

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: JUNE 14, 2016

ITEM 3 - Use Permit request (UP-16;1-1) to allow retail sales of nuts, fruits, and vegetables grown on-site in an “R1A,” Single Family Residential and Agricultural District.

Applicant: Wayne D. Fancher

Supervisorial District: IV

Location: 14133 Ridge Road, approximately 2.5 miles east of Highway 49 (APN 040-030-033).

- A. Background and Description:** This is a request for a Use Permit, pursuant to Amador County Code Section 19.24.045(D)(4.a) to allow the retail sales of nuts, fruits, and vegetables which are grown on-site in the “R1A,” Single-family Residential and Agricultural district. The Use Permit would not allow the sales of items brought in from other locations. The proposed hours of operation are 10am – 6pm, Monday through Friday.
- B. Staff Review and Recommendation:** This item was reviewed by the Technical Advisory Committee on April 18, 2016. Staff has no technical objections to the Planning Commission approving this Use Permit subject to the proposed conditions (attached) and findings (listed below). Staff also recommends that the Planning Commission approve a Mitigated Negative Declaration as the appropriate environmental document.
- C. Planning Commission Action and Findings:** If the Planning Commission moves to approve the Use Permit the following findings are recommended for adoption:
1. The granting of the Use Permit is sanctioned by County Code Section 19.24.045(D)(4.a) (Conditional Uses in the R1A zoning district) and is consistent with County Code Section 19.56.040 (Use Permit Findings) in that the project proposed with conditions will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood or to the general welfare of the County;
 2. A review of the Use Permit 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.

SEWAGE DISPOSAL:

7. Toilet and hand washing facilities shall be provided for workers at all times that the operation is open for business. A portable unit supplied and serviced by a recognized provider is acceptable. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

TRAFFIC MITIGATION FEES:

9. Prior to issuance of the Use Permit, the permittee shall pay the Regional Traffic Mitigation Fee and Local Traffic Impact Fee in accordance with County Code Chapter 7.84 at the rate(s) in effect at the time of payment. (See MM 16.1) THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.

ENCROACHMENTS:

10. Prior to issuance of the Use Permit, the permittee shall obtain an encroachment permit from the Department of Transportation and Public Works for the construction of a commercial driveway encroachment to Ridge Road including any required appurtenances. The commercial driveway encroachment to Ridge Road shall conform to either Public Works Standard PW-6B for a Standard Commercial Driveway Approach to Arterial/Collector Road, or an alternate equivalent design prepared by a Registered Civil Engineer or Architect approved by the Director of Transportation and Public Works. (See MM 16.2) THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.

FIRE PROTECTION:

11. The property address shall be posted and visible from Ridge Road. THE AMADOR COUNTY FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION.
12. Canopies, tents, or other structures used for the business shall be located within 150 feet of Ridge Road. All parking shall be on a non-combustible surface, and located within 150 feet of Ridge Road. THE AMADOR COUNTY FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION.
13. The driveway shall be accessed by an approved encroachment in accordance with Amador County Code 1656. Any gate on the driveway be a minimum of 30 feet from Ridge Road, and shall open to allow a vehicle to stop without obstructing traffic on Ridge Road. If the gate is locked, a Knox Lock shall be provided for emergency access. An application for a Knox Lock may be obtained from the AFD office. THE AMADOR COUNTY FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION.
14. Gate entrances shall be at least two (2) feet wider than the width of the traffic lane serving the gate and a minimum of 14 feet unobstructed horizontal clearance and unobstructed vertical clearance of 15 feet. THE AMADOR COUNTY FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION.

HOURS OF OPERATION:

15. The hours of operation shall be Monday through Friday from 10:00 am until 6:00 pm.

ENDORSED
FILED

MAY 26 2016

KIMBERLY L. GRADY, County Clerk
AMADOR COUNTY

By T. HURTADO Deputy

PROPOSED
NEGATIVE DECLARATION

CALIFORNIA ENVIRONMENTAL QUALITY ACT

PROJECT: Fancher Retail Sales of Agricultural Products

LEAD AGENCY: Amador County Planning Commission

PROJECT DESCRIPTION: Use Permit to allow the retail sales of nuts, fruits, and vegetables grown on-site at 14133 Ridge Road (APN 040-030-033).

FINDINGS: There is no substantial evidence the approval of the Use Permit for 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 19.24.045, Single-family residential-agricultural district regulations, specifically subsection (D)(4)(a), 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 completion of the CEQA Initial Study 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 **June 14, 2016 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-16; 1-1.**


 Chuck Beatty, Planner III

Date: May 26, 2015

Posted On: 05/26/2016 

MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title:	Fancher Agricultural Sales
Lead Agency Name and Address:	Amador County Planning Department
Contact Person/Phone Number:	Chuck Beatty 209-223-6380
Project Location:	14133 Ridge Road, Sutter Creek, CA 95685
Project Sponsor's Name and Address:	Wayne Fancher 14133 Ridge Road, Sutter Creek, CA 95685
General Plan Designation(s):	A-T, Agricultural-Transitional
Zoning:	"R1A," Single-family Residential and Agricultural
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.)	The retail sales of fruits, nuts, and vegetables grown on-site.
Surrounding land uses and setting: Briefly describe the project's surroundings:	The surrounding land uses are primarily single-family residential development with 5- to 100-acre lot sizes located in moderately-sloped Sierra foothills.
Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)	None.

