

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY**

The City of Plymouth has completed the following document for this project in accordance with the California Environmental Quality Act (CEQA) [Pub. Resources Code, div. 13, § 21000 et seq] and accompanying Guidelines [Cal. Code Regs., tit. 14, § 15000 et seq].

PROJECT INFORMATION

PROJECT TITLE:

The Greilich Ranch Subdivision and 49er Village RV Resort Expansion Project

LEAD AGENCY NAME AND ADDRESS:

City of Plymouth
9426 Main Street
P.O. Box 429
Plymouth, CA 95669
(209) 245-6941

CONTACT PERSON AND PHONE NUMBER:

Erin Ventura
9426 Main Street
Plymouth, CA 95669
(209) 245-6941

PROJECT LOCATION:

Southwestern quadrant of the City of Plymouth, west of State Route 49 (SR-49)

PROJECT SPONSOR NAME AND ADDRESS:

Greilich Trust & Sun Communities
PO Box 909
Plymouth, CA 95669

PROJECT DESCRIPTION:

The City of Plymouth is reviewing a proposed Project to subdivide and develop a 161.4-acre parcel that comprises two areas: (1) the Greilich Ranch Subdivision (115.5 acres), and (2) the 49er Village RV Resort Expansion (44.9 acres) (Project site). Both areas are located in the southwestern quadrant of the City of Plymouth. The Greilich Ranch Subdivision area is bounded by the existing 49er Village RV Resort to the north, State Route 49 (SR 49) to the east, Zinfandel Parkway to the south, and open space to the west. The Greilich Ranch Subdivision area is currently undeveloped. The 49er Village RV Resort Expansion site abuts the Greilich Ranch Subdivision site and is bounded by the Amador County Fairgrounds to the north, SR 49 to the east, the Greilich Ranch Subdivision site to the south, and open space to the west. The 49er Village RV Resort Expansion site is currently developed with 326 RV and vacation rental sites (small individual cabins). Existing amenities at the RV Resort also include swimming pools, a volleyball area, an amphitheater, and meeting facilities.

The proposed Project seeks multiple entitlements including amendments to the City's General Plan and Zoning Maps, approval of a Tentative Subdivision Map, approval of a Conditional Use Permit, and a Development Agreement which would allow for subdivision and development of the 161.4-acre parcel. The proposed Project site's existing and proposed General Plan land use and zoning designations are shown in Table 1-1 below.

**Table 1-1
Existing and Proposed General Plan Land Use and Zoning Designations**

Existing General Plan Land Use	Proposed General Plan Land Use	Existing Zoning	Proposed Zoning
AUR (75.0 acres)	AUR (92.5 acres)	RR (78.6 acres)	RR (44.9 acres)
SR (78.6 acres)	SR (44.9 acres)	SR (75.0 acres)	SR-PD (92.5 acres)
SC (7.8 acres)	OS (18.7 acres)	SC (7.8 acres)	OS-PD (18.7)
	P/I (5.3 acres)		P-PD (5.3 acres)

Key:

Land Use Designations:

SR = Suburban Residential
 AUR = Auto Urban Residential
 SC = Suburban Commercial
 OS = Open Space
 P/I = Public/Institutional

Zoning Designations:

RR - Rural Residential
 SR- Standard Residential
 P - Public/Institutional
 OS - Open Space
 SC - Suburban Commercial
 -PD - Planned Development Overlay

Details regarding the proposed development of both the Greilich Ranch Subdivision and the 49er Village RV Resort Expansion are provided below.

- Greilich Ranch Subdivision. The proposed development of the Greilich Ranch Subdivision site consists of a mix of residential and public land uses and open space. Specifically, the development would result in 234 single-family residential lots, three open space parcels (including a 5.2-acre park site), two stormwater retention basins and landscaped corridor, greenways, and common areas. Access to the subdivision would be provided by the existing Zinfandel Parkway which borders the site to the south, and a new proposed collector street (Greilich Parkway) would extend in a north-south direction from Zinfandel Parkway to Old Sacramento Road. It is anticipated the subdivision would be developed in phases through the filing of multiple Final Subdivision Maps.
- 49er Village RV Resort Expansion. The proposed development of the 49er Village RV Resort Expansion site includes 214 new RV and vacation sites located to the west and south of the existing RV and vacation sites. The development would also design and construct additional amenities to serve the vacation guests, including a Clubhouse Facility of approximately 4,900 square feet, a guest pool area, a patio to serve as an outdoor gathering space, meeting areas, showers, and restrooms.

BACKGROUND:

The Project site is located in the southwestern quadrant of the City of Plymouth, west of SR 49 north of Zinfandel Parkway and south of the Amado County Fairgrounds. The existing RV Park, originally developed in the 1970's, offers 326 sites comprised of RV and Vacation Rental spaces, including small individual cabins. Access to the existing park is from SR49. Included in the existing park are numerous amenities including swimming pools, volleyball area, an Amphitheatre and meeting structures to serve guests.

PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED:

While the City of Plymouth approves the overall Project, other public agencies may be involved through permitting or consultation such as the State Water Resources Control Board, California Department of Fish and Wildlife, and U.S. Fish and Wildlife Service.

NATIVE AMERICAN CONSULTATION:

As part of the City's Environmental Impact Report and in order for the City of Plymouth to comply with Senate Bill 18 (SB18) and Assembly Bill 52 (AB52), the City of Plymouth will provide written notification to tribes on the Tribal Consultation List from the NAHC regarding the proposed Project. The notice will include a brief project description, project location, and lead agency's contact information. Please refer to the Tribal Cultural Resources analysis (Section 18) for additional information.

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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 beginning on page 7. Please see the checklist beginning on page 14 for additional information.

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

DETERMINATION

On the basis of this initial evaluation:

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

CERTIFICATION

I hereby certify that the statements furnished above and in the attached documentation, present the data and information required for this initial study evaluation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Erin Ventura

7/29/21

Preparer's Signature

Date

Erin Ventura
Preparer's Name

Planning Director
Preparer's Title

(209) 245-6941
Phone #

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 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 or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL IMPACT ANALYSIS

1. AESTHETICS				
Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

California Scenic Highway Program

The Scenic Highway Program allows county and city governments to apply to the California Department of Transportation (Caltrans) to establish a scenic corridor protection program which was created by the Legislature in 1963. Its purpose is to protect and enhance the natural scenic beauty of California highways and adjacent corridors through special conservation treatment.

City of Plymouth General Plan Update 2009

The Community Design Plan within the City of Plymouth General Plan Update contains Guiding Principles related to visual character that would be applicable to the proposed development.

ENVIRONMENTAL SETTING (BASELINE):

The proposed Project site is located at the edge of the developed land uses that entail the City of Plymouth. The proposed Project's visual character will be analyzed for its consistency with the surrounding areas and Guiding Principles of the City.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The significance determination of a visual analysis is based on consideration of: (1) the extent of change related to visibility of the Proposed Project Site from key public vantage points; (2) the degree of visual contrast and compatibility in scale and character between project activities and the existing surroundings; (3) conformance of the proposed project with public policies regarding visual and urban design quality; and (4) potential adverse effects on scenic vistas and scenic resources.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

No project-specific environmental studies related to aesthetic resources have been prepared for the proposed project. However, the methodology employed for assessing potential aesthetic impacts will involve considering the existing viewshed and the proposed Project to have the potential to change the surrounding area visual character.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Have a substantial adverse effect on a scenic vista?

The entire Project site and surrounding areas comprise of rolling hills and gently sloping topography. Proposed development of the site could result in effecting views on a scenic vista. The potential for the Project to result in substantial effects on a scenic vista will be analyzed in greater detail in the City's Draft Environmental Impact Report.

