

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: JULY 14, 2015

Item 2- Public Hearing - Request for a Use Permit to allow the construction of a 4,800 square-foot metal exercise building/gymnasium at the Whispering Pines Christian School (APN 001-100-005).

Applicant: The Hope Foundation (Art Schendel)
Supervisory District V

Location: 240 Highway 16, approximately one-half mile south of the intersection of highway 16 and Moriah Heights Road, near the Amador-Sacramento County line.

Environmental Document: Mitigated Negative Declaration

- A. General Plan Designation:** A-G, Agricultural – General (one family per 40 acres population density).
- B. Present Zoning:** "X," Special Use District
- C. Acreage Involved:** 480 acres.
- D. Description:** The school presently operates under Use Permit #UP-08;8-3, which allows a maximum of 75 students and future construction of a 7,440 square-foot multi-purpose building (gym/cafeteria). The current request seeks permission to construct a separate 4,800 square-foot building that would be used as an exercise room / gymnasium, but due to fire safety requirements, will not be used for other purposes.
- E. TAC Review and Recommendations:** The Amador County Technical Advisory Committee (TAC) reviewed this application at their June met on this proposal at their April 24 and June 1, 2015 meetings. During the initial meeting, the project was reviewed as a multi-purpose building. The occupancy rating for uses other than gymnasium (cafeteria, assembly, etc.) would have required the building to have automatic fire sprinklers or be divided with fire walls to minimize the square footage of each building section. Subsequently, the plans were revised for exercise/gymnasium use only, and this version of the building was reviewed by TAC during their June 1 meeting.

The California Department of Transportation (Caltrans) was also notified on this proposal and responded with a letter dated May 15, 2015 (attached) requesting that the Use Permit be subject to a condition which prevents the building from being used for any purpose which would cause an increase in daily vehicle trips to the school. A condition currently in effect on the school's operating Use Permit requires students to be bused to and from the site (see Condition of Approval #16; UP-08;8-3, attached).

The TAC members have no technical objections to the Planning Commission approving this use permit with the findings and conditions as proposed.

- F. Planning Commission Action:** The first action before the Planning Commission is to determine if the proposed Mitigated Negative Declaration prepared by staff adequately identifies and mitigates the project's potential impacts. If the Commission adopts the Mitigated Negative Declaration, a decision on the project and proposed conditions can then be made.
- G. Findings:** If the Planning Commission approves this request, the following findings are recommended for adoption:
1. Pursuant to County Code Section 19.28.020.A, the proposed use (private academic school) is a permitted use in any zone district subject to obtaining a Use Permit;
 2. The project, as conditioned, is consistent with County Code Section 19.56.040 (Use Permit findings) including, but not limited to, the findings that the establishment, maintenance operation of this use will not under any circumstances be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or the general welfare of the County; and
 3. A review of this proposal was conducted by the Technical Advisory Committee, who, through their own research and the CEQA Initial Study, found this project will not have a significant effect on the environment due to the mitigation measures and conditions incorporated and a Mitigated Negative Declaration will be adopted and filed with the County Recorder.

AMADOR COUNTY PLANNING COMMISSION

**Conditions of Approval
and Mitigation Monitoring Program**

PERMITTEE: Hope Foundation

PROJECT DESCRIPTION: Use Permit to allow the construction of a 4,800 square-foot gymnasium at the Whispering Pines Christian School.

LOCATION: 240 Highway 16, Plymouth, CA, approximately one-half mile south of the intersection of Highway 16 and Moriah Heights Road.

ASSESSOR PARCEL NUMBERS: 001-100-005-000

USE PERMIT NUMBER: UP-15; 4-2

PLANNING COMMISSION APPROVAL:



1. **FISH AND GAME FEES:** No permits shall be issued, fees paid, or activity commence, as they relate to this project, until such time as the Permittee has provided the Planning Department with the Department of Fish and Game Filing Fee for a Notice of Determination or a Certificate of Fee Exemption from Fish and Game. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
2. This Use Permit shall not become valid, nor shall any uses commence until such time as the Permittee is either found to be in compliance with or has agreed, in writing, to a program of compliance acceptable to the County. At that time the permit shall be signed by the Planning Department and the use shall commence. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
3. The issuance of this Use Permit is expressly conditioned upon the permittee's compliance with all the provisions contained herein and if any of the provisions contained herein are violated, this Use Permit may be subject to revocation proceedings as set forth in Amador County Code. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
4. The project shall be substantially the same as approved. Any substantial changes must be submitted for approval by the Amador County Planning Commission. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
5. Prior to the issuance of this use permit, the permittee shall obtain all necessary permits from the Building Department, Environmental Health Department, and Public Works Agency associated with the construction of the gymnasium. THE BUILDING DEPARTMENT, ENVIRONMENTAL HEALTH DEPARTMENT, AND PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION IN CONJUNCTION WITH THE PLANNING DEPARTMENT.

6. At the time of issuance of the Building Permit, all applicable fire mitigation fees shall be paid. THE AMADOR COUNTY FIRE PROTECTION DISTRICT SHALL MONITOR THIS REQUIREMENT.
7. The proposed building shall have an automatic fire alarm system in accordance with *Section 907.2.3 of the California Building Code and Fire Code*. THE AMADOR COUNTY FIRE PROTECTION DISTRICT SHALL MONITOR THIS REQUIREMENT.
8. The proposed building may require an automatic fire sprinkler system if used as a classroom, for dining, or for assembly, per *Section 903 California Fire Code*. THE AMADOR COUNTY FIRE PROTECTION DISTRICT SHALL MONITOR THIS REQUIREMENT.
9. The proposed building shall be accessible by an all-weather fire apparatus access way a minimum of 20 feet in width, with 13'6" vertical clearance, and to within 150 feet of all portions of the building. It has been noted that trees are encroaching the roadway's vertical clearance. *Section 503 California Fire Code*. THE AMADOR COUNTY FIRE PROTECTION DISTRICT SHALL MONITOR THIS REQUIREMENT.
10. Any locked gates across the fire apparatus access way shall be provided with a Knox® lock or tumbler if electrically operated per *Section 503.5 California Fire Code*. Application for these access locks are at AFD headquarters. In addition, any gate shall comply with *Section 503.5.2 of the California Fire Code* and be two feet (2') wider than the required access way noted above, in Condition of Approval #9. THE AMADOR COUNTY FIRE PROTECTION DISTRICT SHALL MONITOR THIS REQUIREMENT.
11. The correct address shall be provided at the Highway entrance visible from both directions, per *Section 505.1 California Fire Code*. THE AMADOR COUNTY FIRE PROTECTION DISTRICT SHALL MONITOR THIS REQUIREMENT.
12. Fire Suppression water shall be available prior to construction and the amount will be determined when building plans have been submitted for review, per *Section 507 California Fire Code*. THE AMADOR COUNTY FIRE PROTECTION DISTRICT SHALL MONITOR THIS REQUIREMENT.
13. Should any archaeological find be encountered during project construction, work shall immediately cease within a ten-yard perimeter of the find, a qualified archaeologist consulted for an opinion and the Amador County Technical Advisory Committee notified for an assessment of the importance of the find and determination of any need to preserve the site or otherwise reduce impacts. If a find is encountered prior to the issuance of the Use Permit, the applicant shall provide proof (from a qualified Archaeologist) that the above-mentioned mitigation measure has been completed or an acceptable alternative proposed. THE PLANNING DEPARTMENT SHALL MONITOR THIS MITIGATION.
14. The students shall be bussed to and from the site. Transport by passenger vehicle shall not be permitted except in the case of late arrival or early dismissal of a student (e.g., doctor's appointment). THE PLANNING DEPARTMENT SHALL MONITOR THIS MITIGATION.

15. Construction activities involving grading and excavation shall be conducted between April 1 and November 1 when major storms are not likely to occur, unless grading for emergency construction is authorized by the Department of Transportation and Public Works.
16. As part of the Erosion Control Plan required to be submitted with any grading permit application, submit to the Building Department and the Department of Transportation and Public Works an updated drainage study, or equivalent, prepared by a Registered Civil Engineer.
17. Design of the drainage plan shall be in conformance with criteria as designated in County Code Chapter 17.90, including rights-of-way, channels, swales and appurtenances as needed to provide adequate positive storm drainage facilities.
18. No drainage work shall be done without a minimum 48-hour notice to the Public Works Inspector.
19. Prior to issuance of the Use Permit, the private road (Mariah Heights Road) from the connection at Highway 16 to the proposed accessory building shall conform to the requirements pertaining to private roads in County Code Chapter 12.08.035 "Private road construction" and Chapter 15.30 "Fire and Life Safety Regulations."
20. The permittee shall pay the actual costs of Plan Checking, Inspection, and Testing as provided in County Code Chapter 17.40 prior to issuance of the Use Permit. Five (5%) of a Registered Civil Engineer's Estimate of the Improvement Costs shall be deposited with the Department of Transportation and Public Works (2 1/2 % at the time of submission and 2 1/2 % prior to inspection and testing).
21. Prior to issuance of a Building Permit, the developer shall pay the Regional Traffic Mitigation Fee and Local Traffic Impact Fee in accordance with Section 7.80 of the County Code at the rate(s) in effect at the time of payment.
22. The building shall not be occupied or used for any purpose which would cause an increase in vehicle trips per day.

19.24.030 X district regulations.

- A. Uses permitted include all uses not otherwise prohibited by law, subject to securing a use permit as specified in this title; provided, however, that agricultural uses as defined in this title, shall not be subject to a use permit.
- B. Building Site Area Required. Six thousand square feet;
- C. Building Site Width Required. Sixty feet at the front setback line;
- D. Minimum Front Setback Required. Twenty-five feet, but in no case shall the front setback be less than fifty feet from the centerline of any street, highway or road;
- E. Side and rear yard setbacks, building height, and lot coverage shall be as specified in the use permit. (Ord. 351 §10.2, 1962).