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.

Project Name: FANCHER Agricultural Sales

INITIAL STUDY/NEGATIVE DECLARATION

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:

This project, if approved, will not substantially degrade the character or quality of the site or its surroundings. The project could result in the potential for new buildings which would produce expected amounts of light and glare, however, would not substantially impact day or nighttime views in the area. The project site is not associated with a scenic vista or state scenic highway.

No removal of trees will result from this project. New construction will be built in existing open space (no vegetation removal). Therefore, an oak woodland study was not requested by the Planning Department.

One sign identifying the proposed use is allowed by County Code with a maximum size of four square feet.

Mitigation: None

Source: Amador County Planning Department

Project Name: FANCHER Agricultural Sales

INITIAL STUDY/NEGATIVE DECLARATION

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:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC §12220(g)), timberland (as defined in PRC §4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

Farmland Conversion: No existing farmland will be converted or displaced as a result of the project. Therefore, there is **no impact**.

Williamson Act Contract and Agricultural Zoning: The project site is not included in a Williamson Act contract. Therefore, there is **no impact**.

Timberland Zoning and zoning for forest lands: In reviewing Exhibits 4.2-3, Timberland Production Zone, and 4.2-4, Existing Land Use, of the Amador County General Plan Draft EIR (October, 2014), the project site not designated as a Timberland Production Zone (TPZ).

Therefore, this project will have **no impact** on any land currently in, or designated for, timber production.

Loss or Conversion of Forest Lands: As discussed above, based on its location, the project site does not support timber grade forest resources. No forest land is present at the project site and would not be affected by the project. There is **no impact**.

Other Changes to the Existing Environment: Due to the limited nature of the project, there are no anticipated impacts that will result in the conversion of farmland to a non-agricultural use or conversion of forest land to a non-forest use. There are **no impacts** to farmlands and forest lands.

Mitigation: None.

Source: Amador County Planning Department; Amador County Important Farmland Map 2012; Amador County General Plan Draft EIR (October, 2014); Amador County Zoning Code.

DRAFT 2010 CHECKLIST

Project Name: FANCHER Agricultural Sales

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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:

Air Quality Plan: Amador County does not have an air quality plan; therefore, there is **no impact**.

Air Quality Standards: The project will not cause a violation of an air quality standard or contribute substantially to an existing air quality violation. Any fugitive dust from unpaved parking areas to the atmosphere must be controlled to below 20% opacity. A **less than significant impact** is anticipated.

Increase in criteria pollutant: Amador County is a Non-attainment area for the State of California's 1-Hour Ozone Standard (0.09ppm) and the US EPA's 8-Hour Ozone Standard (0.08 ppm). There is no anticipated construction or planned outdoor burning as part of this project. No net cumulative increase in ozone precursor emissions is expected from this project. A **less than significant impact** is anticipated.

Sensitive Receptors: Substantial air pollutant concentrations will not be generated by activities on this property related to this project. This project will not expose sensitive receptors to substantial pollutant concentrations; therefore, there is **no impact**.

Objectionable Odors: Due to the limited and temporary nature of this project, it will not result in or create objectionable odors; therefore there is **no impact**.

Mitigation: None.

Source: Amador Air District; Planning Department.

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/Conclusion/Mitigation:

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 US Fish & Wildlife’s Information for Planning and Conservation database was employed to identify potential candidate, sensitive, and special-status species within the nine USGS 7.5 minute quadrangles surrounding the project area. This database revealed habitat potential for the following threatened species within the nine-quad area: California red-legged frog (*Rana draytonii*), Delta smelt (*Hypomesus transpacificus*); and Steelhead (*Oncorhynchus mykiss*). No critical habitats, wildlife refuges, fish hatcheries, or wetlands were identified in the project location. The impact to threatened species is expected to be **less than significant** as there are no permanent land-disturbing activities associated with the project other than agriculture.

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 Amador Canal traverses the site for approximately 500 feet. The project does not involve the permanent disturbance of land other than agriculture which is consistent with land uses in the area. 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 as general farming with sales of fruits and vegetables grown on-site, the project is not anticipated to impair or conflict with the movement of native resident or migratory fish or wildlife or their corridors and nursery sites. The proposed parking is adjacent to a section of Ridge Road which has an average annual daily traffic count of 13,248 vehicles; 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's Information for Planning and Conservation; Amador County General Plan Update Draft EIR (October, 2014); Amador County Soil Survey, 1993; Amador County Regional Traffic Mitigation Fee Nexus Plan Update 2015 - 2035.