- Potentially Significant Impact
 Less Than Significant With Mitigation Incorporated
 Less Than Significant Impact
 No Impact

- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

State Route 49 (SR 49) adjacent to the proposed Project site is designated as eligible to be designated as a California State Scenic Highway. The potential for the Project to result in substantial effects on scenic resources within a state scenic highway will be analyzed in greater detail in the City's Draft Environmental Impact Report.

- Potentially Significant Impact
 Less Than Significant With Mitigation Incorporated
 Less Than Significant Impact
 No Impact

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

Publicly accessible vantage points of the proposed Project site include the adjacent roadways of SR 49. The entire Project site and surrounding areas comprise of rolling hills and gently sloping topography. Proposed development of the site could result in degrading visual character or quality of public views of the site and its surroundings. The potential for the Project to result in substantial effects on visual character will be analyzed in greater detail in the City's Draft Environmental Impact Report.

- Potentially Significant Impact
 Less Than Significant With Mitigation Incorporated
 Less Than Significant Impact
 No Impact

- d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

The Proposed Project activities would most likely be conducted during daytime hours with the potential for some work to occur after sunset. The nearest sensitive receptor (i.e., residences) is located to the south across Zinfandel Parkway and to the east across SR 49. Proposed development of the site could result in a new source of substantial light or glare. The potential for the Project to result in substantial light or glare that would adversely affect day or nighttime views in the area will be analyzed in greater detail in the City's Draft Environmental Impact Report.

- Potentially Significant Impact
 Less Than Significant With Mitigation Incorporated
 Less Than Significant Impact
 No Impact

References Used:

California Department of Transportation. 2021. California Scenic Highway Program. <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways> (Accessed April 2021).

City of Plymouth. 2009. City of Plymouth General Plan Update. <https://cityofplymouth.org/planning/> (Accessed June 2021).

2. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental 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 Department 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:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting agriculture or forestry resources are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

The proposed Project site is not located in or near any agricultural or forestry resources. The proposed Project site has been used recently as an recreational vehicle park and open space.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of agriculture or forestry resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the lack of agricultural or forestry resources on or near the proposed Project site, no environmental studies relating to agriculture or forestry resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- 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?

The proposed Project site is designated as Grazing land. Surrounding areas are designated as either Urban and Built-Up Land or Other Land. The closest designated Unique Farmland is approximately 2 miles from the proposed Project site (DRLP, 2021). Project-related activities would remain within the proposed Project site boundaries. Therefore, no impact to designated Farmland would occur.

- Potentially Significant Impact
 Less Than Significant With Mitigation Incorporated
 Less Than Significant Impact
 No Impact

- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

The Proposed Project Site is located in a Participating County for the Williamson Act or Program (DLRP, 2017). Therefore, project-related activities could conflict with a Williamson Act contracts. The potential for any Williamson Act contract to be associated with the proposed Project site is unknown. Therefore, this issue will be analyzed further in the City's Environmental Impact Report.

- Potentially Significant Impact
 Less Than Significant With Mitigation Incorporated
 Less Than Significant Impact
 No Impact

- c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in 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))?

There is no land with existing zoning of forest land or timberland within the Proposed Project Site. Proposed Project-related activities would not conflict with existing zoning or cause rezoning of forest land or timberland, as none exists within the proposed Project site boundaries. Therefore, there would be no impact to forest land or timberland.

- Potentially Significant Impact
 Less Than Significant With Mitigation Incorporated
 Less Than Significant Impact
 No Impact

- d. Result in the loss of forest land or conversion of forest land to non-forest use?

There are no forests or timberland on or near the proposed Project site and the proposed Project would not convert any land to forest or timberland. Therefore, there would be no impact.

- Potentially Significant Impact
 Less Than Significant With Mitigation Incorporated
 Less Than Significant Impact
 No Impact

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

The proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or agricultural land. Therefore, there would be no impact.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

References Used:

California Department of Conservation, Division of Land Resource Protection (DLRP). 2021. California Important Farmland Finder. <https://maps.conservation.ca.gov/DLRP/CIFF/> (Accessed April 2021)

DLRP. 2017. The Williamson Act Status Report 2016-17. https://www.conservation.ca.gov/dlrp/wa/Documents/stats_reports/2018%20WA%20Status%20Report.pdf (Accessed April 2021)

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

Federal Regulations

Clean Air Act (1970) - The Environmental Protection Agency (EPA) is responsible for implementing most aspects of the Clean Air Act, including setting National Ambient Air Quality Standards (NAAQS) for major air pollutants; setting hazardous air pollutant (HAP) standards; approving state attainment plans; setting motor vehicle emission standards; issuing stationary source emission standards and permits; and establishing acid rain control measures, stratospheric O₃ protection measures, and enforcement provisions. Under the Clean Air Act, NAAQS are established for the following criteria pollutants: O₃, CO, NO₂, SO₂, PM₁₀, PM_{2.5}, and lead. The NAAQS describe acceptable air quality conditions designed to protect the health and welfare of the citizens of the nation. States with areas that exceed the NAAQS must prepare a state implementation plan that demonstrates how those areas will attain the standards within mandated time frames.

State Regulations

California Clean Air Act - the Federal Clean Air Act delegates the regulation of air pollution control and the enforcement of the NAAQS to the states. In California, the task of air quality management and regulation has been legislatively granted to California Air Resources Board (CARB), with subsidiary responsibilities assigned to air quality management districts and air pollution control districts at the regional and county levels. CARB has established California Ambient Air Quality Standards (CAAQS), which are generally more restrictive than the NAAQS. Air quality is considered "in attainment" if pollutant levels are continuously below the CAAQS and violate the standards no more than once each year. The NAAQS and CAAQS are presented in Table 9, "Ambient Air Quality Standards."

Local Regulations

At the proposed Project site, the Amador Air Pollution Control District (AAPCD) enforces local air quality rules and conducts local air quality planning. The AAPCD is the agency responsible for implementing emissions standards and other requirements of federal and State laws in Amador County. The rules listed below are applicable rules found in the AAPCD Rulebook in the Regulation II – Prohibitions section.

ENVIRONMENTAL SETTING (BASELINE):

The proposed Project site is located within the western portion of the Mountain Counties Air Basin (MCAB), which is an approximately 11,000-square-mile area that encompasses Amador, Calaveras, Mariposa, Nevada, Plumas, Sierra, and Tuolumne Counties, as well as portions of El Dorado and Placer Counties. Most of the MCAB is located in the northern Sierra Nevada, although the western boundary of the MCAB extends into the Sacramento Valley.

The general climate of the MCAB varies considerably with elevation and proximity to mountains. The mountains and hills are primarily responsible for wide variations in rainfall, temperatures, and localized winds that occur throughout the region. The temperature variations have a significant influence on wind flow, dispersion along mountain ridges, vertical mixing, and photochemistry within the MCAB. Climates vary from alpine in the eastern areas to more arid at the western edge of the MCAB.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of agriculture or forestry resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

No environmental studies relating to air quality were prepared for the proposed Project. Air emission modeling, such as the use of CalEEMod, will be conducted as part of the City's Environmental Impact Report.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

a. Conflict with or obstruct implementation of the applicable air quality plan?

