The amendments do not change the zoning districts of any specific parcels and there is no impact from the amendments themselves. Applications for a conditional use permit to construct and operate a golf course or a clubhouse would be subject to environmental review. Mitigation measures and/or conditions of approval for golf course or clubhouse construction can require the project to be located so as not to physically divide an established community. Golf courses typically can be located next to many existing land uses without creating physical conflicts and golf courses often serve as open space in residential areas. Any impacts that cannot be mitigated would require the Board of Supervisors to adopt a statement of overriding considerations in order to approve the project. There are no pending applications for golf courses or clubhouses in the County at this time.
- b. No Impact. See response to section a above. Any subsequent project would be required to be consistent with all general plan policies and the zoning ordinance.
- c. No Impact. See response to section a above. Currently there is no applicable habitat conservation plan or natural community conservation plan that applies in the county. Individual projects may be required to consult with the appropriate jurisdictional agencies to obtain an approved conservation plan for the project site.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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XI. MINERAL RESOURCES

Would the project:

- a) Result in the loss of availability of a known mineral resource that is or would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

DISCUSSION

- a. No Impact. The amendments to Title 17 are not associated with any specific development project and therefore do not directly or indirectly result in the construction of any golf

courses or alter the physical environment. The amendments reduce the number of zoning districts in which golf courses and country clubs can be located. The amendments do not change the zoning districts of any specific parcels and there is no impact from the amendments themselves. Applications for a conditional use permit to construct and operate a golf course or a clubhouse would be subject to environmental review. Mitigation measures and/or conditions of approval for golf course or clubhouse construction can require the construction to avoid impacts to any known mineral resources. Any impacts that cannot be mitigated would require the Board of Supervisors to adopt a statement of overriding considerations in order to approve the project. There are no pending applications for golf courses or clubhouses in the County at this time and it is unlikely that a golf course would be constructed on a site that would displace a valuable mineral resource. It is more likely that a golf course would be constructed on such a site as part of the reclamation plan for the site after the mineral resource is depleted.

b. No Impact. See response to section a above.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
XII. NOISE				
Would the project:				
a) Generate or expose people to noise levels in excess of standards established in a local general plan or noise ordinance, or in other applicable local, state, or federal standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generate or expose people to excessive groundborne vibrations or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create a substantial permanent increase in ambient noise levels in the vicinity of the project (above levels without the project)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a substantial temporary or periodic increase in ambient noise levels in the vicinity of the project, in excess of noise levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located within an airport land use plan or, where such a plan has not been adopted, be within two miles of a public airport or public use airport? If so, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be in the vicinity of a private airstrip? If so, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a. No Impact. The amendments to Title 17 are not associated with any specific development project and therefore do not directly or indirectly result in the construction of any golf courses or alter the physical environment. The amendments reduce the number of zoning districts in which golf courses and country clubs can be located. The amendments do not change the zoning districts of any specific parcels and there is no impact from the amendments themselves. Applications for a conditional use permit to construct and operate a golf course or a clubhouse would be subject to environmental review. Mitigation measure and/or conditions of approval for the project can require the golf course to be constructed in a location and with a design that minimized noise impacts to surrounding parcels. Any impacts that cannot be mitigated would require the Board of Supervisors to adopt a statement of overriding considerations in order to approve the project. The County currently has no noise ordinance although a draft noise ordinance has been considered by the Board of Supervisors and is still being amended. The Calaveras County General Plan Noise Element sets forth criteria for evaluating noise impacts on residential and other noise sensitive land uses. These criteria represent thresholds of acceptable noise levels for several types of sensitive land uses based on their sensitivity to noise. Any proposed project will be required to comply with these maximum noise levels through conditions of approval or mitigation measures that limit noise sources that are generated by the uses. Events are the most likely noise sources and the proposed amendments to the A1 zoning district will subject golf courses and associated uses to the limitation on special events which would further limit noise impacts to adjoining properties. There are no pending applications for golf courses or clubhouses in the County at this time.
- b. No Impact. See response to section a above. Golf courses and clubhouses generally do not generate groundborne vibrations or noise but all projects would be subject to further environmental review that would identify any such noise sources and require the project to mitigate those sources through conditions of approval related to construction, operation or maintenance of the project.
- c. No Impact. See response to section a above.
- d. No Impact. See response to section a above.
- e. No Impact. See response to section a above.
- f. No Impact. See response to section a above.

<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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XIII. POPULATION and HOUSING

Would the project:

- a) Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

DISCUSSION

- a. No Impact. The amendments to Title 17 are not associated with any specific development project and therefore do not directly or indirectly result in the construction of any golf courses or alter the physical environment. The amendments reduce the number of zoning districts in which golf courses and country clubs can be located. The amendments do not change the zoning districts of any specific parcels and there is no impact from the amendments themselves. Applications for a conditional use permit to construct and operate a golf course or a clubhouse would be subject to environmental review which would include review of any growth potential associated with the project. Appropriate conditions of approval or mitigation measures to address any significant direct or cumulative growth impacts in the area of the project. Any impacts that cannot be mitigated would require the Board of Supervisors to adopt a statement of overriding considerations in order to approve the project. There are no pending applications for golf courses or clubhouses in the County at this time.
- b. No Impact. See response to section a above.
- c. No Impact. See response to section a above.