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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" 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. Therefore, there is **no impact**.

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. Therefore, there is **no impact**.

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. Therefore, there is **no impact**.

Human Remains: There are no known human remains in the area. The agricultural use of the site is a by-right permitted use. However, in the event any archaeological find is encountered, California Health and Safety Code Section 7050.5 dictates that work shall immediately cease until the County Coroner has made the necessary findings as to origin and disposition pursuant to CEQA regulations and Public Resources Code Section 5097.98(a).

Mitigation: None.

Source: Planning Department; Amador County General Plan Draft EIR (October, 2014); California Health and Safety Code Section 7050.5; Public Resources Code Section 5097.98(a).

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:

Risk of Loss Injury or Death due to Geologic Hazards: 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, Section 4.6 (Geology, Soils, Mineral Resources, and Paleontological Resources) of the Amador County General Plan Draft EIR (October, 2014) does not include the project site as an area with historic problems for landslides or mudslides. The impact is considered **less than significant**.

Soil Erosion and Loss of Topsoil: The soil in the project location is identified as SxD (Supan cobbly loam), which is defined as well-drained, moderately deep, and typically found along ridges (Soil Survey, Amador County, 1993). The project will not involve grading in excess of 50 cubic yards, minimizing potential erosion to a **less than significant** level.

Potential Subsidence or Liquefaction: 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**.

Expansive Soils: 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**.

Soils Capable of Sewage Disposal: No significant additional flows to existing on-site sewage systems are anticipated to result from this project. The anticipated impact is **less than significant**.

Mitigation: None.

Source: Planning Department; Environmental Health Department; Amador County General Plan Safety and Seismic Safety Element (1979); Soil Survey, Amador County, 1993.

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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Generation of Greenhouse Gas Emissions: The project has the potential to increase vehicle trips to the site, however, due to the limited project parking (5 spaces) and site location adjacent to an arterial road with excess of 13,000 vehicles per day, the impact is anticipated to be **less than significant**.

Plans and Policies for Greenhouse Gas Emissions: Amador County does not currently have adopted thresholds of significance, plans, or policies regarding greenhouse gases. Therefore, this project will result in **no impact**.

Mitigation: None.

Source: Planning Department.

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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<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 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:

Hazardous Materials Transport and Handling: No hazardous materials are anticipated to be transported to or from the site as a result of this use permit. There is **no impact**.

Hazardous Materials Upset and Release: No hazardous materials are anticipated to be handled as a result of this use permit therefor there is **no impact**.

Hazardous Emissions and Acutely Hazardous Materials Near Schools: The project will not generate hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The nearest school is approximately two miles west of the project site. There is **no impact**.

Hazardous Materials Sites: The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5. There is **no impact**.

Hazards and Airports: The project is located outside of the vicinity of the airport land use plan and the vicinity of any known private airstrips; therefore, there is **no impact**.

Emergency Response Plan and Emergency Evacuation Plan: Amador County does not have an adopted emergency response plan or emergency evacuation plan; therefore, there is **no impact**.

Wildland Fire Hazards: Due to the limited nature of the project, the potential for increased exposure of people or structures to a significant risk or loss, injury or death involving wildland fires, is limited over the risk that exists without this project. The impact to fire hazards is considered to be **less than significant**.

DRAFT 2010 CHECKLIST

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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:

Water Quality Standards and Waste Discharge Requirements: The project is not anticipated to generate waste flows that would be subject to waste discharge requirements nor is it likely to result in conditions that would adversely affect water quality standards. There is **no impact**.

Groundwater Supplies: The project does not result in diversions or hard surfacing that may result in significant loss of groundwater recharge. There is **no impact**.

Erosion/Siltation: The proposed project does not involve any grading activities which would disturb soil resulting in erosion. Agricultural use of the property is permitted by-right. No stream or drainage course alterations would occur from the project. Therefore, there is **no impact**.

Flood Hazard: The project is located within Zone X, outside of the 500-year floodplain, as identified in the FEMA Flood Insurance Rate Maps dated May 20, 2010. Therefore, there is **no impact**.

Dam/Levee Failure: There is no known dam or levee that could affect the project site. There is **no impact**.

Seiche/tsunami/mudflow: The project site would not be affected by seiche, tsunami, or mudflow. There is **no impact**.

Mitigation: None.

Source: Planning Department; Environmental Health Department.

DRAFT 2010 CHECKLIST

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:

Divide an Established Community: The project consists of retail sales of agricultural products grown on-site. There is **no impact** to established communities.

General Plan and Zoning Consistency: Section 19.24.045.D.4.a of the Amador Zoning Code allows, subject to a use permit, the processing, packing, selling, shipping of agricultural products for on-site retail purposes. Therefore, there is **no impact** to the existing land use plans, policies, or regulations.

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.