Construction-related and operation-related activities would result in emissions of ozone precursors (NO_x and reactive organic gases [ROG]), particulates (PM₁₀ and PM_{2.5}), air toxics, and greenhouse gases (project-related greenhouse gas emissions are analyzed separately in Section 8 of this Initial Study). As part of the City's Environmental Impact Report, emissions for construction and operational activities associated with implementing the proposed Project will be modeled and analyzed for their potential to conflict with or obstruct implementation of an applicable air quality plan.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

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

Construction-related and operation-related activities would result in emissions of ozone precursors (NO_x and reactive organic gases [ROG]), particulates (PM₁₀ and PM_{2.5}), air toxics, and greenhouse gases (project-related greenhouse gas emissions are analyzed separately in Section 8 of this Initial Study). As part of the City's Environmental Impact Report, emissions for construction and operational activities associated with implementing the proposed Project will be modeled and analyzed for their potential to result in cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard.

- Potentially Significant Impact

- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

c. Expose sensitive receptors to substantial pollutant concentrations?

The California Air Resources Board (CARB) defines sensitive receptors as children, elderly, asthmatics, or others who are at a heightened risk of negative health outcomes due to exposure to air pollution. Construction-related and operation-related activities would result in emissions of ozone precursors (NO_x and reactive organic gases [ROG]), particulates (PM₁₀ and PM_{2.5}), air toxics, and greenhouse gases (project-related greenhouse gas emissions are analyzed separately in Section 8 of this Initial Study). As part of the City's Environmental Impact Report, emissions for construction and operational activities associated with implementing the proposed Project will be modeled and analyzed for their potential to expose sensitive receptors to substantial pollutant concentrations.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Implementation of proposed Project has the potential to generate odors during the operation of construction equipment, such as those experienced from diesel engine exhaust. Construction-related and operation-related activities would result in emissions of ozone precursors (NO_x and reactive organic gases [ROG]), particulates (PM₁₀ and PM_{2.5}), air toxics, and greenhouse gases (project-related greenhouse gas emissions are analyzed separately in Section 8 of this Initial Study). As part of the City's Environmental Impact Report, emissions for construction and operational activities associated with implementing the proposed Project will be modeled and analyzed for their potential to result in other emissions adversely affecting a substantial number of people.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

References Used:

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

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

Applicable statutes and regulations to the Proposed Project include:

Federal Endangered Species Act (ESA): (16 United States Code (USC) § 1531-1544, 50 Code of Federal Regulations (CFR) Part 17). The Federal ESA provides a program for the conservation of threatened and endangered plants and animals and the habitats in which they are found.

Federal Migratory Bird Treaty Act (MBTA): (16 USC § 703-712, 50 CFR Part 21). The MBTA makes it illegal to take, possess, import, export, transport, sell, purchase, barter, or offer for sale, purchase, or barter, any migratory bird, or the parts, nests, or eggs of such a bird except under the terms of a valid Federal permit.

California Endangered Species Act (CESA): (Fish and Game Code (FGC) chapter 1.5, sections 2050-2115.5, California Code of Regulations (CCR), title 14, chapter 6, § 783.0-787.9). CESA protects or preserves all native species of fishes, amphibians, reptiles, birds, mammals, invertebrates, and plants, and their habitats, threatened with extinction and those experiencing a significant decline which, if not halted, would lead to a threatened or endangered designation. CESA states that all native species of fishes, amphibians, reptiles, birds, mammals, invertebrates, and plants, and their habitats, threatened with extinction and those experiencing a significant decline which, if not halted, would lead to a threatened or endangered designation, will be protected or preserved.

Additionally, the California FGC § 3503 prohibits the take, possession, or needless destruction of the nest or eggs of any bird; and § 3513 prohibits the take or possession of any migratory nongame bird or part thereof as designated in the MBTA. Any birds in the orders Falconiformes or Strigiformes (birds of prey, such as hawks and owls) are protected under FGC 3503.5, which makes it unlawful to take, possess, or destroy their nest or eggs.

ENVIRONMENTAL SETTING (BASELINE):

The Proposed Project Site includes large areas of undisturbed land along with developed areas (e.g., recreational vehicle park).

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of biological resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Reconnaissance-level biological resources surveys will be conducted part of the City's Environmental Impact Report.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

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

The Project site has the potential to incorporate natural habitat that is conducive to species identified as a candidate, sensitive, or special status species. Specifically, the Project site could have existing habitat suitable for foraging or nesting. The potential for the Project site to substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species will be analyzed further as part of the City's Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

The Project site has the potential to incorporate riparian habitat. The potential for the Project site to adversely affect riparian habitat will be analyzed further as part of the City's Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

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

Project-related activities have the potential to occur in wetland areas. The potential for the Project site to adversely affect wetlands will be analyzed further as part of the City's Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact

No Impact

- 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?

The Project site has the potential to incorporate natural habitat that is conducive to the movement of native residents or wildlife species or with established native resident or migratory wildlife corridors. The potential for the Project site to interfere substantially with the movement of any native resident or wildlife species or with established native resident or migratory wildlife corridors will be analyzed further as part of the City's Environmental Impact Report.

Potentially Significant Impact

Less Than Significant With Mitigation Incorporated

Less Than Significant Impact

No Impact

- e. Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The Project site has the potential to incorporate biological resources that are protected by local policies or ordinances. The potential for the Project site to contain such biological resources will be analyzed further as part of the City's Environmental Impact Report.

Potentially Significant Impact

Less Than Significant With Mitigation Incorporated

Less Than Significant Impact

No Impact

- 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?

The proposed Project site is not located in any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The proposed Project is not in conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Potentially Significant Impact

Less Than Significant With Mitigation Incorporated

Less Than Significant Impact

No Impact

References Used:

5. CULTURAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

The definition of historical resources can be found in PRC §21084.1 and 14 CCR § 15064.5. Unique archaeological resources are defined in PRC § 21083.2 and 14 CCR § 15064.5. Tribal cultural resources are defined in PRC Div. 13 Section 21074.

California Assembly Bill 52 (AB52) specifies that any project for which a Notice of Preparation, Notice of Mitigated Negative Declaration or Notice of Negative Declaration is filed on or after July 1, 2015, the Lead agency must provide formal notification within 14 days of determining that an application for a project is complete or of a decision to undertake a project to the designated contact or tribal representative of the affiliated California Native American tribes. The tribe that is traditionally and culturally affiliated to the geographic area where a project is located must have requested that the lead agency in question provide notification to the tribe (PRC 21081.3.1). Please refer to Section 18, Tribal Cultural Resources, of this Initial Study for additional discussion.

If remains are found on Site, the County Coroner will make the determination of origin and disposition, pursuant to Public Resources Code (PRC) § 5097.98. If the remains are determined to be Native American, the Coroner would notify the NAHC (per Health and Safety Code (HSC) 7050.5(c)) The NAHC would identify and notify the person(s) who might be the most likely descendent, who would make recommendations for the appropriate and dignified treatment of the remains (PRC Div. 5 section 5097.98). The descendants shall complete their inspection and make recommendations for treatment within 48 hours of being granted access to the Site (CEQA Guidelines, CCR section 15064.5(e); HSC section 7050.5).

ENVIRONMENTAL SETTING (BASELINE):

The City of Plymouth area has a long history including activities occurring during the Gold Rush and prior activities of native residents such as the Miwok Indians.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, state, and/or federal level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or,
4. Has yielded, or may be likely to yield, information important in prehistory or history.

A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Environmental studies relating to cultural resources will be prepared for the proposed Project site as part of the City’s Environmental Impact Report.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?

Although historical resources, as defined by 14 CCR section 15064.5, have not been identified at the proposed Project site, a historical resource reconnaissance will be conducted as part of the City's Environmental Impact Report. In addition, if historical resources are discovered during the Proposed Project activities, then ground disturbing activities within 25 feet would stop until a qualified archaeologist or appropriately licensed professional can assess the significance of the find and, if necessary, develop appropriate response measures in consultation with the City of Plymouth and other agencies and Native American representatives, as appropriate.

