

## Notice of Preparation of a Draft Environmental Impact Report Mission Ranch Subdivision

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<b>To:</b>	Office of Planning & Research P.O. Box 3044 Sacramento, CA 95370	Calaveras County Clerk/Recorder 891 Mountain Ranch Road San Andreas, CA 95249
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**Date:** July 29, 2008

**Subject:** Notice of Preparation for a Draft Environmental Impact Report for 2006-178, GPA, ZA, TSTM for the Mission Ranch Subdivision, in compliance with Title 14 (CEQA Guidelines), Sections 15082(a), 15103, and 15375 of the California Code of Regulations.

**Lead Agency:**

Calaveras County Planning Department  
Contact: Mr. Robert Sellman, Planning Director  
Government Center  
891 Mountain Ranch Road  
San Andreas, California 95249

(209) 754-6394  
[missionranch@co.calaveras.ca.us](mailto:missionranch@co.calaveras.ca.us)

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The Calaveras County Planning Department will be the Lead Agency and will prepare an Environmental Impact Report for the project identified below. The Applicant has agreed upon the need for an EIR and a detailed Initial Study has not been prepared. The EIR will serve as the primary environmental document for all permit applications or other requests for approval for the project. We need to know your concerns regarding the scope and potential environmental effects of the proposed project as they relate to your area(s) of interest and/or jurisdictional and statutory responsibilities. The project description and location are contained in the attached materials.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, **but not later than 30 days after receipt of this notice, by August 28, 2008.**

Please send your response to Robert Sellman, Planning Director of the Calaveras County Planning Department at the address shown above. Be sure to include the name, telephone number, and e-mail address for a contact person in your agency.

**Project Title:** 2006-178, GPA, ZA, and TSTM for Mission Ranch Subdivision

**Project Location:** Valley Springs, Calaveras County (See attached map)

**Project Description (Brief):** General Plan Amendment, Zone Change and Subdivision of 103.77 +/- acres into 144 parcels, consisting of 135 single-family residential lots ranging in size from 7,000 square feet to 20,000+ square feet; one 7.3 +/- multi-family lot, 6 open space/recreation lots totaling 6.4 +/- acres and 2 commercial parcels totaling approximately 17.1 acres.

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Robert Sellman, Planning Director

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Date

**Project Title:** Mission Ranch Subdivision

**Applicant/Owner:** Jeff Davidson & Randy Brekke  
1127 Lone Pine Avenue  
Modesto, CA 95351

M.C.P. Industries  
PO Box 549  
Corona, CA 97878

### **Location**

The project site is situated along both Highway 12 and Highway 26, approximately  $\frac{3}{4}$  mile from the Highway 12/26 intersection within the unincorporated community of Valley Springs, Calaveras County. The site encompasses 103.77 +/- acres located in a portion of the of Section 23 and 24, Township 4 North, Range 10 East, Mount Diablo Meridian.

### **General Setting**

The project site currently is undeveloped rangeland, fenced with barbed wire on generally rolling terrain. The site is generally surrounded:

- To the north by grazing land, commercial and residential properties toward Valley Springs.
- To the south by grazing land, commercial and residential properties toward La Contenta.
- To the east by commercial and industrial properties toward Valley Springs.
- To the west by grazing land and residential properties toward Gold Creek Subdivision.

On-site vegetation consists primarily of grassy hillsides with scattered oaks, brush and other native and non-native grasses.

### **Special Studies**

The following studies will be included within the Environmental Impact Report:

- Traffic Analysis
- Biological Assessment
- Wetland Delineation (Preliminary Wetland Assessment has been prepared by Wallace-Kuhl Associates)
- Cultural Resources Assessment
- Geologic Assessment
- Air Quality Analysis
- Noise Impact Analysis
- Oak Woodlands Assessment
- Water/Sewer Capacity Analysis

### **Project Description**

1. **Tentative Subdivision Tract Map** (TSTM 2006-178 Mission Ranch Subdivision)  
Subdivide 103 +/- acres as follows (See attached Tentative Subdivision Tract map for Mission Ranch Subdivision):

<b>Proposed Tentative Subdivision Map</b>		
<b>Lot #</b>	<b>Lot Size (acres)</b>	<b>Proposed Use</b>
1-2	17.1 acres	Commercial center designed in a fashion consistent with existing of C2 (General Commercial). It is expected that the commercial properties will be developed to provide retail goods/services designed to provide for local community needs.
3-57	39.1 acres	Single-family residential lots of 20,000 square foot minimum size for traditionally built, detached single-family residential homes.
58-137	13.8 acres	Single family residential lots of 7,000 square foot minimum size for traditionally built, detached single-family residential homes.
138	7.3 acres	Multi-family residential lot anticipated to be developed as an apartment/multi-family residential unit complex.
139-144	6.4 acres	Recreational, open space lots:
	19.3 acres	Public Roadways
<b>Total</b>	103 acres	

**2. General Plan Amendment**

Amend the existing General Plan land use designation of the Valley Springs Community Plan from Commercial and Agricultural Rural to Commercial for the area comprising proposed lots #1-2, Single Family Residential for the area comprising proposed lots #3-137, Multi-Family Residential for the area comprising proposed lot #138 and Recreation for the area comprising proposed lots #139-144.