Chapter 19.56 - USE PERMITS

Sections:

- [19.56.010](#) When issued.
- [19.56.020](#) Application.
- [19.56.030](#) Public hearings.
- [19.56.040](#) Action by planning commission.
- [19.56.045](#) Effect of condition requiring zoning or general plan change.
- [19.56.050](#) Appeal.
- [19.56.060](#) Revocation.
- [19.56.065](#) Amendment.

19.56.010 When issued.

Use permits, revocable, conditional, or valid for a term period may be issued for any of the uses or purposes for which such permits are required or permitted by the terms of this title. (Ord. 351 §14(part), 1962).

19.56.020 Application.

Application for use permit shall be made to the planning commission in writing on a form prescribed by the commission and shall be accompanied by plans and elevations necessary to show the detail of the proposed use or building. Such application shall be accompanied by the required fee, no part of which shall be returnable to the applicant. (Ord. 898 §5, 1982).

19.56.030 Public hearings.

The planning commission may hold a public hearing on any application for a use permit. The planning commission shall give notice thereof as required by California Government Code Section [65090](#) et seq., as may be amended or renumbered. (Ord. 1701 §3, 2010; Ord. 351 §14.2, 1962).

19.56.040 Action by planning commission.

In order to grant any use permit, the findings of the planning commission shall be that the establishment, maintenance or operation of the use or building applied for will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county; provided, that if any proposed building or use is necessary for the public health, safety and general welfare, the finding shall be to that effect. The planning commission may designate such conditions in connection with the use permit as it deems necessary to secure the purposes of this title, and may require such guarantees and evidences that such conditions are being or will be complied with.

If the planning commission finds that the carrying out of the proposed use may cause injury or damage beyond normal wear and tear to any county road, or may impair the public's use thereof, or may endanger persons or property on or adjacent to any county road, the planning commission shall require as a condition to the issuance of any use permit that the applicant and the board of supervisors enter into an agreement which may reasonably restrict the use of said roads by the applicant in carrying out the proposed use to the extent necessary to protect said roads, persons, and property. Said agreement may require the applicant to pay for such injury or damage proximately caused by the carrying out of the permitted use and for any special maintenance of or improvements to said roads made necessary by the carrying out of the permitted use. No use permit which requires the formation of an agreement with said board of supervisors as described in this section shall be effective until said agreement has been finalized. (Ord. 537 §1, 1975; Ord. 351 §14.3, 1962).

19.56.045 Effect of condition requiring zoning or general plan change.

Whenever a use permit is approved by the planning commission with a condition that a change in the parcel's zoning and/or general plan designation be approved or reviewed by the board of supervisors before the use permit becomes effective, the hearing by said board on the required zoning and/or general plan change shall be deemed to be a de novo appeal from the planning commission's granting of the use permit, so that at said hearing said board may add, delete or modify conditions of the use permit or deny said use permit in its entirety. (Ord. 1136 §1, 1987).

19.56.050 Appeal.

A. An interested person is any individual, public entity, public agency, corporation, or association who has, or any of whose constituents, shareholders or members has, a substantial interest which is or may be adversely affected by the action of the planning commission. The head of any county department whose department's (written and filed) policy, program, goal or position is not implemented by the planning commission's action, and any member of the board of supervisors acting in the public interest, is an interested person for the purpose set forth in this section.

B. Any interested person not satisfied with the action of the planning commission may within ten days of said action appeal in writing to the board of supervisors. Such request shall be filed with the clerk of the board. Each person so appealing shall pay the required fee to said clerk.

C. The board shall thereupon set a date for the public hearing on the appeal and shall decide the matter as provided herein within forty-five days from the date of the filing of the appeal. If the board fails to decide the matter within said time, the decision of the planning commission shall thereupon be deemed final.

D. If more than one appeal has been filed, the board shall consolidate the public hearing on such appeals. The clerk of the board shall give written notice of the public hearing to all persons appealing the same matter, to all other persons who have filed with the clerk of the board a request for special notice of any such hearing, and to all other persons entitled by law to notice, and, in addition, said clerk shall also publish and post general notice as provided in Section [19.56.030](#).

E. After the hearing, which shall be de novo, the board shall grant, deny, or grant with such conditions as it deems just and appropriate, the use permit as requested from the planning commission by the applicant.

F. No use permit granted by the planning commission shall be effective until the time allowed to file an appeal from the granting thereof has passed. The timely filing of an appeal shall automatically stay the effectiveness of the use permit until such time as the matter is decided by action of the board or by the expiration of the time within which the board must act. (Ord. 1189 §2, 1988).

19.56.060 Revocation.

A. In any case where the permittee has not substantially complied with the conditions of a use permit, the land use agency shall give writ ten notice by first-class mail to the permittee of the alleged noncompliance, which notice shall state with specificity the respects in which the permittee is not in compliance, and shall give the permittee thirty days from the date of mailing said notice in which to comply with use permit conditions. If the permittee is not in compliance with the use permit conditions at the end of the thirty-day period, then grounds shall exist for the land use agency to commence use permit revocation proceedings pursuant to subsection C of this section.

B. If the use permit approval contains conditions precedent to issuance of the permit, which conditions have not been satisfied within two years after the date of approval of the use permit, the permittee shall submit to the land use agency, on or before the two-year anniversary date of approval of the use permit, a written report explaining why the conditions precedent have not been satisfied, including any supporting photographs and/or documentation, which report shall show the progress made by the permittee toward satisfaction of the conditions precedent to issuance of the use permit, and an estimate of time necessary to comply with such conditions and obtain issuance of the use permit. Failure to timely submit such report to the land use agency, or failure to demonstrate satisfactory progress toward compliance with conditions precedent to issuance of a use permit, shall constitute grounds for the land use agency to commence use permit revocation proceedings pursuant to subsection C of this section.

C. The procedure for revocation of use permits shall be as follows: upon a determination by the land use agency that grounds exist for revocation of a use permit, pursuant to either subsection A or B of this section, said agency shall send written notice by certified mail, return receipt requested, to the permittee at the last known address given by the permittee to the land use agency. Such notice shall specify the grounds upon which revocation of the use permit is sought, and shall state the date and time (not less than thirty days later than the date the notice was mailed) that the matter of the proposed revocation of the use permit shall be heard by the planning commission. At the conclusion of such hearing, the planning commission may or may not revoke the use permit. The determination of the planning commission to revoke or not revoke the use permit shall be subject to appeal by any interested party in the manner specified in Section [19.64.040](#) of this title. (Ord. 1384 §3, 1995).

19.56.065 Amendment.

In addition to those instances in which a use permit is required elsewhere in this code, a use permit shall be required for:

A. Any substantial amendment to a prior approved use permit, including but not limited to a requested change in conditions;

B. Any addition to or expansion of a use operating pursuant to a prior approved use permit;

C. Any addition to or expansion of a use requiring but not operating pursuant to a use permit because said use predates the zoning requiring a use permit. (Ord. 1136 §2, 1987).

DEPARTMENT OF TRANSPORTATION
DISTRICT 10
P.O. BOX 2048, STOCKTON, CA 95201
(1976 E. DR. MARTIN LUTHER KING JR. BLVD. 95205)
PHONE (209) 948-7112
FAX (209) 948-7164
TTY 711

RECEIVED
Amador County

MAY 21 2015



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Be energy efficient!*

May 15, 2015

10-AMA-16-PM 000.723
Hope Foundation/Whispering
Pines School

Chuck Beatty
Amador County Community Development Agency
Planning Department
810 Court Street
Jackson, CA 95642

Dear Mr. Beatty:

The California Department of Transportation (Department) appreciates the opportunity to comment on the County application referral for the Hope Foundation. The project proposes to construct a 4,800 square-foot multi-purpose building at the Whispering Pines Christian School. The project is located at Mariah Heights Road, approximately one-half mile south of the intersection with SR 16 on Assessor's Parcel Number 001-100-005.

The new multi-purpose building at the existing Whispering Pines Christian School is proposed to be used exclusively for routine school-hours activities by the children currently attending the school. The Department is concerned that the building may be used for events during the week and on weekends. If that is the case, the applicant needs to provide an estimate of vehicle trips generated by any planned events during the AM and PM peak hour volumes to determine the impacts on the intersection of Mariah Heights Road and SR 16.

The Department recommends that the existing Use Permit condition requiring that students be collected and bussed to the site continue to be enforced to minimize impacts at the SR 16/Mariah Heights Road intersection. Unless additional uses beyond routine school-hours use are identified and the traffic impacts at the SR 16/Mariah Heights Road intersection are mitigated, the Department recommends that use of the building be conditioned to prohibit use which would increase vehicle trips to the school.

If you have any questions or would like to discuss these comments, please contact Michele Demetras at (209) 948-7647 (e-mail: michele.demetras@dot.ca.gov), or me at (209) 948-7325 (e-mail: carl.baker@dot.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Carl".

CARL BAKER, Interim Chief

Office of Rural Planning & Administration

c: Aaron Brusatori, Amador County Department of Transportation and Public Works
John Gedney, Amador County Transportation Commission

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*



Chuck Beatty [REDACTED]

Hope Foundation Gym

Earl Curtis <[REDACTED]>

Tue, May 5, 2015 at 4:37 PM

To: [REDACTED]

Cc: David Bellerive [REDACTED], Chuck Beatty [REDACTED], Richard Millar [REDACTED], Larry Stanton <[REDACTED]>

Art

This is not an official plan review, but the best I can do without full plan submittal. The 4,800 square foot proposed building with unspecified assembly/educational use would required automatic fire sprinklers in accordance with sec. 903.2.1.2 & 3. However if the uses were separated by 2 hour fire resistive fire walls with less than 1,500 square feet for dining and less than 2,100 square feet for music room and less than 2,100 for exercise or gym area then the sprinklers may not be required. With automatic fire sprinklers the size and use of the building would be much less limited.