- Potentially Significant Impact
 Less Than Significant With Mitigation Incorporated
 Less Than Significant Impact
 No Impact

- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Although archaeological resources, as defined by 14 CCR section 15064.5, have not been identified at the proposed Project site, an archaeological resource reconnaissance will be conducted as part of the City's Environmental Impact Report. In addition, if archaeological resources are discovered during the proposed Project activities, then ground disturbing activities within 25 feet would stop until a qualified archaeologist or appropriately licensed professional can assess the significance of the find and, if necessary, develop appropriate response measures in consultation with the City of Plymouth and other agencies and Native American representatives.

- Potentially Significant Impact
 Less Than Significant With Mitigation Incorporated
 Less Than Significant Impact
 No Impact

- c. Disturb any human remains, including those interred outside of dedicated cemeteries?

There are no known human remains on or near the proposed Project site. However, if human remains are encountered, the County Coroner would be immediately notified. No further ground disturbing activities shall occur within 25 feet of the work area until the County Coroner has made a determination of origin and disposition, pursuant to PRC § 5097.98. If the remains are determined to be Native American, the Coroner would notify the NAHC (per Health and Safety Code 7050.5(c)) and the County Coordinator of Indian Affairs.

- Potentially Significant Impact
 Less Than Significant With Mitigation Incorporated
 Less Than Significant Impact
 No Impact

References Used:

6. ENERGY				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

State of California

In 2015, Governor Brown signed Senate Bill 350 to codify climate, clean energy, and energy efficiency goals. The regulations focus on generating energy through renewable sources and increasing the energy efficiency of buildings.

Amador County Energy Action Plan

The Amador County Energy Action Plan describes the County's roadmap for expanding energy-efficiency and renewable-energy, as well as the associated cost-savings from these efforts. and renewable-energy, as well as the associated cost-savings from these efforts.

ENVIRONMENTAL SETTING (BASELINE):

Electrical power and natural gas are provided to the proposed Project site by Pacific Gas & Electric Company (PG&E). PGE obtains its electricity supplies from power plants and natural gas fields in northern California and from energy purchased outside its service area and delivered through high voltage transmission lines. PG&E obtains its natural gas supplies from natural gas fields in northern California and from sources outside of California.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of energy resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the lack of substantial increase in energy demand from the proposed Project, no environmental studies relating to energy resources were prepared.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Result in potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

To implement the proposed Project, it is expected that construction equipment (e.g., tractors, excavators, loaders, generators, trucks, light-duty vehicles) would use petroleum fuels (diesel and gasoline products) and would not use on-site electricity or natural gas sources. In addition, it is assumed that proposed future residents would consume energy resources. The potential for the consumption of energy to be wasteful, inefficient, or unnecessary will be analyzed and determined in the City's Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact

No Impact

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

In 2015, Governor Brown signed Senate Bill 350 to codify climate, clean energy, and energy efficiency goals. The regulations focus on generating energy through renewable sources and increasing the energy efficiency of buildings. Implementation of proposed Project would result in constructing new buildings (e.g., residences) that would increase the demand for energy resources, renewable or otherwise. The potential for future buildings to conflict with or obstruct a state or local plan for renewable energy or energy efficiency will be analyzed in the City's Environmental Impact Report.

Potentially Significant Impact

Less Than Significant With Mitigation Incorporated

Less Than Significant Impact

No Impact

References Used:

California Legislative Information. 2015. SB-350 Clean Energy and Pollution Reduction Act of 2015. October. https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB350 (Accessed June 2021).

7. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting geological or soil resources are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

The proposed Project site is located in the foothills of the Sierra Nevada, on the eastern fringe of the Sacramento Valley. The Sierra Nevada trends north-northwest from Bakersfield to Lassen Peak, and includes the Sierra Nevada mountain range and a broad belt of western foothills. The Sierra Nevada block is composed of northwest-trending belts of metamorphic, volcanic, and igneous rocks that have undergone intense deformation, faulting, and intrusion. The gently rolling Sierra Nevada foothills are comprised of metamorphosed sedimentary rocks that have been intruded by igneous rocks. The rock formations that make up the western edge of the Sierra Nevada block likely originally formed as a volcanic arc that was later accreted (added) to the western margin of the continent during the Jurassic period.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of geological and soils resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Site lithology has not been characterized for the proposed Project site. However, site investigations will be completed as part of the City’s Environmental Impact Report.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

The proposed Project site is not located in an Earthquake Fault Zone and no known earthquake fault crosses the site (CGS, 2021). Therefore, implementation of the proposed Project would not have the potential to directly or indirectly cause potential substantial adverse effects involving rupture of a known earthquake fault.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

ii) Strong seismic ground shaking?

The proposed Project site is located in a seismically active area and the site. However, the distance to closest known fault (Echo Lake fault located approximately 50 miles northeast) would substantially reduce the potential for exposure to moderate to strong shaking in the event of an earthquake in the region (CGS, 2021).

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

iii) Seismic-related ground failure, including liquefaction?

The proposed Project site is not located in a Liquefaction Zone and, therefore, does not have a high susceptibility for liquefaction (CGS, 2021). In addition, the proposed Project site is located 50 miles distant from the closest fault. Therefore, the proposed Project would not result in exposing people or structures to significant impacts from seismic-related ground failure, including liquefaction.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

iv) Landslides?

The proposed Project site is not located in an area that could be adversely affected by landslides (CDC, 2021). In addition, the proposed Project would be implemented in a relatively flat area and there is little potential for substantial risk or injury from landslides.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

b. Result in substantial soil erosion or the loss of topsoil?

The proposed Project would result in development of new impervious surfaces and would require new storm water infrastructure to direct runoff to onsite drainage features to reduce storm water runoff and soil erosion. In addition, the proposed project would obtain a grading permit from the City of Plymouth before commencement of construction activities. The City's Environmental Impact Report will provide further review of this issue to ensure no significant impacts related to substantial soil erosion or the loss of topsoil occurs.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

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?

The proposed Project site is relatively flat with a few rolling hills providing limited changes in the topography. A site-specific geologic and soils study will be conducted for the proposed Project site to ensure the potential for slope instability, lateral spreading, or collapse remain minimal.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

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

Expansive soils are characterized by their ability to undergo volume change due to variations in moisture content. A site-specific geologic and soils study will be conducted for the proposed Project site which will involve characterizing the onsite soils for their potential for being expansive.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The proposed Project could require the use of septic tanks or alternative wastewater disposal systems or involve construction of such new systems. The City's Environmental Impact Report will further analyze this issue.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated

Less Than Significant Impact

No Impact

f. Directly or indirectly destroy a unique paleontological resources or site unique feature?

Although paleontological resources have not been identified at the proposed Project site, an paleontological resource reconnaissance will be conducted as part of the City's Environmental Impact Report. In addition, if paleontological resources are discovered during the proposed Project activities, then ground disturbing activities within 25 feet would stop until a qualified archaeologist or appropriately licensed professional can assess the significance of the find and, if necessary, develop appropriate response measures in consultation with the City of Plymouth and other agencies.

Potentially Significant Impact

Less Than Significant With Mitigation Incorporated

Less Than Significant Impact

No Impact

References Used:

Geology.com <https://geology.com/articles/expansive-soil.shtml>

California Department of Conservation, California Geological Survey (CGS). 2021. Earthquake Zones of Required Investigation. <https://maps.conservation.ca.gov/cgs/EQZApp/app/> (Accessed June 2021).