**3. Zoning Amendment**

Rezone the subject property from C2 (General Commercial) and A1 (General Agriculture, as follows:

<b>Proposed Lot #s</b>	<b>Acreage (approx.)</b>	<b>Proposed Zoning</b>
1-2	17.1	C2 (General Commercial)
3-137	52.9	R1 (Single-Family Residential)
138	7.3	R3 (Multi-Family Residential)
139-144	6.4	REC-X-PD (Recreation-Existing Parcel Size – Planned Development)
	19.3	Public Roadways
<b>Total</b>	103 +/-	

**Phasing**

The applicant *tentatively* proposes to construct the project in five phases, as follows:

<b>Proposed Project Phasing</b>	
<i>Note: All utilities, roads, and other conditions applicable to each Phase, as identified through the environmental review process, will be completed in conjunction with each Phase (including everything within the Phase itself and any infrastructure that would be needed to serve that Phase, such as roads or utilities)</i>	
<b>Phase</b>	<b>Description</b>
Phase 1	To consist of the commercial center and 15-25 single-family residential lots, depending upon market conditions. The multi-family residential portion of the project may also be constructed within this phase. Recreational areas will also be installed with the first phase. Roadway, and appurtenant infrastructure will be installed with each phase.
Phase 2	To consist of 15-30 additional single family residential lots, depending upon market conditions.
Phase 3	To consist of 15-30 additional single family residential lots, depending upon market conditions.
Phase 4	To consist of 15-30 additional single family residential lots, depending upon market conditions.
Phase 5	The balance of the project will be constructed during this phase.

<b>Road Phasing</b>	
<b>Lot #s</b>	<b>Roads to be completed</b>
1-50	Avenue A Avenue B (to Avenue F) Avenue C Avenue D (from Avenue B to Avenue C)
51-100	Avenue D (from Avenue C and including cul-de-sac at end of Avenue D/E)
101-150	Avenue E Avenue F Avenue G Avenue H Avenue I (connecting Avenue E to Avenue H)
151-200	Avenue I (remainder) Avenue L Avenue M Avenue J (to Avenue H)
201-253	Avenue B (remainder) Avenue J (remainder)

## **Project Design**

### Architecture

The applicant proposes to architecturally master-plan the entire subdivision to ensure consistent design quality and compatibility with adjoining subdivisions.

### **Access and Circulation**

Entry to the site is proposed from both Highway 12 and Highway 26. As designed, the proposed project would provide a new connector road. It is proposed that this new connector road would be offered for acceptance into the County maintained system.

From either point of access, residents would gain access to their homes via a series of private internal streets (See attached tentative subdivision tract map).

### **Road and Common Area Maintenance**

The applicant proposes to establish a Homeowners Association (HOA) to own and manage the open space lots (#139-144) and the public roadways. It is anticipated that Covenants, Conditions and Restrictions (CC&Rs) will be developed to ensure consistent application of design standards and maintenance of common area and recreation/open space areas

### **Public Services**

#### Water

Water would be provided by the Calaveras County Water District.

#### Wastewater

Wastewater collection, treatment, and disposal would be provided by the Calaveras County Water District.

#### Fire Protection

Fire protection would be provided by the Foothill Fire Protection District, an all-volunteer fire department. A complete fire hydrant system is anticipated to be provided throughout the subdivision.

#### Police Protection

Police protection would be provided by the Calaveras County Sheriff's Department.

#### Schools

The project is located in the Calaveras Unified School District. Valley Springs Elementary School is located within the Valley Springs town site and would provide the school site for elementary school age children. Jenny Lind middle school located on Hwy 26 would provide the school site for middle school age children, with high school students attending Calaveras High School in San Andreas.

### **Grading and Drainage**

#### Grading

A Preliminary Grading Exhibit has been prepared for the project. The preliminary site concept level grading plan includes a balanced site concept involving the movement of approximately 100,000 cubic yards of material, with no need to import or export soils to or from the site. The applicant would prepare a final grading plan prior to the start of construction that includes required dust control, erosion control, and vegetation stabilization measures to minimize impacts to adjacent properties.

### **Potential Environmental Impacts:**

#### **Aesthetics**

The site is currently undeveloped rolling hills vegetated with grass and scattered oaks. The proposed buildings, parking, roads, and lights would be visible from various public and private vantage points near the site; to drivers along Highway 12 and 26.