Earl

AMADOR FIRE PROTECTIONS DISTRICT

810 Court Street, Jackson, CA 95642-2132

Phone (209) 223-6391



Memorandum

To: Chuck Beatty
CC: David Bellerive, Fire Chief
From: Earl Curtis, Fire Prevention Officer
Date: July 7, 2015
Re: Preliminary information; TAC meeting for Hope Foundation Whispering Pines Christian School exercise building.

The Amador Fire Protection District has been advised that the proposed building is a type III metal building of approximately 4,800 square feet without automatic fire sprinklers.

The Amador Fire Protection District has been advised that the use of the building will be an exercise area only and therefore does not require automatic fire sprinklers for this specific use at this time.

The proposed building shall have an automatic fire alarm system in accordance with *Section 907.2.3 of the California Building Code and Fire Code*

The proposed building may require an automatic fire sprinkler system if used as a classroom, for dining, or for assembly. *Section 903 California Fire Code*

The proposed building shall be accessible by an all-weather fire apparatus access way a minimum of 20 feet in width, with 13'6" vertical clearance, and to within 150 feet of all portions of the building. It has been noted that trees are encroaching the roadway's vertical clearance. *Section 503 California Fire Code*

Any locked gates across the fire apparatus access way shall be provided with a Knox® lock or tumbler if electrically operated. Application for these access locks are at AFD headquarters. *Section 503.5 California Fire Code* In addition any gate shall comply with *Section 503.5.2 of the California Fire Code* and be two (2') feet wider than the required access way noted above.

The correct address shall be provided at the Highway entrance visible from both directions. *Section 505.1 California Fire Code*

Fire Suppression water shall be available prior to construction and the amount will be determined when building plans have been submitted for review. *Section 507 California Fire Code*



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
TRANSPORTATION & PUBLIC WORKS

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PHONE: (209) 223-6429

FAX: (209) 223-6395

WEBSITE: www.amadorgov.org

EMAIL: PublicWorks@amadorgov.org

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

MEMORANDUM

TO: Chuck Beatty, Planner III
FROM: Jered Reinking, Senior Civil Engineer
DATE: June 10, 2015
SUBJECT: UP-15;4-2 Hope Foundation - Proposed Conditions

DRAINAGE:

1. Construction activities involving grading and excavation shall be conducted between April 1 and November 1 when major storms are not likely to occur, unless grading for emergency construction is authorized by the Department of Transportation and Public Works.
2. As part of the Erosion Control Plan required to be submitted with any grading permit application, submit to the Building Department and the Department of Transportation and Public Works an updated drainage study, or equivalent, prepared by a Registered Civil Engineer.
3. Design of the drainage plan shall be in conformance with criteria as designated in County Code Chapter 17.90, including rights-of-way, channels, swales and appurtenances as needed to provide adequate positive storm drainage facilities.
4. No drainage work shall be done without a minimum 48-hour notice to the Public Works Inspector.

PRIVATE ROAD IMPROVEMENTS:

5. Prior to issuance of the Use Permit, the private road (Mariah Heights Road) from the connection at Highway 16 to the proposed accessory building shall conform to the requirements pertaining to private roads in County Code Chapter 12.08.035 "Private road construction" and Chapter 15.30 "Fire and Life Safety Regulations."

PUBLIC WORKS FEES:

6. The permittee shall pay the actual costs of Plan Checking, Inspection, and Testing as provided in County Code Chapter 17.40 prior to issuance of the Use Permit. Five (5%) of a Registered Civil Engineer's Estimate of the Improvement Costs shall be deposited with the Department of Transportation and Public Works (2 1/2 % at the time of submission and 2 1/2 % prior to inspection and testing).

PUBLIC ROAD IMPACT FEE:

7. Prior to issuance of a Building Permit, the developer shall pay the Regional Traffic Mitigation Fee and Local Traffic Impact Fee in accordance with Section 7.80 of the County Code at the rate(s) in effect at the time of payment.

cc: File
Aaron Brustatori, Director

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Hope Foundation / Whispering Pines Christian School Gymnasium

Lead Agency: Amador County Planning Department Contact Person: Chuck Beatty
Mailing Address: 810 Court Street Phone: 209-223-6380
City: Jackson Zip: 95642 County: Amador

Project Location: County: Amador City/Nearest Community: Plymouth
Cross Streets: CA Highway 16 & Moriah Heights Road Zip Code: 95669
Longitude/Latitude (degrees, minutes and seconds): 38 ° 28 ' 33 " N / 121 ° 0 ' 35 " W Total Acres: 480
Assessor's Parcel No.: 001-100-005 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 16 Waterways:
Airports: Railways: Schools: Whispering Pines

Document Type:

- CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other:
 Mit Neg Dec Other: FONSI

Local Action Type:

- General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other:

Development Type:

- Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: 4,800 square-foot gymnasium Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

- Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other:

Present Land Use/Zoning/General Plan Designation:

Zoning Designation: "X," Special Use District; General Plan Designation: A-G, Agricultural-General

Project Description: (please use a separate page if necessary)

Construction of a 4,800 square-foot gymnasium for the Whispering Pines Christian School.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #10 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #2 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date June 12, 2015 Ending Date July 14, 2015

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Hope Foundation, c/o Arthur Schendel</u>
Address: _____	Address: <u>[REDACTED]</u>
City/State/Zip: _____	City/State/Zip: <u>[REDACTED]</u>
Contact: _____	Phone: <u>[REDACTED]</u>
Phone: _____	

Signature of Lead Agency Representative: *Christy Beck, Planner III* Date: 6-10-15

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

JUN 10 2015

KIMBERLY L. GRADY, County Clerk
AMADOR COUNTY

By KIM GRADY Deputy

PROPOSED
NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT

PROJECT: Hope Foundation/Whispering Pines Christian School Gymnasium

LEAD AGENCY: Amador County Planning Commission

PROJECT DESCRIPTION: Use Permit to allow the construction of a 4,800 square-foot gymnasium for the Whispering Pines Christian School; located at 240 Highway 16, approximately one-half mile south of the intersection of Highway 16 and Moriah Heights Road (APN 001-100-005).

FINDINGS: There is no substantial evidence that the approval of the Use Permit for Hope Foundation/Whispering Pines Christian School Gymnasium will have a significant adverse effect on the physical environment.

STATEMENT OF REASONS:

1. The project is consistent with the Amador County General Plan and Zoning District at this location;
2. The approval of the Use Permit by the Planning Commission is sanctioned by County Code Section 19.24.030 - District Regulations Generally ("X" zone district regulations) and is consistent with County Code Section 19.56.040 (Use Permit findings) in that the establishment, maintenance or operation of the use applied for will not under any circumstances be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County, due to the implementation of proposed Conditions of Approval and Mitigation Measures;
3. A review of the Use Permit request was conducted by the Technical Advisory Committee who through their own research and the Environmental Checklist, found this project will not have a significant effect on the environment due to the mitigation measures and conditions incorporated and a Mitigated Negative Declaration will be adopted and filed with the County Recorder.


PUBLIC HEARING: The Planning Commission will hold a public hearing on this project on **July 14, 2015 at 7:00 PM** or as soon thereafter as can be heard at the County Administration Center, 810 Court Street, Jackson, CA. 95642.

PREPARATION OF STUDY: Information on file with the Amador County Planning Department, 810 Court Street, Jackson, CA, (209) 223-6380; File No. **UP-15; 4-2.**



Chuck Beatty, Planner III

Date: June 10, 2015

Posted On: 06/10/2015 

MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title: Hope Foundation / Whispering Pines Christian School Gymnasium

Lead Agency Name and Address: Amador County Planning Department

Contact Person/Phone Number: Chuck Beatty, Planner III

Project Location: 240 Highway 16, Plymouth, CA, approximately one-half mile south of the intersection of Highway 16 and Moriah Heights Road (APN 001-100-005).

Project Sponsor's Name and Address: Arthur Schendel
[REDACTED]

General Plan Designation(s): A-G, Agricultural-General

Zoning: "X," Special Use District

Description of project:
 (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)

Construction of a 4,800 square-foot gymnasium for the Whispering Pines Christian School

Surrounding land uses and setting: Briefly describe the project's surroundings:

The project is located on 480 acres of gently rolling land near the Amador-Sacramento county boundary with elevations ranging from 250 to 550 feet above sea level. Approximately one-third of the acreage is open grassland, 20 acres are developed with the school and a manufactured home park, and the remainder is wooded. Other parcels in the vicinity range from 20 to 600 acres and include pasture lands, forest, open-pit quarries.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

Caltrans, District 10.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages.

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the 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 checked="" 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 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.

Signature – Name

Date

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.

Chapter 1. AESTHETICS – Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

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

The project is not located in an area considered as a scenic vista and would have no impact.

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

The proposed project is not located within a state scenic highway and would have no impact.

Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

The developed portion of the 480-acre site includes a private school building and a 15-unit manufactured home park. The project would situate the 4,800 square-foot gymnasium building adjacent to the school. The impact is less than significant.

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

The project may include exterior security lighting; however, there is existing security lighting at the school. The impact is less than significant.

Mitigation: None required.

Source: Amador County Planning Department.

<p>Chapter 2. AGRICULTURE AND FOREST 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 CA Dept. of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant Impact with Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>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 CA Resources Agency, to non-agricultural use?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC §12220(g)), timberland (as defined in PRC §4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>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?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>

Discussion:

Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, 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 is not located on or near land designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance as defined by the Farmland Mapping and Monitoring Program. The project would not be located on agricultural land nor would it convert agricultural lands to non-agricultural use. There is no impact.

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

The proposed project is not located on land zoned for agriculture or under a Williamson Act contract. There is no impact.

Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC section 1220(g)) or timberland (as defined in PRC section 4526)? Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No forest or timber land is present at the project site or in the project vicinity. No forest land would be affected by the project. There is no impact.

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

The project would not involve other changes that could result in the conversion of farmland to non-agricultural use because there is no farmland or agriculture at the project site. There is no impact.

Mitigation: None required.