International Conference of Building Officials. 1994. Uniform Building Code, Seventh Printing. May 1.

8. GREENHOUSE GAS EMISSIONS				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards relating to greenhouse gas emissions are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

Greenhouse gases are global pollutants, unlike criteria air pollutants that are of regional or local concern. The largest anthropogenic source of GHGs is the combustion of fossil fuels, which results primarily in emissions of carbon dioxide (CO₂). Other GHGs include methane, nitrous oxide, fluorinated gases, ozone, and sulfur hexafluoride. To account for the differences of the warming effects of various GHGs, emissions are standardized into carbon dioxide equivalents (CO₂e).

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of greenhouse gas emission effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

No environmental studies relating to greenhouse gas emissions were prepared for the proposed Project. Air emission modeling, such as the use of CalEEMod, will be conducted as part of the City's Environmental Impact Report.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Implementation of proposed Project would generate GHG emissions through mobilization of construction equipment; onsite delivery of materials, equipment and supplies; onsite use of vehicles and heavy equipment; worker commutes to the proposed Project site; and future user activities (e.g., residential). As part of the City's Environmental Impact Report, greenhouse gas emissions for construction and operational activities associated with implementing the proposed Project will be modeled and analyzed for their potential to generate greenhouse gas emissions that may have a significant effect on the environment.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The Amador Air District is responsible for regulating GHG emissions in the project area. Implementation of proposed Project would generate GHG emissions through mobilization of construction equipment; onsite delivery of materials, equipment and supplies; onsite use of vehicles and heavy equipment; worker commutes to the proposed Project site; and future user activities (e.g., residential). As part of the City's Environmental Impact Report, greenhouse gas emissions for construction and operational activities associated with implementing the proposed Project will be modeled and analyzed for their potential to generate greenhouse gas emissions that conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

References Used:

9. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

Federal laws and regulations:

- Resource Conservation and Recovery Act (RCRA) Title 42 United States Code and 40 Code Federal Regulations (CFR) Parts 260-279. More specifically, hazardous waste generators are governed by 40 CFR part 262, subpart E and transporters of hazardous waste governed by 40 CFR part 263. RCRA gives EPA the authority to control hazardous waste from the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid waste.
- The U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration regulates the transport of hazardous materials through Title 49 of the Code of Federal Regulations, Subchapter C.

State laws and regulations:

- Hazardous Waste Control Law (Health and Safety Code (HSC) Chapter 6.5) and 22 California Code of Regulations (CCR). The law establishes regulations and incentives which ensure that the generators of

hazardous waste employ technology and management practices for the safe handling, treatment, recycling, and destruction of their hazardous wastes prior to disposal. Article 6 of HSC Chapter 6.5 discusses the transportation of hazardous waste.

- California Vehicle Code: Divisions 2, 6, 12, 13, 14, 15 also apply to transportation of hazardous materials.

ENVIRONMENTAL SETTING (BASELINE):

No known hazardous waste or materials exist on the proposed Project site. However, a detailed site investigation will be conducted as part of the City's Environmental Impact Report to make determine if any hazards or hazardous materials exist onsite.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of hazards and hazardous materials effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

No environmental studies relating to hazards and hazardous materials were prepared for the proposed Project. An environmental hazard assessment, such as a Phase I Environmental Site Assessment, will be conducted as part of the City's Environmental Impact Report to identify potential or existing onsite environmental contamination liabilities.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Create a significant hazard to the public or the environment throughout the routine transport, use, or disposal of hazardous materials?

Hazardous materials used during implementation of the proposed Project would include fuels and oils for standard operation of construction equipment. Proper storage and disposal and compliance with applicable laws and regulations governing the management of hazardous materials and hazardous waste would minimize potential impacts associated with the use of such materials.

To determine if any unknown hazards or hazardous materials exist onsite, an environmental hazard assessment, such as a Phase I Environmental Site Assessment, will be conducted as part of the City's Environmental Impact Report to identify potential or existing onsite environmental contamination liabilities.

- Potentially Significant Impact
 Less Than Significant With Mitigation Incorporated
 Less Than Significant Impact
 No Impact

- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

To determine if any unknown hazards or hazardous materials exist onsite, an environmental hazard assessment, such as a Phase I Environmental Site Assessment, will be conducted as part of the City's Environmental Impact Report to identify potential or existing onsite environmental contamination liabilities.

- Potentially Significant Impact
 Less Than Significant With Mitigation Incorporated
 Less Than Significant Impact
 No Impact

- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?

Plymouth Elementary School is located approximately one-quarter mile of the proposed Project site. The potential for activities associated with implementing the proposed Project to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste will be analyzed further in the City's Draft Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

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

The proposed Project site is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; therefore, no impact would occur.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

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

The proposed Project site is not located within the boundaries of an airport land use plan. The closest airport to the site is Amador County Airport which is located approximately 8 miles to the south in the community of Sutter Creek. Therefore, implementation of the proposed Project would not result in a safety hazard or excessive noise for people residing or working in the project area.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

- f. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The transportation of equipment and materials to and from the proposed Project site have the potential to impair implementation or interfere with the existing emergency response plan and/or evacuation plan. Specifically, trucks carrying equipment and materials could slow down the flow of traffic on public streets and potentially impede emergency response or evacuation efforts. This issue will be analyzed further in the City's Draft Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

- g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

The proposed Project site is located in an area with environmental conditions conducive to wildland fires. The Project site is located in an area containing dry vegetation. In addition, operation of construction equipment

on the during construction activities has the limited potential to spark a fire. This issue will be analyzed further in the City's Draft Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

References Used:

10. HYDROLOGY AND WATER QUALITY				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) result in substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv) impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

The State Water Resources Control Board and the Regional Water Quality Control Boards (collectively Water Boards) share authority to implement the Federal Clean Water Act (CWA, 33 U.S.C. §1251 et seq.) and California's Porter-Cologne Water Quality Control Act (California Water Code, Section 7). The CWA establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters.

The Water Boards enforce waste discharge requirements through National Pollutant Discharge Elimination System (NPDES) permits. The Porter-Cologne Act mandates the Regional Water Board to develop, adopt and implement a Basin Plan for the Region. The Water Quality Control Plan for the Los Angeles Basin (Los Angeles Region Basin Plan) is the master policy document that contains descriptions of the legal, technical, and programmatic bases of water quality regulation in the Region.

The following are also applicable:

- The State Board published a resolution (SWRCB Resolution No. 88-63, as revised by Resolution No. 2006-0008) adopting policy regarding sources of drinking water where exceptions are provided for waters meeting certain criteria.
- The U.S. Environmental Protection Agency promulgated numeric water quality criteria for priority toxic pollutants and other water quality standards provisions to be applied to inland surface waters, enclosed bays and estuaries in California (California Toxics Rule, CTRs).
- A California Stormwater Construction General Permit is required for construction projects disturbing more than 1 acre. The legally responsible person is required to electronically file permit registration documents consisting of a notice of intent, risk assessment, site map, SWPPP, annual fee, and signed certification statement through the State Water Board's Storm Water Multi-Application and Report Tracking System.