Source: Amador County Code Title 19 (Zoning); Amador County General Plan; Planning Department.

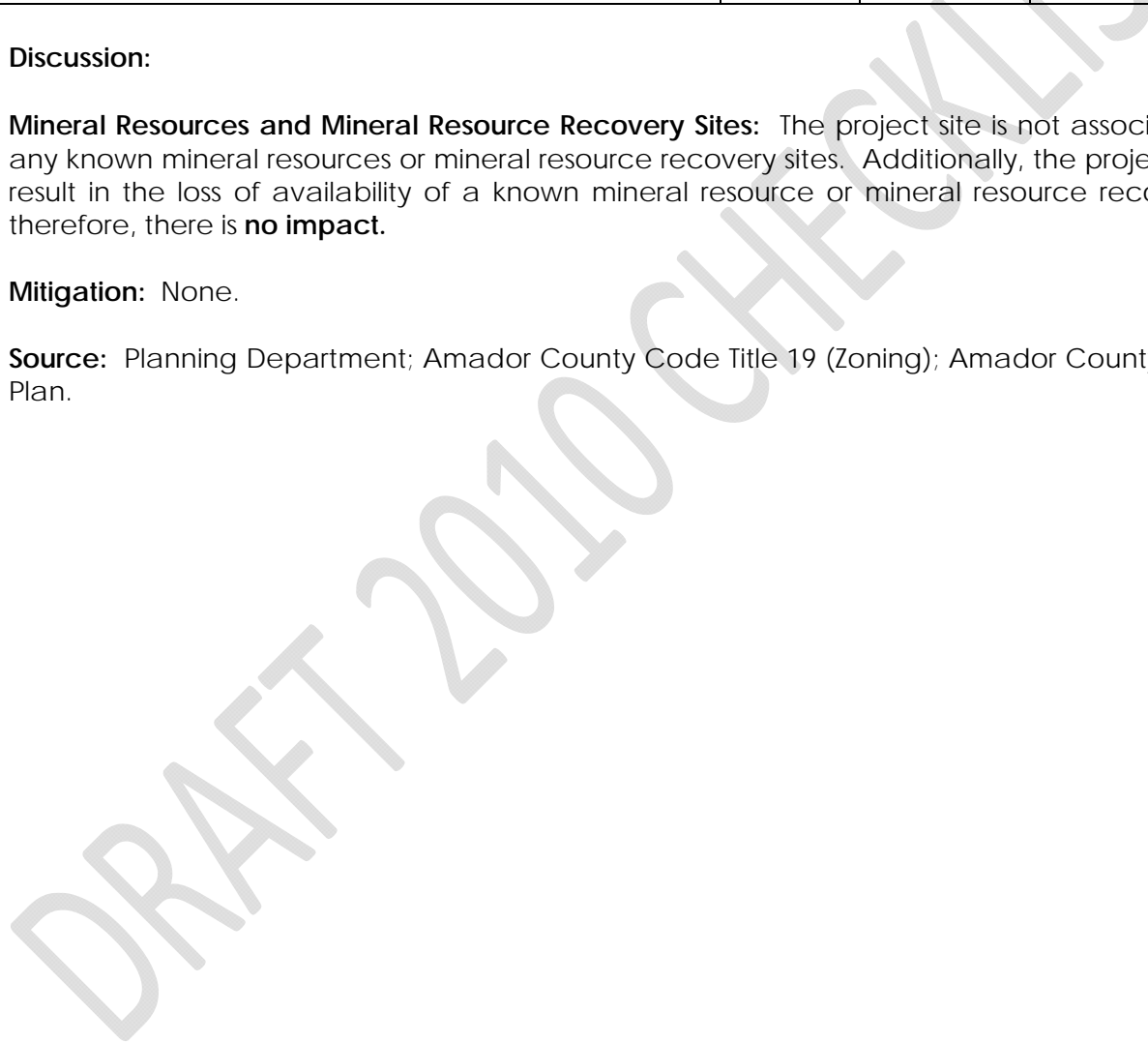
Chapter 11. MINERAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of 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:

Mineral Resources and Mineral Resource Recovery Sites: The project site is not associated with any known mineral resources or mineral resource recovery sites. Additionally, the project will not result in the loss of availability of a known mineral resource or mineral resource recovery site; therefore, there is **no impact**.

Mitigation: None.

Source: Planning Department; Amador County Code Title 19 (Zoning); Amador County General Plan.



Chapter 12. NOISE – Would the project cause:	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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the vicinity above existing levels?	<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:

Noise Level Standards: Due to the limited nature of the project, it is not expected to result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan. Amador County does not have an adopted noise ordinance. Although noise levels are expected to increase during operating hours, the impacts are anticipated to be **less than significant**.

Ground borne vibrations and noise levels: The project will not result in the exposure of persons to or generation of excessive ground borne vibration or noise levels in excess of that generated by the existing residential and agricultural uses; therefore, there is **no impact**.