Source: Amador County Important Farmland Map 2010; Amador County General Plan Update Draft EIR (October, 2014); Planning Department.

Project Name: Hope Foundation Gymnasium **INITIAL STUDY/NEGATIVE DECLARATION**

Chapter 3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

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

Amador County does not have an air quality plan. There is no impact.

Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

The project will not cause a violation of an air quality standard or contribute substantially to an existing air quality violation. Conditions to control fugitive dust emissions may be imposed at the time any building permits are issued. Outdoor fires ignited on the property must comply with the rules and regulations of this District. All air contaminants that may be generated by activities on this property must comply with the Rules and Regulations of the Amador Air District. There is no impact.

Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is on-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Amador County is a Non-attainment area for the State of California’s 1-Hour Ozone Standard (0.09 ppm) and the US EPA’s 8-Hour Ozone Standard (0.08 ppm). Construction activities and related fires occurring on this property would be of short duration. No net cumulative increase in ozone precursor emissions is expected from this action. All air contaminants generated by activities on this property must comply with the Rules and Regulations of the Amador Air District. There is no impact.

Would the project expose sensitive receptors to substantial pollutant concentrations?

Substantial air pollutant concentrations will not be generated by construction activities related to this project. This project will not expose sensitive receptors to substantial pollutant concentrations. There is no impact.

Would the project create objectionable odors affecting a substantial number of people?

Substantial quantities of objectionable odor should not be generated by the current activities on the property, or by this project. All air contaminants generated by activities on this property must comply with the Rules and Regulations of the Air District. There is no impact.

Mitigation: None required.

Source: Amador Planning Department, Amador Air District.

DRAFT 2010 CHECKLIST

Chapter 4. BIOLOGICAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, 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 CA Dept. of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, or regulations or by the CA Dept. of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? The following databases were reviewed to identify potential candidate, sensitive, and special-status species within the nine USGS 7.5 minute quadrangles surrounding the project area: the US Fish & Wildlife Service/Sacramento Fish & Wildlife Office’s list of Federal Endangered and Threatened Species; the California Department of Fish & Wildlife’s Biogeographic Information & Observation System (BIOS); and the California Native Plant Society’s online Inventory of Rare and Endangered Plants. These databases revealed habitat potential for the following sensitive species within the nine-quad area: California red-legged frog (*Rana draytonii*), California tiger salamander (*Ambystoma californiense*); Vernal pool fairy shrimp (*Branchinecta lynchi*); Vernal pool tadpole shrimp (*Lepidurus packardii*); Steelhead - Central Valley DPS (*Oncorhynchus mykiss irideus*); valley elderberry longhorn beetle

(*Desmocerus californicus dimorphus*); Townsend's big-eared bat (*Corynorhinus townsendii*); giant garter snake (*Thamnophis gigas*); lone Manzanita (*Arctostaphylos myrtifolia*); Boggs Lake hedge-hyssop (*Gratiola heterosepala*); Sacramento Orcutt grass (*Orcuttia viscida*); lone buckwheat (*Eriogonum apricum* var. *apricum*); and Irish Hill buckwheat (*Eriogonum apricum* var. *prostratum*).

The impact to Candidate, Sensitive, and Special Status Species is expected to be **less than significant** because the activities associated with the project are anticipated to disturb less than 10,000 square feet of land.

Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? There are no riparian areas or perennial streams located on-site. There is **no impact**.

Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? There are no federally protected wetlands located on this project site or in close proximity of this project. There is **no impact**.

Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? Due to the limited nature of the project, it is not anticipated to impair or conflict with the movement of native resident or migratory fish or wildlife or their corridors and nursery sites. Therefore, the impact is anticipated to be **less than significant**.

Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Amador County does not have any local policies or ordinances protecting biological resources. There is **no impact**.

Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. There is **no impact**.

Mitigation: None.

Source: US Fish & Wildlife Service/Sacramento Fish & Wildlife Office's list of Federal Endangered and Threatened Species; the California Department of Fish & Wildlife's Biogeographic Information & Observation System (BIOS); and the California Native Plant Society's online Inventory of Rare and Endangered Plants; Amador County General Plan Update Draft EIR (October, 2014); Amador County Soil Survey, 1993.

Project Name: Hope Foundation Gymnasium	INITIAL STUDY/NEGATIVE DECLARATION
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Chapter 5. CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

Historic Resources: A review of Exhibit 4.5-1, Known Cultural Resources, of the Amador County General Plan Draft EIR (October, 2014) indicates no occurrence of historic resources on the project site. It is anticipated implementation of the project would not affect historic resources. However, implementation of Mitigation Measure 5.1, outlined below, would reduce any potential impacts to unknown resources to less than significant. Therefore, the impact is less than significant with mitigation incorporated.

Archaeological Resources: A review of Exhibit 4.5-1, Known Cultural Resources, of the Amador County General Plan Draft EIR (October, 2014) indicates no occurrence of archaeological resources on the project site. It is anticipated implementation of the project would not affect archeological resources. However, implementation of Mitigation Measure 5.1, outlined below, would reduce any potential impacts to unknown resources to less than significant. Therefore, the impact is less than significant with mitigation incorporated.

Paleontological Resources and Geological Features: There are no known unique paleontological or geological resources associated with this project site. It is anticipated implementation of the project would not affect paleontological or geological resources. However, implementation of Mitigation Measure 5.1 will reduce any potential impacts to unknown resources to less than significant. Therefore, the impact is less than significant with mitigation incorporated.

Human Remains: This site is not a known burial site or formal cemetery. In the event of an accidental discovery or recognition of any human remains, California State Health and Safety Code §7050.5 dictates all work shall stop in the vicinity of the find and the Amador County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission who shall notify, pursuant to PRC § 5097.98, the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for re-interment of the human remains and any associated artifacts. Additional work shall not take place within the immediate vicinity of the find until the identified appropriate actions have been implemented. Per Mitigation Measure 5.1, the impact is reduced to a less than significant level.

Mitigation:

Mitigation Measure 5.1 - Prior to issuance of a building permit, the applicant shall provide a statement, for the review and approval of the Planning Department, that if historic, archaeological, and/or paleontological resources are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the developer shall immediately notify the Planning Department of the discovery. In such case, the developer shall, at their expense, retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required to submit to the Planning Department for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the area of discovery shall not be allowed until the preceding steps have been taken.

Source: Planning Department; Amador County General Plan Draft EIR (October, 2014).

Chapter 6. GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Would the project expose people or structures to potential substantial adverse effects, including the risk of loss injury or death due to geologic hazards? According to the Amador County General Plan Safety and Seismic Safety Element (1979), property in Amador County located below 6000' elevation is designated as an Earthquake Intensity Damage Zone I (minor to moderate) which does not require special considerations in accordance with the Uniform Building Code (UBC) or the Amador County General Plan, Safety Element. Pursuant to Division 2, Chapter 7.5, Section 2622 of the Public Resources Code (Alquist-Priolo Earthquake Fault Zoning Act), the State Geologist has determined there are no sufficiently active, or well defined faults or areas subject to strong ground shaking, liquefaction, landslides, or other ground failure in Amador County as to constitute a potential hazard to structures from surface faulting or fault creep. Additionally, Exhibit 9 of the Safety and Seismic Safety Element (1979) displays the area of the County where the project is located as a Category 2 (one being the least susceptible and six being the most susceptible) on the Relative Amounts of Landslides map. This rating is considered low for landslide potential. The impact is considered less than significant.

Would the project result in substantial soil erosion or the loss of topsoil? The soil in this location is identified as Mokelumne coarse sandy loam (MsD, with slopes from 3 to 51 percent), which are defined as moderately deep, well-drained soils formed in material from remnants of coarse-textured, granitic alluvium deposited over old sandstone and clayey marine sediments (Soil Survey, Amador County, 1993). Any grading activity moving more than 50 CY of soil will require a grading permit. Grading Permits are reviewed and approved by the County in accordance with Ordinance 1619 (County Code 15.40), and conditions/requirements are applied to minimize potential erosion. The issuance of a grading permit, along with implementation of Erosion Control requirements, will minimize potential erosion resulting to a less than significant impact.

Would the project be located on a geologic unit or soils that is unstable, or that would become unstable as a result of the project, and potentially result in an onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse? As indicated above, the State Geologist has determined there are no sufficiently active or well defined faults or areas subject to strong ground shaking, liquefaction, landslides, or other ground failure in Amador County as to constitute a potential hazard to structures from surface faulting or fault creep. Additionally, Exhibit 11 of the Safety and Seismic Safety Element (1979) rates the project area as being outside of the "Known and Potential Subsidence Areas." Therefore, the impact is less than significant.

Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? The project is located in an area with a rating of "moderate" on the Expansive Soils Map of the Amador County General Plan, Safety Seismic Safety Element (Exhibit 8). Therefore, the impact is less than significant.

Would the project 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 project does not include plumbing. There is no need for on-site sewage disposal; therefore, there is no impact.

Mitigation: None.

Source: Amador County Environmental Health Department; Amador County Planning Department.

Chapter 7. GREENHOUSE GAS EMISSIONS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment? Greenhouse gas emissions include Carbon Dioxide (CO₂), Methane (CH₄), and Nitrous Oxide (N₂O). The most common form of greenhouse gas emissions from a project such as this would be from CO₂ emissions from vehicles traveling to and from the site and limited emissions from equipment on site during development and construction. The project has the potential to cause a minor increase in vehicle trips to the site, but is not expected to contribute significantly to greenhouse gas levels within Amador County. The impact is less than significant.

Would the project conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs? Amador County does not currently have any adopted thresholds of significance, plans, or policies regarding greenhouse gases. New structures that may be built on this site in the future will be required to meet CCR Title 24, Part 6, Building Energy Efficiency Standards, and would therefore be consistent with the Assembly Bill 32 Scoping Plan. Based on these facts, there will be a less than significant impact resulting from this project, to any plans and/or policies regulating Greenhouse Gas Emissions.

Mitigation: None required.