ENVIRONMENTAL SETTING (BASELINE):

Amador County encompasses multiple rivers, streams, creeks, and associated watersheds. The County is situated in a region that dramatically drops in elevation from the Sierra Nevada Mountains in the east to the central and western portions, where excess rain or snow can contribute to downstream flooding. The Cosumnes and Mokelumne Rivers, which border the planning area to the north and south, respectively, are both tributary to the San Joaquin River. The North Fork Mokelumne River originates in the Sierra Nevada and flows west to its confluence with the San Joaquin River in the Central Valley. With a watershed encompassing approximately 660 square miles, the annual average runoff of the Mokelumne River at Pardee Reservoir is 753,000 acre-feet, with the majority of flow derived from snowmelt. Annual precipitation and streamflow in the Mokelumne River is extremely variable both month to month and year to year. Stream flow is modified by upstream diversions and regulated by reservoir storage operations for hydroelectric power generation and water supply. The Mokelumne River watershed is typically subdivided into the Upper Mokelumne River Watershed, extending from its upper reaches in eastern Alpine County to the southwestern side of Pardee Reservoir, and the Lower Mokelumne River watershed, extending from its shared boundary with the upper watershed, southwest through the river's confluence with the Cosumnes River.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of hydrology and water quality effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

The hydrogeological conditions will be characterized through investigations completed as part of the Site investigations and will be included in the City's Environmental Impact Report.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Development activities associated with the proposed Project could result in impacts to surface water quality and groundwater quality. Implementation of the proposed Project and associated construction activities have the potential to violate a water quality standard or waste discharge requirement or otherwise substantially degrade surface or ground water quality. This issue will be analyzed further in the City's Draft Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

- b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impeded sustainable groundwater management of the basin?

It is unknown if the proposed Project would require any groundwater extraction. Additional impervious surfaces associated with the proposed development could affect groundwater recharge, but it is not anticipated to impede the continued overall sustainability of groundwater management. This issue will be analyzed further in the City's Draft Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

(i) result in substantial erosion or siltation on or offsite;

Construction of the proposed development would increase impervious surfaces on the proposed Project site. The additional impervious surfaces could result in altering the existing drainage pattern of the site or area which could result in substantial erosion or siltation on or off-site. This issue will be analyzed further in the City's Draft Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite;

Construction of the proposed development would increase impervious surfaces on the proposed Project site. The additional impervious surfaces could result in altering the existing drainage pattern of the site or area which could substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite. This issue will be analyzed further in the City's Draft Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

(iii) create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or

Construction of the proposed development would increase impervious surfaces on the proposed Project site. The additional impervious surfaces could result in altering the existing drainage pattern of the site or area which could create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. This issue will be analyzed further in the City's Draft Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated

- Less Than Significant Impact
- No Impact

(iv) impede or redirect flood flows?

According to the FEMA Flood Map, the proposed Project site does not lie within a 100-year flood hazard area (FEMA 2021). However, construction of the proposed development would increase impervious surfaces on the proposed Project site. The additional impervious surfaces could result in altering the existing drainage pattern of the site or area which could impede or redirect flood flows. This issue will be analyzed further in the City's Draft Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

The proposed Project site is not located in an area at risk from tsunami inundation (CDC 2021). The Proposed Project Site is not susceptible to seiche inundation because there are no major landlocked bodies of water within or near the site.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Construction of the proposed development would increase impervious surfaces on the proposed Project site. The additional impervious surfaces could result in altering the existing drainage pattern of the site or area which could conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. This issue will be analyzed further in the City's Draft Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

References Used:

California Department of Conservation (CDC). 2021. Department of Conservation Tsunami Inundation Map, <https://www.conservation.ca.gov/cgs/tsunami/maps>. Accessed: June 2021).

Federal Emergency Management Agency (FEMA). 2021. FEMA Flood Map Service Center, <https://msc.fema.gov/portal/home>. Accessed: June 2021).

11. LAND USE AND PLANNING				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

City of Plymouth Zoning Code provides restrictions and regulations on land uses and identifies the proposed Project site as a Rural Residential, Standard Residential, and Suburban Commercial. The City of Plymouth General Plan designates the land use of the proposed Project site as Suburban Residential, Auto Urban Residential, and Suburban Commercial.

ENVIRONMENTAL SETTING (BASELINE):

The Greilich Ranch Subdivision area is currently undeveloped. The existing RV Park, originally developed in the 1970's, offers 326 sites comprised of RV and Vacation Rental spaces, including small individual cabins. Included in the existing park are numerous amenities including swimming pools, volleyball area, an Amphitheatre and meeting structures to serve guests.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of land use and planning resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

No environmental studies relating to land use and planning were prepared for the proposed Project. Analysis of the proposed entitlements including amendments to the City's General Plan and Zoning Maps, approval of a Tentative Subdivision Map, approval of a Conditional Use Permit, and a Development Agreement, will be analyzed as part of the City's Environmental Impact Report.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Physically divide an established community?

The proposed development would be located adjacent to existing residential and commercial business areas. Implementation of the proposed Project would not physically divide the nearby established community.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

- b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potential for the proposed entitlements including amendments to the City's General Plan and Zoning Maps, approval of a Tentative Subdivision Map, approval of a Conditional Use Permit, and a Development Agreement, will be reviewed for their potential to conflict with any land use plan, policy, or regulation adopted

for the purpose of avoiding or mitigating an environmental effect. This issue will be analyzed further in the City's Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

References Used:

12. MINERAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting mineral resources are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

The proposed Project site is located in an undisturbed area at the edge of the City of Plymouth and on an existing recreational vehicle park.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of mineral resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

No environmental studies relating to mineral resources were prepared for the proposed Project. However, the region surrounding Plymouth has a history of mining and potential for mineral resources on the proposed Project site will be analyzed as part of the City's Environmental Impact Report.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Even no known mineral resources that would be of value to the region and the residents of the state are located on the proposed Project site, the region around City of Plymouth has a history of mining. Therefore, this issue will be analyzed further in the City's Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

- 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?

Even no known mineral resources that would be considered locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan on the proposed Project site, the region around City of Plymouth has a history of mining. Therefore, this issue will be analyzed further in the City's Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact

No Impact

References Used:

13. NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

The City of Plymouth Municipal Code and the City’s General Plan do not include any regulations related to noise that are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

The proposed Project site is located in a rural area on the edge of the City of Plymouth. The site is currently zoned for Rural Residential, Standard Residential, and Suburban Commercial uses. Existing ambient noise in the area of the proposed Project site includes commercial business activities to the east and vehicle trips along nearby roads (e.g., SR 49).

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of noise effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

No environmental studies relating to noise were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would result in:

- a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

The Proposed Project would use heavy equipment for development of the new residential area and improvements to the recreational vehicle park. The proposed Project site is located adjacent to the nearest noise sensitive receptors (i.e., residences). Temporary noise levels during construction activities are anticipated to be noticed at nearby receptors (e.g., residences). The severity of the noise generated will be analyzed further in the City’s Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

b. Generation of excessive groundborne vibration or groundborne noise levels?

The Proposed Project would use heavy equipment for development of the new residential area and improvements to the recreational vehicle park. The proposed Project site is located adjacent to the nearest noise sensitive receptors (i.e., residences). Temporary groundborne vibrations/noise levels during construction activities are anticipated to be noticed at nearby receptors (e.g., residences). The severity of the groundborne vibrations/noise levels generated will be analyzed further in the City's Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The proposed Project site is not located within the boundaries of an airport land use plan. The closest airport to the site is Amador County Airport which is located approximately 8 miles to the south in the community of Sutter Creek.

The proposed Project would not occur in an area located within an airport land use plan nor within two miles of a public airport or public use airport. Therefore, implementation of the proposed Project would not result in exposing people residing or working in the project area to excessive noise levels.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

References Used:

14. POPULATION AND HOUSING

Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting population and housing resources are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

City of Plymouth Zoning Code provides restrictions and regulations on land uses and identifies the proposed Project site for Rural Residential, Standard Residential, and Suburban Commercial uses.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of population and housing resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the lack of housing on the proposed Project site, no environmental studies relating to population and housing resources were prepared for the Proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

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

The proposed Project involves construction of a new residential neighborhood adjacent to the City of Plymouth. The City's Environmental Impact Report will analyze and determine if the new residential development could induce substantial unplanned population growth in the Plymouth area.