<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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XIV. PUBLIC SERVICES

Would the project:

- a) Result in significant environmental impacts from construction associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:
- | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

- a. No Impact. The amendments to Title 17 are not associated with any specific development project and therefore do not directly or indirectly result in the construction of any golf courses or alter the physical environment. The amendments reduce the number of zoning districts in which golf courses and country clubs can be located. The amendments do not change the zoning districts of any specific parcels and there is no impact from the amendments themselves. Applications for a conditional use permit to construct and operate a golf course or a clubhouse would be subject to environmental review. Mitigation measures and/or conditions of approval for the project would require the project to mitigate any impacts to public services. Any impacts that cannot be mitigated would require the Board of Supervisors to adopt a statement of overriding considerations in order to approve the project. There are no pending applications for golf courses or clubhouses in the County at this time.

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

DISCUSSION

- a. No Impact. The amendments to Title 17 are not associated with any specific development project and therefore do not directly or indirectly result in the construction of any golf courses or alter the physical environment. The amendments reduce the number of zoning districts in which golf courses and country clubs can be located. The amendments do not change the zoning districts of any specific parcels and there is no impact from the amendments themselves. Applications for a conditional use permit to construct and operate a golf course or a clubhouse would be subject to environmental review. Since the proposed project would be a golf course and would provide additional recreational opportunities in the County it is unlikely a project will have a significant impact to any other existing recreational facilities. It is more likely that a new golf course will partner with existing golf courses and other recreational facilities such as cavern tours, to provide packages to tourists in order to draw more customers. Any impacts that cannot be mitigated would require the Board of Supervisors to adopt a statement of overriding considerations in order to approve the project. There are no pending applications for golf courses or clubhouses in the County at this time.
- b. No Impact. See response to section a above. The construction of a golf course or clubhouse would be subject to environmental review specific to the project site and

conditions of approval and mitigation measures to address specific impacts to the physical environment.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
XVI. TRANSPORTATION/TRAFFIC				
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a. No Impact. The amendments to Title 17 are not associated with any specific development project and therefore do not directly or indirectly result in the construction of any golf courses or alter the physical environment. The amendments reduce the number of zoning districts in which golf courses and country clubs can be located. The amendments do not change the zoning districts of any specific parcels and there is no impact from the amendments themselves. Applications for a conditional use permit to construct and operate a golf course or a clubhouse would be subject to environmental review, including impacts to transportation and traffic. Any impacts that cannot be mitigated would require the Board of Supervisors to adopt a statement of overriding considerations in order to

approve the project. There are no pending applications for golf courses or clubhouses in the County at this time.

- b. No Impact. See response to section a above.
- c. No Impact. See response to section a above.
- d. No Impact. See response to section a above.
- e. No Impact. See response to section a above.
- f. No Impact. See response to section a above.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
XVII. UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a) Exceed wastewater treatment restrictions or standards of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination, by the wastewater project, that it has adequate capacity to service the project's anticipated demand, in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations as they relate to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a. No Impact. The amendments to Title 17 are not associated with any specific development project and therefore do not directly or indirectly result in the construction of any golf

courses or alter the physical environment. The amendments reduce the number of zoning districts in which golf courses and country clubs can be located. The amendments do not change the zoning districts of any specific parcels and there is no impact from the amendments themselves. Applications for a conditional use permit to construct and operate a golf course or a clubhouse would be subject to environmental review and would be required to comply with any wastewater discharge requirements from the RWQCB. Any impacts that cannot be mitigated would require the Board of Supervisors to adopt a statement of overriding considerations in order to approve the project. There are no pending applications for golf courses or clubhouses in the County at this time.

- b. No Impact. See response to section a above. Any subsequent proposed project review that required the construction of new water or wastewater treatment facilities would have to include that construction in the project description for purposes of environmental review.
- c. No Impact. See response to section a above. Any subsequent proposed project review that required the construction or new or the expansion of existing storm water drainage facilities would have to include that construction in the project description for purposes of environmental review.
- d. No Impact. See response to section a above. Any subsequent proposed project would be required to show that sufficient water supplies are available to serve the project, either from existing entitlements, or from new or expanded entitlements and to prepare a Water Supply Assessment if needed under applicable law.
- e. No Impact. See response to section a above. Any subsequent proposed project would be required to show that there is adequate capacity from a wastewater treatment provider to serve the project's anticipated demand.
- f. No Impact. See response to section a above. Any subsequent proposed project would be required to show that the County's landfill can accommodate the project's solid waste disposal needs.
- g. No Impact. See response to section a above. Any subsequent proposed project would be required to comply with all applicable solid waste law.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
XVII. MANDATORY FINDINGS OF SIGNIFICANCE Would the project:				
a) Have the potential to degrade the quality of the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have the potential to substantially reduce the habitat of any fish or wildlife species?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have the potential to cause any fish or wildlife	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have the potential to threaten or eliminate any	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

plant or animal community?

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Have the potential to reduce the number or restrict the range of any rare, protected, special, or endangered plant or animal | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Have the potential to eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Have impacts that are individually limited, but cumulatively considerable? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Have environmental effects that will cause substantial adverse effects on humans, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

- a. No Impact The amendments to Title 17 are not associated with any specific development project and therefore do not directly or indirectly result in the construction of any golf courses or alter the physical environment. The amendments reduce the number of zoning districts in which golf courses and country clubs can be located. The amendments do not change the zoning districts of any specific parcels and there is no impact from the amendments themselves. Applications for a conditional use permit to construct and operate a golf course or a clubhouse would be subject to environmental review. Any impacts that cannot be mitigated would require the Board of Supervisors to adopt a statement of overriding considerations in order to approve the project. There are no pending applications for golf courses or clubhouses in the County at this time.
- b. No Impact. See response to section a above.
- c. No Impact. See response to section a above.
- d. No Impact. See response to section a above.
- e. No Impact. See response to section a above.
- f. No Impact. See response to section a above.
- g. No Impact. See response to section a above.
- h. No Impact. See response to section a above.