Source: Amador County General Plan; Amador County Municipal Codes; Assembly Bill 32 Scoping Plan.

Chapter 8. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input 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 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 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 §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 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 for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? The project will not involve the handling or storage of hazardous materials or hazardous waste. Therefore, there is no impact.

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

project is located immediately adjacent to a school but will not emit hazardous emissions or handle acutely hazardous materials, substances or wastes therefore there is no impact.

Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. There is no impact.

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 for people residing or working in the project area? The project site is not located within an airport land use plan or within 2 miles of a public airport or public use airport. The project would not result in any safety hazard for people residing or working in the project area. Therefore, there is no impact.

For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? There are no private airstrips located within two miles of the project site. The proposed project would not result in a safety hazard for people residing or working in the project area. There is no impact.

Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The impact is less than significant.

Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? The project site is located within a rural area of Amador County and existing conditions would not change as a result of the proposed project; therefore, there is no impact.

Mitigation: None required.

Source: Environmental Health Department; Planning Department; Department of Transportation and Public Works; and Cal Fire.

Project Name: Hope Foundation Gymnasium

INITIAL STUDY/NEGATIVE DECLARATION

Chapter 9. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate or pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Would the project violate any water quality standards or waste discharge requirements? The project is proposed to support the existing school population and does not allow for increased use at the site. It is not anticipated that the volume or quality of wastewater generated will change as a result of the project therefore there is no impact.

Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? The project will not extract groundwater nor will the hard surfaces significantly affect groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate or pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). The impact is less than significant.

Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation onsite or offsite? The project site is relatively level, and the construction of a 4,800 square-foot building will not have a less than significant impact on the drainage patterns of the area with the incorporation of Mitigation Measures 9.1 through 9.4, below.

Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite? The onsite drainage patterns and impervious surface area will not be altered such that the volume or velocity of surface water runoff results in flooding on- or off-site with the incorporation of Mitigation Measures 9.1 through 9.4, below. The impact is less than significant with mitigation incorporated.

Would the project 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? Stormwater on the 480-acre site is accommodated by sheet flow runoff. The additional volume contributed by the project would not exceed the natural capacity of the property to accommodate the flow with the incorporation of Mitigation Measures 9.1 through 9.4, below. The impact is less than significant with mitigation incorporated.

Would the project otherwise substantially degrade water quality? The project will not have an impact on the quality of surface water or ground water supplies or resources, as indicated above. The impact is less than significant.

Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? No housing construction is proposed as a part of the project. There is no impact.

Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows? The project site is located in Zone X, area outside of 500 year flood plain as identified in the FEMA Flood Insurance Rate Maps dated May 20, 2010. The project will have no impact.

Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? There is no know dam or levee that could affect the project site, there will be no impact.

Would the project result in inundation by seiche, tsunami, or mudflow? The nature of the project precludes any impacts associated with seiche, tsunami, or mudflows. There is no impact.

Mitigation:

Mitigation Measure 9.1 - Construction activities involving grading and excavation shall be conducted between April 1 and November 1 when major storms are not likely to occur, unless grading for emergency construction is authorized by the Department of Transportation and Public Works.

Mitigation Measure 9.2 - As part of the Erosion Control Plan required to be submitted with any grading permit application, submit to the Building Department and the Department of Transportation and Public Works an updated drainage study, or equivalent, prepared by a Registered Civil Engineer.

Mitigation Measure 9.3 - Design of the drainage plan shall be in conformance with criteria as designated in County Code Chapter 17.90, including rights-of-way, channels, swales and appurtenances as needed to provide adequate positive storm drainage facilities.

Mitigation Measure 9.4 - No drainage work shall be done without a minimum 48-hour notice to the Public Works Inspector.

Source: Amador County Department of Transportation and Public Works; Environmental Health Department; and Planning Department.

Chapter 10. LAND USE AND PLANNING – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Would the project physically divide an established community? The proposed project would not divide an established community; therefore, there would be no impact.

Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? The proposed project would not conflict with any applicable land use plan, policy or regulation. There is no impact.

Would the project conflict with any applicable habitat conservation plan or natural community conservation plan? Amador County does not have an adopted habitat conservation plan or natural community conservation plan; therefore, there is no impact.

Mitigation: None required.

Source: Amador County Code, Title 19; Amador County General Plan; Planning Department.

Chapter 11. MINERAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? No known mineral resources occur and the project would not affect or result in the loss of availability of any known mineral resource; therefore, no impact would result from construction and operation of the project. There is no impact.

Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? The project area is not located within an established mineral resource zone, and no economically viable mineral deposits are known to be present. There is no impact.

Mitigation: None required.

Source: Amador County General Plan, Land Use Element; State Department of Mines & Geology, Mineral Resource Zone Maps.

Chapter 12. NOISE – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? The project will not result in the exposure of persons to or generation of noise levels in excess of standards established in the County’s general plan. Amador County does not have an adopted noise ordinance. There is no impact.

Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? The project may temporarily increase groundborne vibrations or noise levels during construction, but such increases are not expected to be excessive; therefore, the impact is less than significant.

A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? As discussed above, any increases in noise levels will be temporary during construction. There is no impact.

A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? As discussed above, any increases in noise levels will be temporary during construction. However, such increases are not expected to be excessive. The impact is less than significant.

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 expose

people residing or working in the project area to excessive noise levels? For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? The project is not located within an airport land use plan, or within 2 miles of a public or private airport or airstrip. There is no impact.

Mitigation: None required.

Source: Planning Department; Amador County General Plan.

DRAFT 2010 CHECKLIST

Chapter 13. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Would the project induce substantial 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)? The project does not include the construction of any new homes, businesses, or other infrastructure that would indirectly induce population growth in the area. There is no impact.

Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? The project will not result in the displacement of existing housing or people; therefore, there is no impact.

Mitigation: None required.

Source: Amador County General Plan; Planning Department.

Chapter 14. PUBLIC SERVICES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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:				
• Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

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 following public services?

Fire protection? Construction and operation of the project is not expected to increase the demand for fire protection services in the project area. The impact is less than significant with the incorporation of Mitigation Measures 14.1 through 14.3, below.

Police protection? The project does not propose an increase in the potential population density of the area. Therefore, the impact is less than significant.

Schools? The project is an accessory use to an existing private school which has a maximum enrollment capacity of 75 students. There is no impact to the Amador County Unified School District.

Parks? No new or improved parks are required as a result of this project. There is no impact.

Other public facilities? The project is consistent with the general plan and applicable zoning regulations. The project is anticipated to have a less than significant impact on other public facilities.

Mitigation:

Mitigation Measure 14.1 – *The proposed building shall have an automatic fire alarm system in accordance with Section 907.2.3 of the California Building Code and Fire Code.*

Mitigation Measure 14.2 – *The proposed building may require an automatic fire sprinkler system if used as a classroom, for dining, or for assembly, per Section 903 California Fire Code.*

Mitigation Measure 14.3 – *The proposed building shall be accessible by an all-weather fire apparatus access way a minimum of 20 feet in width, with 13'6" vertical clearance, and to within 150 feet of all portions of the building, per Section 503 California Fire Code.*

Mitigation Measure 14.4 – *Any locked gates across the fire apparatus access way shall be provided with a Knox® lock or tumbler if electrically operated, per Section 503.5 California Fire Code. In addition, any gate shall comply with Section 503.5.2 of the California Fire Code and be two (2') feet wider than the required access way noted above in Mitigation Measure 14.3.*

Mitigation Measure 14.5 – *The correct address shall be provided at the Highway entrance visible from both directions, per Section 505.1 California Fire Code.*

Mitigation Measure 14.6 – *Fire Suppression water shall be available prior to construction and the amount will be determined when building plans have been submitted for review, per Section 507 California Fire Code.*

Source: Amador County Code; Planning Department; Amador Fire Protection District.

Chapter 15. RECREATION – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

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? 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? The project is consistent with the general plan and applicable zoning regulations. There are no increases in population density that will occur as a result of the project. No new or improved parks are planned or required as a result of this project. There is no impact.

Mitigation: None required.

Source: Amador County Code; Amador County General Plan.

Chapter 16. TRANSPORTATION / TRAFFIC – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Consistency with the County Circulation Element is measured by a project’s impact to the Level Of Service criteria adopted for roadways within Amador County. Regional and Local Traffic Mitigation Fees are assessed for projects based on their potential impacts on roadways. The project’s impact to Level Of Service is discussed under the Congestion Management Program below. There is a **less than significant impact** when appropriate impact fees are assessed per **Mitigation Measure 16.1, below.**

Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? Level Of Service Standard

criteria as established in the Regional Transportation Plan is the established congestion management program in effect for the County of Amador. Regional and Local Traffic Mitigation Fees are assessed for projects based on their potential impacts on roadways. There is a **less than significant impact** when appropriate impact fees are assessed per **Mitigation Measure 16.1**, below.

Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? The project would have no impact on air traffic patterns.

Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? The existing Whispering Pines Christian School operates under Use Permit #UP-08;8-3, which includes Condition of Approval requiring that "the students shall be bussed to and from the site. Transport by passenger vehicle shall not be permitted except in the case of late arrival or early dismissal of a student (e.g., doctor's appointment)." The project, as proposed, would have a less than significant impact on the existing Moriah Heights Road encroachment onto CA Highway 16 with the incorporation of Mitigation Measures 16.2 and 16.3, below.

Result in inadequate emergency access? The minimal increase of construction vehicles traveling to and from the project site would not result in inadequate emergency access. No road would require closure in order to construct the project, so there would be no impact.

Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? Due to the limited nature of this project, the project does not conflict with the adopted policies and programs for public transit, bicycle, or pedestrian facilities. There is no impact.

Mitigation:

Mitigation Measure 16.1 - Prior to issuance of a Building Permit, the permittee shall pay the Regional Traffic Mitigation Fee and Local Traffic Impact Fee in accordance with County Code Chapter 7.80 at the rate(s) in effect at the time of payment.