- Potentially Significant Impact
 Less Than Significant With Mitigation Incorporated
 Less Than Significant Impact
 No Impact

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

The portion of the Project site proposed for development of new residences is currently vacant. Proposed improvements to the existing recreational vehicle park would not require removing any existing people or housing. The proposed Project would not have the potential to displace substantial numbers of existing people or housing.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

References Used:

15. PUBLIC SERVICES				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting public services resources are applicable to the Proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

City of Plymouth Zoning Code provides restrictions and regulations on land uses and identifies the Proposed Project Site Rural Residential, Standard Residential, and Suburban Commercial uses. There are no public parks located within one mile of the proposed Project site. Plymouth Elementary School is located ¼ mile to the east of the site. There is no police station in the City. The Amador County Fire Protection District Station 122 is located ¼ mile to the east of the Project site. The Sutter Plymouth Health Center is located ¼ mile to the east of the site. Lastly, the Plymouth Library is located ½ mile to the east of the site.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of public services resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

No environmental studies relating to public services were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

Fire protection?

The closest fire station to the proposed Project site is the Amador County Fire Protection District Station 122, located at 18534 Sherwood Street in Plymouth. Potential demands on fire protection services would increase after construction of the proposed Project and could result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to

maintain acceptable service ratios, response times or other performance objectives for fire protection. The City's Environmental Impact Report will analyze this issue further.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

Police protection?

The proposed Project site is located in the jurisdiction of the Amador County Sheriff Department. Potential demands on law enforcement or emergency response services would increase physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection. The City's Environmental Impact Report will analyze this issue further.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

Schools?

The closest schools to the proposed Project site include Plymouth Elementary School which is located ¼ mile to the east. The proposed Project would result in an increase in population and an associated increase in demand on these schools. The City's Environmental Impact Report will analyze this issue further.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

Parks?

There are no neighborhood parks near the proposed Project site. The proposed Project would result in an increase in population and an associated increase in demand on parks. The City's Environmental Impact Report will analyze this issue further.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

Other public facilities?

The closest medical facility to the proposed Project site is the Sutter Plymouth Health Center located ¼ mile to the east at 9279 Locust Street in Plymouth. The proposed Project would result in an increase in population and an associated increase in demand on medical facilities and other public facilities. The City's Environmental Impact Report will analyze this issue further.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated

Less Than Significant Impact

No Impact

References Used:

16. RECREATION				
	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards related to recreational facilities are applicable to the Proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

The closest public park to the proposed Project site is Sharkey Begovich Park approximately 1 mile to the north.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of recreational resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

No environmental studies relating to recreational resources were prepared for the Proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The nearest neighborhood park is Sharkey Begovich Park, located approximately 1 mile north of the proposed Project site. Implementation of the proposed Project would directly increase the permanent resident population in the area and would increase the demand for neighborhood and regional parks, other recreational parks, or other recreational facilities, such that substantial physical deterioration of the facility could occur or be accelerated. The City's Environmental Impact Report will analyze this issue further.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

- b. Does the project include recreational facilities or require construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Implementation of the proposed Project would directly increase the permanent resident population in the area and would increase the demand for recreational facilities which could have an adverse physical effect on the environment. The City's Environmental Impact Report will analyze this issue further.

- Potentially Significant Impact

- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

References Used:

17. TRANSPORTATION				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

Federal laws and regulations:

- Resource Conservation and Recovery Act (RCRA) Title 42 United States Code Subtitle C and 40 Code Federal Regulations (CFR) Parts 260-279. More specifically, transporters of hazardous waste are governed by 40 CFR part 263. RCRA gives EPA the authority to control hazardous waste from the generation, transportation, treatment, storage, and disposal of hazardous waste.
- The U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration regulates the transport of hazardous materials through Title 49 of the Code of Federal Regulations, Subchapter C.

State laws and regulations:

- Hazardous Waste Control Law (Health and Safety Code (HSC) Chapter 6.5) and 22 California Code of Regulations (CCR). The law establishes regulations and incentives which ensure that the generators of hazardous waste employ technology and management practices for the safe handling, treatment, recycling, and destruction of their hazardous wastes prior to disposal. Article 6 of HSC Chapter 6.5 discusses the transportation of hazardous waste.
- California Vehicle Code: Divisions 2, 6, 12, 13, 14, 15 also apply to transportation of hazardous materials.

Local laws and regulations:

There are no local laws, ordinances, regulations, or standards related to transportation that are applicable to the Proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

SR 49, Zinfandel Parkway, and Old Sacramento Road will provide the main access routes into the proposed Project site.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of transportation resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance. LOS has been the standard by which transportation impacts of major developments and changes to roads were measured. LOS was formally defined in the 1965 Highway Capacity Manual as a “qualitative measure of the effect of a number of factors, which include speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience, and

operating cost". It is better understood today that LOS does not accurately reflect vehicle travel as it only focuses on individual local intersections and roadway segments and not on the entire vehicle trip. In 2013, the State of California passed Senate Bill (SB) 743 which required the Office Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts. LOS was replaced with Vehicle Miles Traveled (VMT) as "the most appropriate metric of a project's potential transportation impacts". VMT data are used primarily by transportation agencies, environmental agencies, and consultants to perform a variety of functions such as allocating resources, estimating vehicle emissions, computing energy consumption, and assessing traffic impacts.

Section 15064.3(b) of the CEQA Guidelines states the following:

(b) Criteria for Analyzing Transportation Impacts.

- (1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.
- (2) Transportation Projects. Transportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, such as in a regional transportation plan EIR, a lead agency may tier from that analysis as provided in Section 15152.
- (3) Qualitative Analysis. If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate.
- (4) Methodology. A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

No environmental studies relating to transportation resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?

The proposed Project would increase the number of vehicle trips in the Plymouth area which could affect public roadways in the long-term because these activities could substantially affect the overall circulation system. This issue will be analyzed further in the City's Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Vehicle miles traveled (VMT) is a measure used in transportation planning for a variety of purposes. It measures the amount of travel for all vehicles in a geographic region over a given period of time, typically a one-year period. VMT is calculated by adding all the miles driven by all the cars and trucks on all the roadways in a region. This metric plays an integral role in the transportation planning, policy-making, and revenue estimation processes due to its ability to indicate travel demand and behavior. VMT may also be used to evaluate conformity assumptions, adjust travel demand forecasts, and identify pavement maintenance needs. Implementation of proposed Project would generate additional long-term vehicle trips and potentially change circulation patterns in the project area. This issue will be analyzed further in the City's Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The proposed Project could not contain a design feature or incompatible use that would substantially increase traffic hazards because the activities could alter the public roadways system. This issue will be analyzed further in the City's Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

d. Result in inadequate emergency access?

The proposed Project could affect emergency access to/from the proposed Project site in the long-term because the new residential neighborhood could substantially change the overall circulation system on- and offsite. This issue will be analyzed further in the City's Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

References Used:

18. TRIBAL CULTURAL RESOURCES

Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

<p>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant with Mitigation</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

Tribal cultural resources are defined in PRC Div. 13 Section 21074. California Assembly Bill 52 (AB52) specifies that any project for which a Notice of Preparation, Notice of Mitigated Negative Declaration or Notice of Negative Declaration is filed on or after July 1, 2015, the Lead agency must provide formal notification within 14 days of determining that an application for a project is complete or of a decision to undertake a project to the designated contact or tribal representative of the affiliated California Native American tribes. The tribe that is traditionally and culturally affiliated to the geographic area where a project is located must have requested that the lead agency in question provide notification to the tribe (PRC 21081.3.1).