Substantial Permanent Increase in Noise Levels: The project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above those generated by the existing residential and agricultural uses; therefore there is **no impact**.

Substantial temporary or periodic increase in ambient noise levels: The project will be active from 10am – 5pm, four days/week and will result in a temporary increase in the ambient noise levels during those times. However, it is anticipated the impacts will be **less than significant**.

Noise Levels and Airports: The project is located outside of the airport land use plan area and outside the vicinity of any known private airstrips; therefore there is **no impact**.

Mitigation: None.

Source: Planning Department; Amador County General Plan.

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:

Induce Substantial Population Growth: The project is limited to retail sales of nuts, fruits, and vegetables grown on-site. Though the number of people in the community and on-site will increase during the hours of operation from 10am – 5pm, this increase will be temporary. There is **no impact**.

Displace Existing Housing or People: The project does not affect any existing housing and therefore will not result in the displacement of existing housing or people. There is **no impact**.

Mitigation: None.

Source: Planning Department; Amador County General Plan.

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
• Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Fire Protection: The potential for substantial adverse physical impacts to Fire Protection facilities is anticipated to be **less than significant with the incorporation of Mitigation Measures 14.1 through 14.4, below.**

Police Protection: Due to the limited nature of the project, the impacts to police protection are anticipated to be **less than significant.**

Schools and Parks: Due to the limited nature of the project, the projected is expected to have **no impact** on schools and parks.

Other Public Facilities: Due to the limited nature of the project, the impacts to other public facilities are anticipated to be **less than significant.**

Mitigation:

Mitigation Measure 14.1 - The address shall be posted and visible from Ridge Road.

Mitigation Measure 14.2 - Sales canopy or any structure shall be maintained within 150’ of ridge road. All parking shall be on cleared mineral soil, pavement, or gravel area within 150’ of Ridge Road. If structures or parking are more than 150’ from Ridge Road the driveway shall be improved to meet the standard for an emergency apparatus access way in accordance with Section 503 of the California Fire Code.

Mitigation Measure 14.3 - The driveway shall be accessed by an improved encroachment in accordance with Amador County Ordinance 1656. Any gate on the driveway shall be a minimum of 30 feet from Ridge Road. If the gate is locked when sales structures are up and on the site a Knox® Lock shall be provided for emergency access.

Mitigation Measure 14.4 - Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of fifteen (15) feet. All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.

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

DRAFT 2010 CHECKLIST

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:

Increased Use of Existing Parks / Construction or Expansion of Recreational Facilities: Due to the limited nature of the project, it will not significantly increase the use of existing neighborhood and regional parks or other recreational facilities, nor does it propose or require the construction or expansion of recreational facilities. There is **no impact**.

Mitigation: None.

Source: Planning Department.

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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>

Discussion:

Circulation System Performance: 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**.

Congestion Management Program: 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**.

Air Traffic Patterns: The project is located outside the area covered by the Airport Land Use Plan for Westover Field, and is not subject to limitations on building height and persons at one time (PAOT). There is **no impact**.

Hazards/Incompatible Uses: With adequate encroachment/access to Ridge Road, conflicts with incompatible uses should be minimized. The impact is anticipated to be **less than significant with the implementation of Mitigation Measure 16.2, below**.

Emergency Access: On site emergency access will be available through the approved encroachment. The impact is anticipated to be **less than significant with the implementation of Mitigation Measure 16.2, below**.

Public Transportation: The project does not conflict with adopted policies and programs for public transit, bicycle, or pedestrian facilities. There is **no impact**.

Mitigation:

Mitigation Measure 16.1 - Prior to issuance of the Use Permit, the permittee shall pay the Regional Traffic Mitigation Fee and Local Traffic Impact Fee in accordance with County Code Chapter 7.84 at the rate(s) in effect at the time of payment.

Mitigation Measure 16.2 - Prior to issuance of the Use Permit, the permittee shall obtain an encroachment permit from the Department of Transportation and Public Works for the construction of a commercial driveway encroachment to Ridge Road including any required appurtenances. The commercial driveway encroachment to Ridge Road shall conform to either Public Works Standard PW-6B for a Standard Commercial Driveway Approach to Arterial/Collector Road, or an alternate equivalent design prepared by a Registered Civil Engineer or Architect approved by the Director of Transportation and Public Works.

Source: Transportation and Public Works Department.

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 checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new 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 checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in 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 checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Wastewater Treatment Requirements: The project will not be served by a municipal sewer subject to regulation by the Regional Water Quality Control Board. There is **no impact**.

Water or Wastewater Treatment Facilities: The project does not propose and will not likely result in the construction of new or expansion of existing water or wastewater facilities. Toilet and handwashing facilities for employees may be provided by a portable unit. There is **no impact**.

Stormwater Drainage Facilities: The proposed project will not result in the need for new or expanded facilities. There is **no impact**.