Mitigation Measure 16.2 - Prior to issuance of a Building Permit, the private driveway (Moriah Heights Road) from the connection at CA Highway 16 to the proposed gymnasium shall conform to the requirements pertaining to driveways in County Code Chapter 12.08.035 "Private road construction" and Chapter 15.30 "Fire and Life Safety Regulations."

Mitigation Measure 16.3 - The project shall prohibit any use or occupancy which would increase vehicle trips to the site (APN 001-100-005).

Source: Planning Department; Amador County Code; Amador County General Plan; Amador County Regional Transportation Plan; Amador County Department of Transportation and Public Works.

Chapter 17. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? The project is proposed to support the existing school population and does not allow for increased use at the site. It is not anticipated that the volume or quality of wastewater generated will change as a result of the project nor are the applicants subject to oversight by the Regional Water Quality Control Board; therefore there is no impact.

Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? The project will not trigger the need for any significant water or wastewater infrastructure improvement projects. On site water and wastewater improvements are unlikely to cause significant environmental impacts. The impact is less than significant.

Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Impacts to stormwater drainage facilities are mitigated with the incorporation of Mitigation Measures 9.1 through 9.4, as discussed in Chapter 9.

Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? The project will not increase water demand; therefore, the impact is less than significant.

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? The project is proposed to support the existing school population and does not allow for increased use at the site. It is not anticipated that the volume or quality of wastewater generated will change as a result of the project nor are the applicants subject to oversight by the Regional Water Quality Control Board; therefore, there is no impact.

Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Amador County meets its mandated capacity requirements through waste hauler contracts. Provided the project utilizes the Amador County franchise waste hauler, permitted waste disposal capacity is achieved. Kiefer landfill is expected to approach capacity between the years 2035 - 2060. The franchise hauler also contracts with Lockwood Landfill in Nevada to provide backup capacity. The impact is less than significant.

Comply with federal, state, and local statutes and regulations related to solid waste? The project does not propose problem waste stream nor does it generate extremely large waste volumes. The impact is less than significant.

Mitigation: None required.

Source: Amador County Planning Department; Amador County Environmental Health Department.

Chapter 18. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to 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, 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively are considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Discussion/Conclusion/Mitigation:

Does the project have the potential to 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, 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? The project would allow the construction of a 4,800 square-foot gymnasium building for the Whispering Pines Christian School. Temporary impacts could occur during construction; however, the construction period would be scheduled and coordinated so as to reduce all impacts to a less-than-significant level with the incorporation of Mitigation Measures 5.1, 9.1 through 9.4, 14.1 through 14.3, and 16.1 through 16.3.

Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? As indicated throughout this Initial Study, impacts on all environmental resources were deemed to result in either “no impact,” “less-than-significant

impact," or "less-than-significant impact with mitigation incorporated." As a result, the project would not constitute cumulatively considerable impacts.

Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? As indicated throughout this Initial Study, impacts on all environmental resources were deemed to result in either "no impact," "less-than-significant impact," or "less-than-significant impact with mitigation incorporated." As a result, the project would not create environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

REFERENCES

California Air Resources Board; Amador County Air District Rules and Regulations; California Department of Conservation; California Geologic Survey: Alquist-Priolo Earthquake Fault Zones; California Department of Conservation, Division of Farmland Mapping and Monitoring; State Department of Mines & Geology; Amador County General Plan; Amador County General Plan Update Biological and Cultural Working Papers; Amador County General Plan Update Draft EIR (October, 2014); Amador County GIS; Amador County Zoning Map; Amador County Multi-Hazard Mitigation Plan; Amador County Municipal Codes; Amador County Soil Survey; National Cooperative Soil Survey; Assembly Bill 32 Scoping Plan; and Commenting Department and Agencies, US Fish & Wildlife Service/Sacramento Fish & Wildlife Office's list of Federal Endangered and Threatened Species; the California Department of Fish & Wildlife's Biogeographic Information & Observation System (BIOS); and the California Native Plant Society's online Inventory of Rare and Endangered Plants.

All documents cited herein are available in the public domain, and are hereby incorporated by reference.

NOTE: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal. Appl. 4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4th at 1109; *San Franciscans Upholding the Downtown Plan v. city and County of San Francisco* (2002) 102 Cal. App. 4th 656.




**PLANNING DEPARTMENT
LAND USE AGENCY**

Page 50 of 59
County Administration Center
810 Court Street ▪ Jackson, CA 95642-2132
Telephone: (209) 223-6380
Website: www.co.amador.ca.us
E-mail: planning @amadorgov.org

APPLICATION REFERRAL ADDENDUM

TO: Mike Israel, Environmental Health Department
Jered Reinking, Department of Transportation and Public Works
Rich Millar, Building Department
David Bellerive, Amador Fire Protection District
Carl Baker, Caltrans District 10

DATE: May 27, 2015

FROM:  Chuck Beatty, Planning Department

PROJECT: Request by Hope Foundation to construct a 4,800 square-foot accessory building/gymnasium at the Whispering Pines Christian School.

LOCATION: Moriah Heights Road, approximately one-half mile south of the intersection with Highway 16 (APN 001-100-005).

REVIEW: Attached is the revised building drawing as requested by AFD and the Building Department in order to adequately determine the occupancy rating.

The **Amador County Technical Advisory Committee (TAC)** will meet on **Monday, June 1, 2015**, at 10:00 a.m. in Conference Room "A" at the County Administration Building, 810 Court Street, Jackson, CA, to prepare recommendations for the Amador County Planning Commission.

At this time staff anticipates a Mitigated Negative Declaration will be recommended to be the appropriate environmental document for this project and a "Notice of Intent" will be filed.

cc: Art Schendel, applicant

12

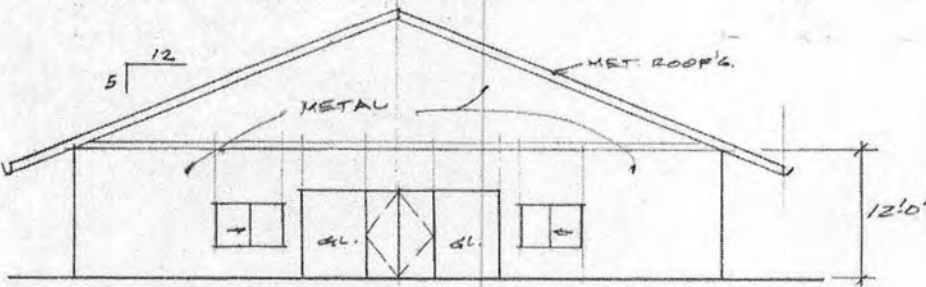
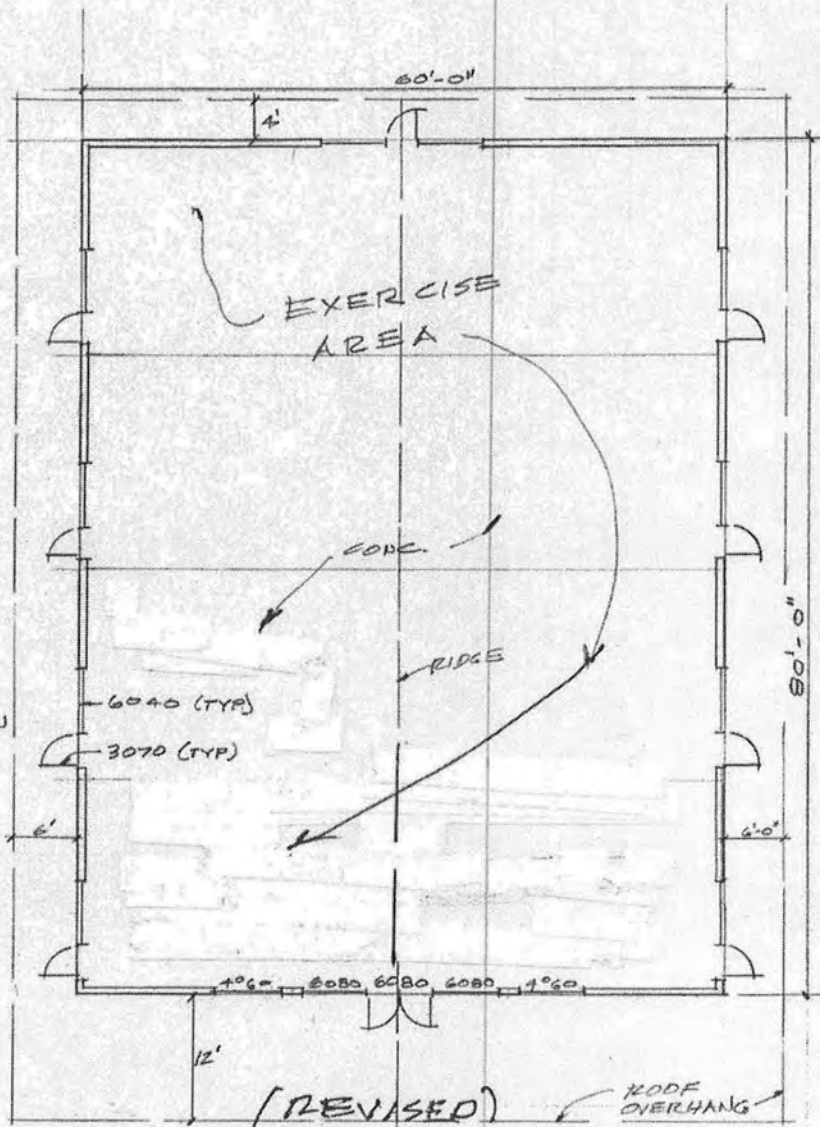
21

Y. DIRT ROAD

MOVE (12) NORTH AMERICAN
JULI FINE (OLD)
10 YEARS IN
D.G. AREA

1 GYM
- FAB.
AU BLDG.
4,800 sq ft

12
12



REVISIONS	BY

HOPE FOUNDATION
 # 240 HWY 16 - JACKSON ROAD
 PLYMOUTH CA. - 95669-0701

Date 3/8/15
 Scale
 Drawn A/S
 Job
 Sheet 1

Arthur Schemel
 General Building Contractor
 License No. 321903 - B, C16, C18, C20
 Commercial • Residential
 Design • Plans • Construction