If remains are found on Site, the County Coroner will make the determination of origin and disposition, pursuant to Public Resources Code (PRC) § 5097.98. If the remains are determined to be Native American, the Coroner would notify the Native American Heritage Commission (NAHC) (per Health and Safety Code 7050.5(c)) The NAHC would identify and notify the person(s) who might be the most likely descendent, who would make recommendations for the appropriate and dignified treatment of the remains (PRC Div. 5 section 5097.98). The descendants shall complete their inspection and make recommendations for treatment within 48 hours of being granted access to the Site (CEQA Guidelines, CCR section 15064.5(e); HSC section 7050.5).

ENVIRONMENTAL SETTING (BASELINE):

There are no known tribal cultural resources, as defined in PRC Div. 13 Section 21074, on the proposed Project Site or in its immediate vicinity. As part of the City’s Environmental Impact Report and in order for the City of Plymouth to comply with the 2014 Assembly Bill 52 (AB52), the City will provide written notification to tribes on the Tribal Consultation List from the NAHC regarding the proposed Project. The will include a brief project description, project location, and lead agency’s contact information.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

Tribal cultural resources are defined as either 1) sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources (California Register) or listed in a local register of historical resources or 2) a resource determined by the lead agency, in its discretion and supported by substantial evidence, is a tribal cultural resource (OPR, 2017).

To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, state, and/or federal level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or,
4. Has yielded, or may be likely to yield, information important in prehistory or history.

A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Environmental studies relating to cultural resources will be prepared for the proposed Project and part of the City's Environmental Impact Report.

IMPACT ANALYSES AND CONCLUSIONS:

- a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

There are no known tribal cultural resources, as defined in PRC Section 21074, on the proposed Project site or in its immediate vicinity. As part of the City's Environmental Impact Report and in order for the City of Plymouth to comply with the 2014 Assembly Bill 52 (AB52), the City will provide written notification to tribes on the Tribal Consultation List from the NAHC regarding the proposed Project. The notice will include a brief project description, project location, and lead agency's contact information. This issue will be analyzed further in the City's Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

There are no known tribal cultural resources, as defined in PRC Section 21074, on the Proposed Project Site or in its immediate vicinity. As part of the City's Environmental Impact Report and in order for the City of Plymouth to comply with the 2014 Assembly Bill 52 (AB52), the City will provide written notification to tribes on the Tribal Consultation List from the NAHC regarding the proposed Project. The notice will include a brief project description, project location, and lead agency's contact information. This issue will be analyzed further in the City's Environmental Impact Report.

- Potentially Significant Impact

- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

References Used:

Governor's Office of Planning and Research (OPR). 2017. Technical Advisory, AB52 and Tribal Cultural Resources in CEQA. June 2017.

19. UTILITIES AND SERVICE SYSTEMS				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting utilities and service systems resources are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

Amador Water Agency (AWA) serves the City of Plymouth for water and wastewater services. ACES Waste Services provides solid waste disposal services to the City of Plymouth.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of utilities and service systems resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

No environmental studies relating to utilities and service systems resources were prepared for the Proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?

The proposed Project would not create the need for and may result in the need to construct new or expanded water or wastewater treatment, electric power, natural gas, or telecommunications facilities. This issue will be analyzed further in the City's Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

- b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Impact Analysis:

Implementation of proposed Project would increase the demand for water. The City's Environmental Impact Report will analyze and determine if sufficient water supplies are available to serve the increased demand generated by the proposed Project. This issue will be analyzed further in the City's Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

- c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Impact Analysis:

Implementation of proposed Project would generate additional wastewater that would require a wastewater treatment provider. The City's Environmental Impact Report will analyze and determine if sufficient wastewater treatment facilities are available to serve the increased demand generated by the proposed Project. This issue will be analyzed further in the City's Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

- d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Implementation of proposed Project would generate additional solid waste that would require the services of a garbage company. The City's Environmental Impact Report will analyze and determine if sufficient solid waste facilities are available to serve the increased demand generated by the proposed Project. This issue will be analyzed further in the City's Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

- e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Implementation of proposed Project would generate additional solid waste that would require the services of a garbage company. The City's Environmental Impact Report will analyze the proposed Project to ensure all federal, state, and local management and reduction statutes and regulations related to solid waste are complied with. This issue will be analyzed further in the City's Environmental Impact Report.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

References Used:

20. WILDFIRE				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting wildfire resources are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

State Responsibility Areas are boundaries adopted by the Board of Forestry and Fire Protection and are areas where the California Department of Forestry and Fire (CAL FIRE) has a financial responsibility for fire suppression and prevention. Review of the California State Responsibility Area Viewer indicate the proposed Project site is not located in a Very High Hazard Severity Zone (VHFHSZ) but is located in a Moderate fire hazard severity zone and partially located in a Local Responsibility Area. The closest area classified as a VHFHSZ is located 3 miles west of the Proposed Project Site (CAL FIRE 2007).

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of wildfires resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the less than significant impacts to wildfire resources in or near the Proposed Project Site, no environmental studies relating to wildfire resources were prepared for the Proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

Please refer to the analysis provided in Section 9(f) of this Initial Study.

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated

Less Than Significant Impact

No Impact

- b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

The proposed Project site is located in an area with environmental conditions conducive to wildland fires. The Project site is in an area containing dry vegetation. In addition, operation of construction equipment on the during construction activities has the limited potential to spark a fire. This issue will be analyzed further in the City's Draft Environmental Impact Report.

Potentially Significant Impact

Less Than Significant With Mitigation Incorporated

Less Than Significant Impact

No Impact

- c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Implementation of the proposed Project could not require the installation or maintenance of associated infrastructure (e.g., fuel breaks, emergency water sources, power lines, other utilities) that could exacerbate fire risk or could result in temporary or ongoing impacts to the environment. This issue will be analyzed further in the City's Draft Environmental Impact Report.

Potentially Significant Impact

Less Than Significant With Mitigation Incorporated

Less Than Significant Impact

No Impact

- d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Landslides tend to occur where slopes are steeper with higher relief. The proposed Project site is not located in an area that could be adversely affected by landslides (CDC, 2021). In addition, the proposed Project would be implemented in a relatively flat area and there is little potential for substantial risk or injury from landslides, even after a fire.

Potentially Significant Impact

Less Than Significant With Mitigation Incorporated

Less Than Significant Impact

No Impact

References Used:

California Department of Forestry and Fire (CAL FIRE), 2007. Contra Costa County Fire Hazard Severity Zone Maps for State Responsibility Area. November. <https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/> (Accessed June 2021).

California Department of Conservation, California Geological Survey (CGS). 2021. Earthquake Zones of Required Investigation. <https://maps.conservation.ca.gov/cgs/EQZApp/app/> (Accessed June 2021).

21. MANDATORY FINDINGS OF SIGNIFICANCE

Based on evidence provided in this Initial Study, the City makes the following findings:

- a. The project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. This issue will be analyzed further in the City's Draft Environmental Impact Report.
- b. The project has impacts that are individually limited but potentially cumulatively considerable. ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) This issue will be analyzed further in the City's Draft Environmental Impact Report.
- c. The project has environmental effects that will cause potentially substantial adverse effects on human beings, either directly or indirectly. This issue will be analyzed further in the City's Draft Environmental Impact Report.

Authority: Public Resources Code 21083, 21094.5.5

Reference: Public Resources Code Sections 21094.5 and 21094.5.5