Water Supplies: No new entitlements will be required for this project. There is **no impact**.

Wastewater Treatment Provider: The project will not be served by a wastewater treatment provider. There is **no impact**.

Landfill Capacity: The proposed project needs would be met under currently provided services. There would be **No Impact**.

Solid Waste Regulations: The project is not anticipated to generate significant quantities of solid waste and litter. The impact is **less than significant**.

Mitigation: None.

Source: Environmental Health Department.

DRAFT 2010 CHECKLIST

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:

The Use Permit will allow the retail sales of nuts, fruits, and vegetables grown on-site. Due to the limited nature of the project, as mitigated in Chapters 1 through 17, it is not expected to contribute to substantial individual or cumulative impacts to the area. Therefore, the impacts are anticipated to be **less than significant with mitigation incorporated**.

Mitigation: See Mitigation Measures in Chapters 1 through 17.

Sources: As cited in Chapters 1 through 17.

REFERENCES

California Air Resources Board; Amador County Air Pollution Control District Rules and Regulations; California Department of Conservation; California Geological Survey: Alquist-Priolo Earthquake Fault Zones; Amador County General Plan; Amador County GIS mapping; Amador County Multi-Hazard Mitigation Plan; Amador County General Plan Update EIR (October, 2014); Amador County

Zoning Code (Title 19); Amador County Soil Survey, US Fish & Wildlife Service's Information for Planning and Conservation (IPaC); and Commenting Departments and Agencies.

ATTACHMENTS

All sources and documents cited herein are available online and 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.

DRAFT 2010 CHECKLIST



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
TRANSPORTATION & PUBLIC WORKS

PHONE: (209) 223-6429

FAX: (209) 223-6395

WEBSITE: www.amadorgov.orgEMAIL: 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: May 11, 2016

SUBJECT: UP-16;1-1 Fancher - Proposed Conditions

ENCROACHMENTS:

1. Prior to issuance of the Use Permit, the permittee shall obtain an encroachment permit from the Department of Transportation and Public Works for the construction of a commercial driveway encroachment to Ridge Road including any required appurtenances. The commercial driveway encroachment to Ridge Road shall conform to either Public Works Standard PW-6B for a Standard Commercial Driveway Approach to Arterial/Collector Road, or an alternate equivalent design prepared by a Registered Civil Engineer or Architect approved by the Director of Transportation and Public Works.

PUBLIC ROAD IMPACT FEE:

2. Prior to issuance of the Use Permit, the developer shall pay the Regional Traffic Mitigation Fee and Local Traffic Impact Fee in accordance with Section 7.84 of the County Code at the rate(s) in effect at the time of payment.

cc: File
Aaron Brustatori, Director

AMADOR FIRE PROTECTION DISTRICT

810 Court Street, Jackson, CA 95642-2132

Phone (209) 223-6391



Memorandum

To: Chuck Beatty, Planning Department
CC: David Bellerive, Fire Chief; Applicant
From: Earl Curtis, Fire Prevention Officer
Date: April 18, 2016

Re: TAC meeting for Mr. Wayne Fancher for retail sale of ag products at 14133 Ridge Road (APN 040-030-033)

The concerns of the Amador Fire Protection District are noted below.

1. The address shall be posted and visible from Ridge Road.

Section 505.1 California Fire Code... Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Address numbers shall be maintained.

2. Sales canopy or any structure shall be maintained within 150' of ridge road. All parking shall be on cleared mineral soil, pavement, or gravel area within 150' of Ridge Road. If structures or parking are more than 150' from Ridge Road the driveway shall be improved to meet the standard for an emergency apparatus access way in accordance with *Section 503 of the California Fire Code*.

3. The driveway shall be accessed by an improved encroachment in accordance with *Amador County Ordinance 1656*. Any gate on the driveway shall be a minimum of 30 feet from Ridge Road. If the gate is locked when sales structures are up and on the site a Knox® Lock shall be provided for emergency access. An application for a Knox® lock may be obtained at Amador Fire Protection District office.

Fire Safe Regulations section 1273.11. Gate Entrance

(a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of fifteen (15) feet.

(b) All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
ENVIRONMENTAL HEALTH DEPARTMENT

Page 37 of 59
PHONE: (209) 223-6439

FAX: (209) 223-6228

WEBSITE: www.amadorgov.org

EMAIL: ACEH@amadorgov.org

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

MEMORANDUM

TO: Amador County Planning Department

FROM: Michael W. Israel, Environmental Health Department *MWI*

DATE: April 19, 2016

SUBJECT: Amador County APN 040-030-033
Use Permit – Wayne Fancher

This application has been accepted as complete. The Environmental Health Department proposes the following conditions of project approval.

Sales shall be limited to whole produce grown by the producer.

Toilet and handwashing facilities shall be provided for workers at all times the operation is open for business. A portable unit supplied and serviced by a recognized provided is acceptable.