**PLANNING DEPARTMENT
LAND USE AGENCY**

County Administration Center
810 Court Street • Jackson, CA 95642-2132
Telephone: (209) 223-6380
Website: www.amadorgov.org
E-mail: planning @amadorgov.org

APPLICATION PROCEDURE FOR USE PERMIT

A Public Hearing before the Planning Commission will be scheduled after the following information has been completed and submitted to the Planning Department Office:

- 1. Complete the following:
 - Name of Applicant ARTHUR SCHENDEL
 - Mailing Address [REDACTED]
 - Phone Number [REDACTED]
 - Assessor Parcel Number 001-100-005
 - Use Permit Applied For:
 - Private Academic School *
 - Private Nonprofit Recreational Facility
 - Public Building and Use(s)
 - Airport, Heliport
 - Cemetery
 - Radio, Television Transmission Tower
 - Club, Lodge, Fraternal Organization
 - Dump, Garbage Disposal Site
 - Church
 - OTHER ACCESSORY BLDG.*
- 2. Attach a letter explaining the purpose and need for the Use Permit.
- 3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
- 4. If Applicant is not the property owner, a consent letter must be attached.
- 5. Assessor Plat Map (can be obtained from the County Surveyor's Office).
- 6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.
- 7. Planning Department Filing Fee: \$ [REDACTED]
- Environmental Health Review Fee: \$ [REDACTED]
- Public Works Agency Review Fee: \$ [REDACTED]
- 8. Complete an Environmental Information Form.
- 9. Sign Indemnification Form.

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APR 16 2015

PLANNING DEPARTMENT

ENVIRONMENTAL INFORMATION FORM

(To be completed by applicant; use additional sheets as necessary.)
Attach plans, diagrams, etc. as appropriate.

GENERAL INFORMATION

Project Name: HOPE FOUNDATION

Date Filed: _____ File No. _____

Applicant/ Developer: ARTHUR SCHENDEL Landowner HOPE FOUNDATION

Address: [REDACTED] Address 240 HWY 16, JACKSON

Phone No. [REDACTED] Phone No. [REDACTED]

Assessor Parcel Number(s) 001-100-005

Existing Zoning District _____

Existing General Plan _____

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies: N/A

WRITTEN PROJECT DESCRIPTION (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size ± 400 AC.
2. Square Footage of Existing/Proposed Structures → 4800 sq'
3. Number of Floors of Construction 1
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan) N/A
5. Source of Water WELL PRIVATE
6. Method of Sewage Disposal LEACH LINES PRIVATE
7. Attach Plans
8. Proposed Scheduling of Project Construction 3 MO.
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees ⁹, whether SCHOOL neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities. N/A
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. N/A
16. If the project involves a variance, conditional use permit or rezoning application, state this and indicate clearly why the application is required. ADENDUM TO

Environmental Information Form

ADDITIONAL INFORMATION Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

- | YES | NO | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale, or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes, or odors in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Site on filled land or has slopes of 10 percent or more. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Does this project have a relationship to a larger project or series of projects? |

ENVIRONMENTAL SETTING

- 29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
- 30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial 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.

Date April 14, 2015

[Signature]
(Signature)

For Hope Foundation

FOUNDED UPON THE ADVENT MESSAGE OF 1844

ORGANIZED IN 1950

Providing Opportunities for Service
HOPE FOUNDATION

David Zic, Director
240 Hwy. 16, Plymouth, CA 95669

PHONE: [REDACTED]
Email: [REDACTED]

April 14, 2015

TO AMADOR COUNTY PLANNING DEPARTMENT

RE: ENVIRONMENTAL INFORMATION FORM

29. The metal accessory building at the Whispering Pines Christian School will be placed adjacent to the current school in the open area between the current school building and the school orchard. A few pine trees will need to be taken down, but these are not visible from Highway 16 and the remaining trees in the surrounding area between the field and the water tower will ensure no disruption to the scenic view currently offered.

30. The metal accessory building at the Whispering Pines Christian School will be placed adjacent to the current seven room elementary school. To the right of the front door of the building is the school orchard. Behind the building there is small space before the start of the hill going up to the water tank. In front of the building is the field that contains both playgrounds.

31. There are no known mine shafts, tunnels, air shafts, or open hazardous excavations in the vicinity of the current school or the proposed accessory building.

Your assistance in helping us make this project a reality is greatly appreciated. Should you have any questions please feel free to contact me at any time.

Sincerely,



David Zic
Director, Hope Foundation

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APR 16 2015
PLANNING DEPARTMENT

FOUNDED UPON THE ADVENT MESSAGE OF 1844

ORGANIZED IN 1950

Providing Opportunities for Service
HOPE FOUNDATION

David Zic, Director
240 Hwy. 16, Plymouth, CA 95669

PHONE: [REDACTED]
Email: [REDACTED]

April 14, 2015

TO AMADOR COUNTY PLANNING DEPARTMENT

The Hope Foundation property, which is located at 240 Hwy 16, contains Whispering Pines Christian School, a private academic institution offering instruction to students from kindergarten through 8th grade. The school building currently has six classrooms and the office, all of which are in use. With this application we are asking to build a single-room metal building immediately adjacent to the current school. The building is affordable in our current budget.

The room will have three primary purposes:

- The room will contain tables and chairs to be used as a lunch area for the students. Currently they eat in each classroom, and having a lunch area will allow us to keep the classroom cleaner.
- The room will contain an area with chairs and cases for instruments for a music practice area. Whispering Pines has an extensive music program, but no space for the music program. Currently the students need to walk down the hill to the church for this.
- The room will also be used as a recreational space. The school currently has no available indoor space for off-weather days (rain, excessive heat, etc.) or to hold any type of indoor recreational activity. This building will give us such a space.

Your assistance in helping us make this project a reality is greatly appreciated. Should you have any questions please feel free to contact me at any time.

Sincerely,



David Zic
Director, Hope Foundation

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ORGANIZED IN 1950

Providing Opportunities for Service

HOPE FOUNDATION

David Zic, Director
240 Hwy. 16, Plymouth, CA 95669

PHONE: [REDACTED]
Email: [REDACTED]

April 14, 2015

TO AMADOR COUNTY PLANNING DEPARTMENT

Hope Foundation, in its application procedure for use permit for a metal accessory building at the Whispering Pines Christian School, is authorizing Arthur Schendel of Elk Grove, to represent us in this application process.

Your assistance in helping us make this project a reality is greatly appreciated. Should you have any questions please feel free to contact me at any time.

Sincerely,



David Zic
Director, Hope Foundation

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Amador County

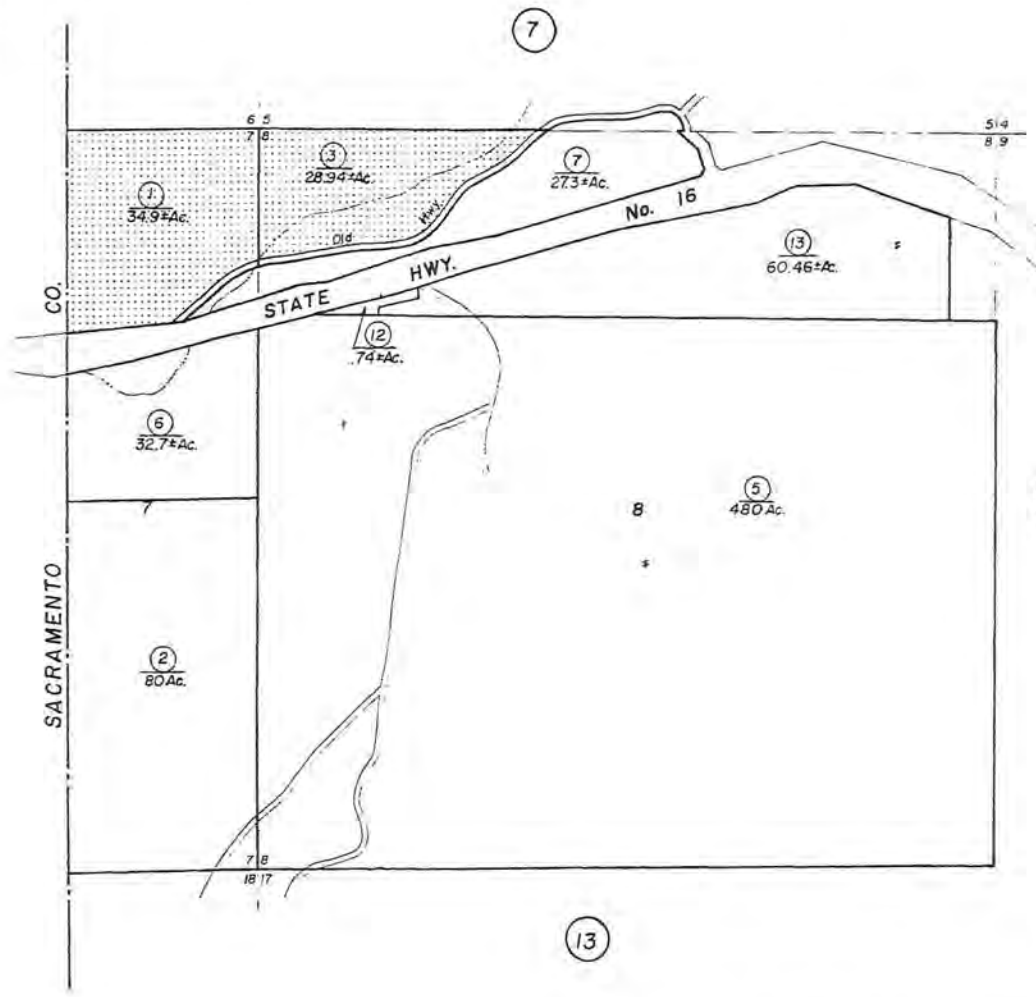
APR 16 2015

PLANNING DEPARTMENT

POR. SEC'S 7 & 8, T.7N., R. 9E., M.D.B.& M.