### **Agriculture**

The site has been used sporadically as livestock grazing and is currently open range land. The General Plan Amendment to change the land use designation of the Valley Springs Community Plan from Commercial and Agricultural Rural to Commercial, Single Family Residential, Multi-Family Residential and Recreation would result in the creation of a traditional, single-family residential subdivision and adjacent commercial area approximately ¼ mile from the central town site area of Valley Springs.

### **Air Quality**

Construction of the project would generate dust and other small particulates. Future use of the project would generate new vehicle trips which would emit pollutants into the air. Dust generated by project construction and small particulates (PM10) emitted during the use phase would contribute to the existing non-compliance with the State and Federal PM10 standards. It is possible that the project could result in violations of an air quality standard or contribute substantially to the existing PM10 and ozone noncompliance. The proximity of other residential developments in the immediate vicinity of the proposed project may also subject residents to increased construction-generated odors and pollution.

### **Biological Resources**

It is estimated that the project will result in the removal of oaks and associated habitat. Given the reduction of oak woodland and savanna habitat that has already occurred due to development in the vicinity of the project, this will require study to determine the impact to local oak habitat.

A preliminary wetlands evaluation has been prepared. The impact on any riparian habitat along a seasonal stream and the potential for seasonal wetlands increase the probability of impacts during the extensive grading proposed for this project and long-term changes in drainage patterns.

### **Geology and Soils**

During the grading phases of the project construction, vegetation will be removed from soils, leaving them exposed to potential erosion. Unless adequately protected, this eroded soil can enter the storm drain system, reducing the carrying capacity of that system and reducing water quality in the adjacent drainage basin. This is a potentially significant impact.

### **Hazards and Hazardous Materials**

Construction activities would require the use of certain potentially hazardous materials, such as fuels, oils, and solvents. These materials are generally used for excavation equipment, generators, and other construction equipment and would be contained within vessels engineered for safe storage. Large quantities of these materials would not be stored at the construction site. Spills, upsets, or other construction-related accidents could result in a release of fuel or other hazardous substances into the environment.

The site is bordered by undeveloped rangeland to the south, east and west, with abundant seasonal grasslands that become highly flammable during the dry season (May-November). Although the immediate construction area would be cleared of

vegetation, dry grasses and trees would still remain along the perimeter of the job site and on adjacent parcels. Heavy equipment can get very hot with extended use and would sometimes be in close proximity to this vegetation. Improperly outfitted exhaust systems or friction between metal parts and/or rocks could generate sparks, resulting in a fire. This area is primarily served by a volunteer fire department.

### **Hydrology and Water Quality**

The project would alter existing drainage over the site and redirect flows to other patterns and/or result in eroded sediments. There will also be some discharge of pollutants from the use of landscaping chemicals and increased use of vehicles associated with the project. Vehicle use and storage would deposit chemical residues and heavy metal residues on streets and parking areas, which then may wash off into storm drains. A stormwater drainage system is proposed for the project.

### **Land Use and Planning**

The development, as designed, seeks authorization of both the general plan (Community Plan Amendment to the Valley Springs Community Plan) and zoning designations will have to be amended. The general plan amendment will significantly increase the existing allowable residential density.

### **Noise**

The proposed project would generate about 2,000 new vehicle trips every day, excluding commercial trips. Drivers would use Highway 12 and Highway 26 to access jobs, shopping areas, schools, and other destinations. These trips would increase noise levels along those streets.

Construction noise could continue for an extended period of time, if the project is constructed in phases. This would potentially impact surrounding residential communities and those residing in the earlier phases.

### **Population and Housing / Growth-inducing Impacts**

The proposed project would provide 135 single-family residences and approximately 84 multi-family residential units to the Valley Springs area, adjacent to proposed commercial center located along Hwy 26. This has the potential to encourage additional residential and commercial development outside established areas and further encroach on remaining rangelands.

### **Public Services**

Construction of an approximately 219+ additional homes within this region has the potential to significantly impact police, fire protection, schools, and emergency services. Required permits and other related projects will impact the building and planning departments, although revenue and collection of fees is expected to offset this impact.

### **Traffic**

The project would generate an average of about 2,000 new trips per day, which would result in potentially significant impacts to both Highway 12 and Highway 26, and local roads within the area.

As currently designed, the development proposes to install a public connector road between Highway 12 and Highway 26, which could serve to eliminate traffic congestion within the Valley Springs town site area.

**Utilities and Service Systems**

The project proposes to acquire water and sewer from the Calaveras County Water District (CCWD). Service for 219+ new homes plus on-site recreational facilities may result in a potentially significant impact to CCWD's capacity and contribute to the need for expansion or construction of new facilities.

**Attachments**

Vicinity/Location Map (8.5 X 11)

Tentative Subdivision Tract Map for Mission Ranch Project (11 X 17)

Recreation/Open Space Concept Plan for Mission Ranch Project (11 X 17)

Grading Concept Exhibit for Mission Ranch Project (11 X 17)