U.S. Fish & Wildlife Service

Fancher Agricultural Sales

IPaC Trust Resources Report

Generated May 17, 2016 01:00 PM MDT, IPaC v3.0.7

This report is for informational purposes only and should not be used for planning or analyzing project level impacts. For project reviews that require U.S. Fish & Wildlife Service review or concurrence, please return to the IPaC website and request an official species list from the Regulatory Documents page.



IPaC - Information for Planning and Conservation (<https://ecos.fws.gov/ipac/>): A project planning tool to help streamline the U.S. Fish & Wildlife Service environmental review process.

Table of Contents

IPaC Trust Resources Report	1
Project Description	1
Endangered Species	2
Migratory Birds	4
Refuges & Hatcheries	7
Wetlands	8

U.S. Fish & Wildlife Service IPaC Trust Resources Report



NAME

Fancher Agricultural Sales

LOCATION

Amador County, California

DESCRIPTION

Use Permit UP-16;1-1 request for retail sales of agricultural products at 14133 Ridge Road, Sutter Creek, CA.

IPAC LINK

<https://ecos.fws.gov/ipac/project/3GFDG-QZQTR-A6LHA-BVWJP-REVZQ4>



U.S. Fish & Wildlife Service Contact Information

Trust resources in this location are managed by:

Sacramento Fish And Wildlife Office

Federal Building

2800 Cottage Way, Room W-2605

Sacramento, CA 95825-1846

(916) 414-6600

Endangered Species

Proposed, candidate, threatened, and endangered species are managed by the [Endangered Species Program](#) of the U.S. Fish & Wildlife Service.

This USFWS trust resource report is for informational purposes only and should not be used for planning or analyzing project level impacts.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list from the Regulatory Documents section.

[Section 7](#) of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency.

A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list either from the Regulatory Documents section in IPaC or from the local field office directly.

The list of species below are those that may occur or could potentially be affected by activities in this location:

Amphibians

California Red-legged Frog *Rana draytonii* Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=D02D

Fishes

Delta Smelt *Hypomesus transpacificus* Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=E070

Steelhead *Oncorhynchus (=Salmo) mykiss* Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=E08D

Critical Habitats

There are no critical habitats in this location

Migratory Birds

Birds are protected by the [Migratory Bird Treaty Act](#) and the [Bald and Golden Eagle Protection Act](#).

Any activity that results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish & Wildlife Service.^[1] There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

1. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Additional information can be found using the following links:

- Birds of Conservation Concern
<http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Conservation measures for birds
<http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Year-round bird occurrence data
<http://www.birdscanada.org/birdmon/default/datasummaries.jsp>

The following species of migratory birds could potentially be affected by activities in this location:

Bald Eagle <i>Haliaeetus leucocephalus</i>	Bird of conservation concern
Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B008	
Black Rail <i>Laterallus jamaicensis</i>	Bird of conservation concern
Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B09A	
Black-chinned Sparrow <i>Spizella atrogularis</i>	Bird of conservation concern
Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B01R	
Burrowing Owl <i>Athene cunicularia</i>	Bird of conservation concern
Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0NC	

California Spotted Owl <i>Strix occidentalis occidentalis</i> Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B08L	Bird of conservation concern
Calliope Hummingbird <i>Stellula calliope</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0K3	Bird of conservation concern
Costa's Hummingbird <i>Calypte costae</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0JE	Bird of conservation concern
Flammulated Owl <i>Otus flammeolus</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0DK	Bird of conservation concern
Fox Sparrow <i>Passerella iliaca</i> Year-round	Bird of conservation concern
Green-tailed Towhee <i>Pipilo chlorurus</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0IO	Bird of conservation concern
Lewis's Woodpecker <i>Melanerpes lewis</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0HQ	Bird of conservation concern
Loggerhead Shrike <i>Lanius ludovicianus</i> Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0FY	Bird of conservation concern
Long-billed Curlew <i>Numenius americanus</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B06S	Bird of conservation concern
Nuttall's Woodpecker <i>Picoides nuttallii</i> Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0HT	Bird of conservation concern
Oak Titmouse <i>Baeolophus inornatus</i> Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0MJ	Bird of conservation concern
Olive-sided Flycatcher <i>Contopus cooperi</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0AN	Bird of conservation concern
Peregrine Falcon <i>Falco peregrinus</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0FU	Bird of conservation concern

Rufous-crowned Sparrow *Aimophila ruficeps*

Year-round

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0MX

Bird of conservation concern

Short-eared Owl *Asio flammeus*

Season: Wintering

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0HD

Bird of conservation concern

Snowy Plover *Charadrius alexandrinus*

Season: Breeding

Bird of conservation concern

Swainson's Hawk *Buteo swainsoni*

Season: Breeding

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B070

Bird of conservation concern

Western Grebe *aechmophorus occidentalis*

Season: Wintering

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0EA

Bird of conservation concern

Williamson's Sapsucker *Sphyrapicus thyroideus*

Year-round

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0FX

Bird of conservation concern

Willow Flycatcher *Empidonax traillii*

Season: Breeding

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0F6

Bird of conservation concern

Yellow-billed Magpie *Pica nuttalli*

Year-round

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0N8

Bird of conservation concern

Wildlife refuges and fish hatcheries

There are no refuges or fish hatcheries in this location

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

DATA LIMITATIONS

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

DATA EXCLUSIONS

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

DATA PRECAUTIONS

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

There are no wetlands in this location



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
 FAX: (209) 257-5002
 WEBSITE: www.amadorgov.org
 E-MAIL: planning@amadorgov.org