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

Map changes become effective with the 2000-2001 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

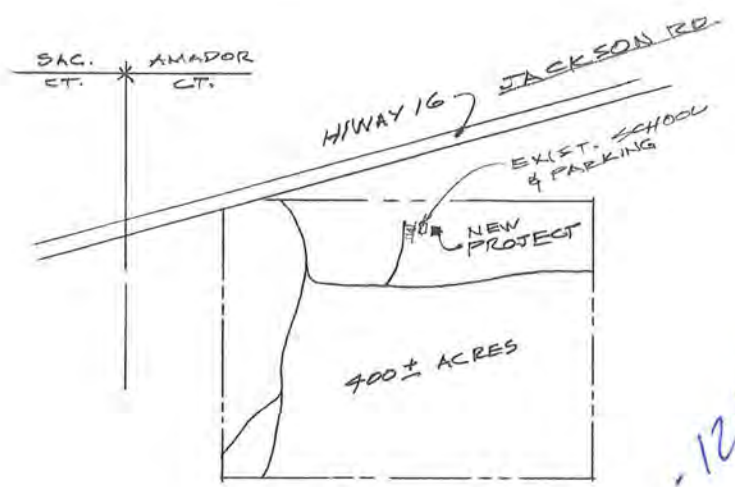


NOTE—Assessor's Black Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 1, Pg. 10
County of Amador, Calif.

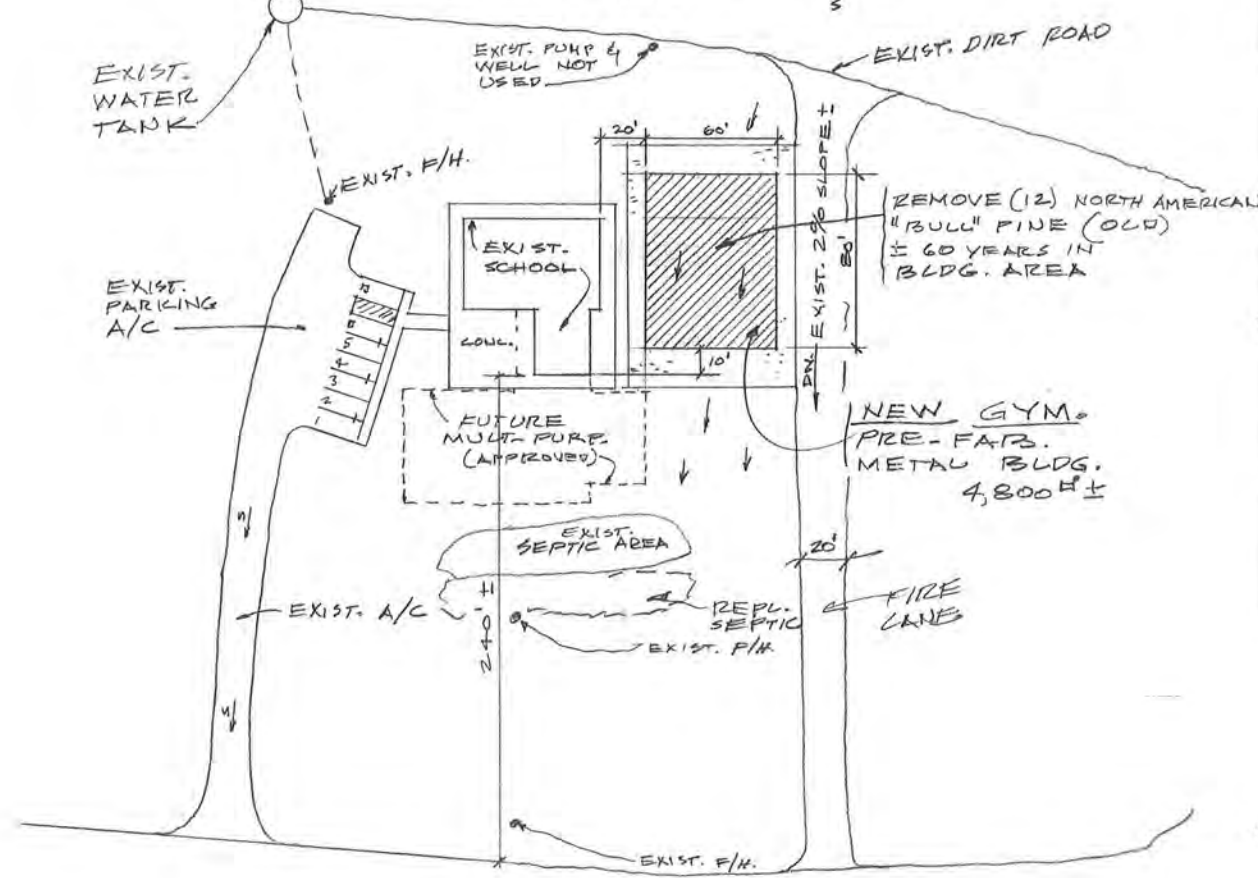
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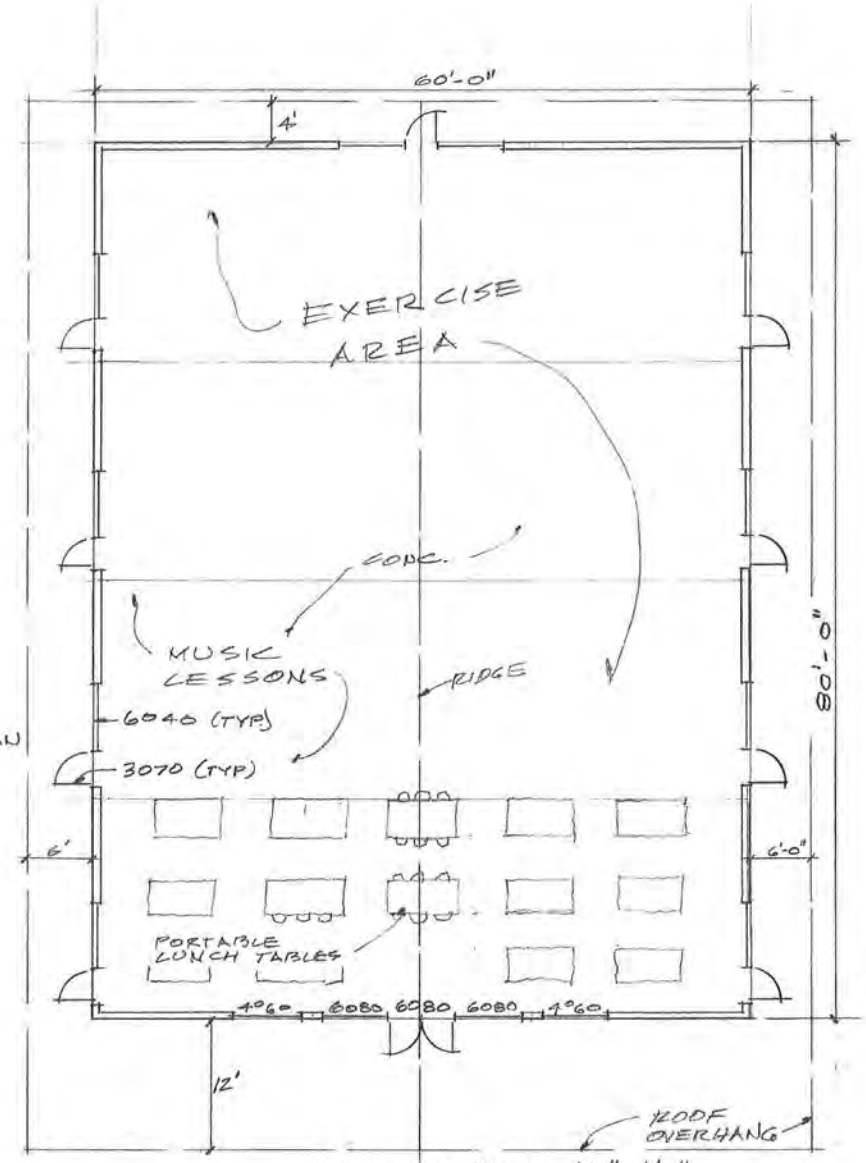


- 12 trees to be removed

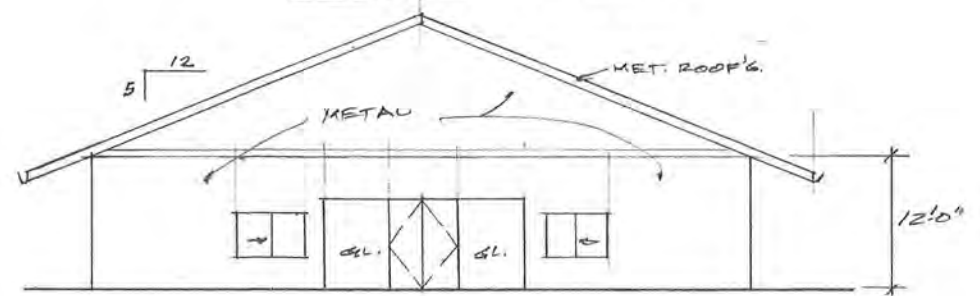
SITE PLAN
NO SCALE



PLOT PLAN 1" = 40'



FLOOR PLAN 1/8" = 1'-0"



FRONT ELEV. 1/8" = 1'-0"

HOPE FOUNDATION
240 HWY 16 - JACKSON RD
PLYMOUTH CA - 95669-0701

Date 3/8/15
Scale
Drawn A/S
Job
Sheet
Of 1 Sheets

Arthur Schendel
General Building Contractor
License No. 321603 - B, C10, C38, C20
Commercial • Residential
Design • Plans • Construction