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

APPLICATION REFERRAL

TO: Mike Israel, Environmental Health Department
 Jered Reinking, Department of Transportation and Public Works
 Steve Stokes, Building Department
 David Bellerive, Amador Fire Protection District
 Jim McHargue, Waste Management/Air District
 Steve Zanetta, Surveying Department
 Greg Gillott, County Counsel
 Jim Wegner, Undersheriff
 Carla Meyer, Amador Transit
 Caltrans, District 10
 Darin McFarlin, Cal Fire
 John Gedney, ACTC
 CDFW, Region 2

DATE: January 25, 2015

FROM:  Chuck Beatty, Planning Department

PROJECT: Request from Wayne Fancher for a Use Permit (UP-16;1-1) to allow on-site retail sales of agricultural products in a residential zone. Per Amador County Code, the processing, packing, selling, and shipping of agricultural products for on-site retail purposes requires a Use Permit in the "R1A," Single-family/Agricultural zoning district.

LOCATION: 14133 Ridge Road, approximately 2.5 miles east of Highway 49 (APN 040-030-033).

REVIEW: As part of the review process, this project is being sent to County staff as well as State and local agencies for their review and comment. The **Amador County Technical Advisory Committee (TAC)** will meet on **Monday, February 8, 2016** at 10:00 a.m. in Conference Room "A" at the County Administration Building, 810 Court Street, Jackson, CA, to review the project for completeness. At this time, staff anticipates that a mitigated negative declaration will be the appropriate CEQA document for this project.

cc: Wayne Fancher, applicant/property owner

Wayne D. Fancher

14133 Ridge Road
Sutter Creek, CA
APN: 040-030-033-000

The purpose of this request is for a Use Permit to allow retail selling of agricultural production on the property. Property is zoned R1-A.

1. The plot size is 4.23 Ac. The proposed area for selling would encompass approx. ½ Ac., including parking.
2. The structure for selling will be a temporary pop-up tent measuring 10'X10'. It will only be up during the selling season. Typically July through November.
3. Single floor.
4. Off-street parking is a graveled area indicated on the attached plot map, and pictures attached.
5. Water is provided by both Amador Water Agency treated, and canal agricultural water untreated.
6. During selling season, portable toilet will be provided by Sea Pea Septic Service.
7. Plans attached
16. Conditional use permit is required per 19.24.045 R1-A Single-family residential-agricultural district.



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 Wayne D Fancher

Mailing Address P.O. Box 725
Seaview, WA 98644

Phone Number [REDACTED]

Assessor Parcel Number 040-030-033-000

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

Retail Sale of locally grown produce,
nuts and related agricultural products.

- 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].00
- Environmental Health Review Fee: \$ [REDACTED].00
- Public Works Agency Review Fee: \$ [REDACTED].00
- 8. Complete an Environmental Information Form.
- 9. Sign Indemnification Form.

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: 14133 Ridge Road Sutter Creek
Date Filed: _____ File No. _____

Applicant/ Developer Wayne Fancher Landowner Wayne Fancher
Address SAME Address PO Box 725
Seaview, WA 98644
Phone No. _____ Phone No. [REDACTED]

Assessor Parcel Number(s) 040-030-033-000
Existing Zoning District RIA
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: None

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

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
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, whether 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.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

Wayne D. Fancher
14133 Ridge Road
Sutter Creek, CA
APN: 040-030-033-000

ENVIRONMENTAL SETTING

29. The project site is a undeveloped R1A zoned property. There is no residence on it at the present time. It is gently sloped from Ridge Road in a northerly direction. An old PG&E canal bisects the property. It is presently open with a small amount of water flowing through it for the wildlife. It is my understanding that it is to be filled in at some point. Presently there are ten mature walnut trees, sixteen recent planted walnut trees (1-2 years) with ten more trees to be planted in the spring of 2016. There are also a variety of ornamental and fruit trees as well as mature oak trees. There is no cultural or historic aspect to the property. There are currently two 10' X12' sheds located on the property.
30. To the South and East of the property is the Sierra Ridge Winery, zoned AG. To the West is my aunt and uncle Lawrence and Doreen Ferdani, whose property is also zoned R1A. To the North is also undeveloped land used for cattle grazing.
31. There is no known mine shafts, tunnels, air shafts open hazardous excavations, ect.













