

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: OCTOBER 11, 2016

Item 2 - Environmental document determination and possible project decision for Tentative Parcel Map No. 2849, proposing the division of 40.8+/- acres into two (2) parcels of 5.0+/- and 22.8+/- acres, with a 13-acre remainder.

Applicants: Buell Trust and James M. & Karen L. Buell Trust

Supervisory District: 1

Location: 16675 Butte Mountain Road, approximately 2.5 miles east of Clinton Road (APNs 044-240-030 & 044-240-043).

- A. Current Zoning Designation:** "R1A," Single Family Residential & Agricultural District
- B. Current General Plan Designation:** A-T, Agricultural-Transition (5 acre minimum density)
- C. Source of Water:** Individual wells (current and proposed)
- D. Sewage Disposal:** Individual septic systems (current & proposed)
- E. Description:** The applicant is requesting to divide 40.8+/- acres into two (2) parcels of approximately 5.0 and 22.8 acres, plus a 13-acre remainder. The project includes two parcels: a 13.4-acre vacant parcel and a 27.4-acre parcel occupied by two single-family dwellings. The dwellings will be on separate parcels upon recording of the final map. The current zoning and General Plan designations limit the development potential to one single-family detached home on the proposed 22.8-acre parcel, one single-family attached home on the proposed 5.0-acre parcel, and two single-family detached homes on the 13-acre remainder.
- F. TAC Review & Recommendation:** The Amador County Technical Advisory Committee (TAC) reviewed this project for completeness on met on this project on July 27, 2016, and prepared Conditions of Approval following completion of the CEQA Initial Study on August 24, 2016. TAC has no technical objection to the Planning Commission approving this Parcel Map with the adoption of a Mitigated Negative Declaration and the conditions and findings included with the staff report.
- G. Planning Commission Action:** The action of the Planning Commission should first include a decision on the adequacy of the environmental document, proposed for a Mitigated Negative Declaration. A decision on the tentative map with the proposed conditions (attached) can then be made.
- H. Findings:** Section 66474 of the California Subdivision Map Act requires a County to deny approval of a Tentative Map if it makes any of the following findings:
- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
 - b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: If the Planning Commission approves this Tentative Map, the following findings are recommended for adoption. The above Findings (a) through (g) do not apply to this project in that:

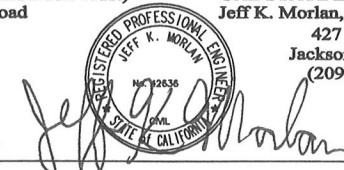
- a. The proposed map (Tentative Parcel Map No. 2849) is consistent with the Amador County General Plan;
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and Amador County development standards;
- c. The site is physically suitable for residential development and is compatible with surrounding residential uses;
- d. The site is physically suitable for the proposed density of development;
- e. The Environmental Document prepared for Tentative Parcel Map 2849 (Mitigated Negative Declaration) determined that potential environmental impacts from the design of the parcel map or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval – see attached conditions/mitigation measures;
- f. The Mitigated Negative Declaration prepared for Tentative Parcel Map 2849 determined that no potentially serious health problems were identified from the project; and
- g. No conflicts with easements acquired by the public at large for access through or use of property within the proposed subdivision have been identified.

VESTING
TENTATIVE PARCEL MAP No. 2849
 for
BUELL TRUST

BEING A PORTION OF NE 1/4, SE 1/4, NW 1/4
 AND SW 1/4 SEC. 25, T.6 N., R.11 E., M.D.M.
 AMADOR COUNTY, CALIFORNIA
 JUNE 2015

OWNER & SUBDIVIDER:
 James M. Buell & Karen L. Buell (AKA Buell Trust)
 16675 Butte Mountain Road
 Jackson, CA 95642
 (209) 245-3078

PREPARED BY:
 CAL STATE ENGINEERING, INC.
 Jeff K. Morlan, P.E. RCE No. 42636
 427 Broadway
 Jackson, CA 95642
 (209) 223-1441



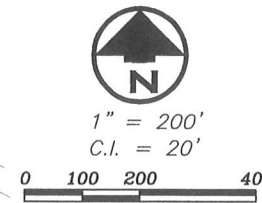
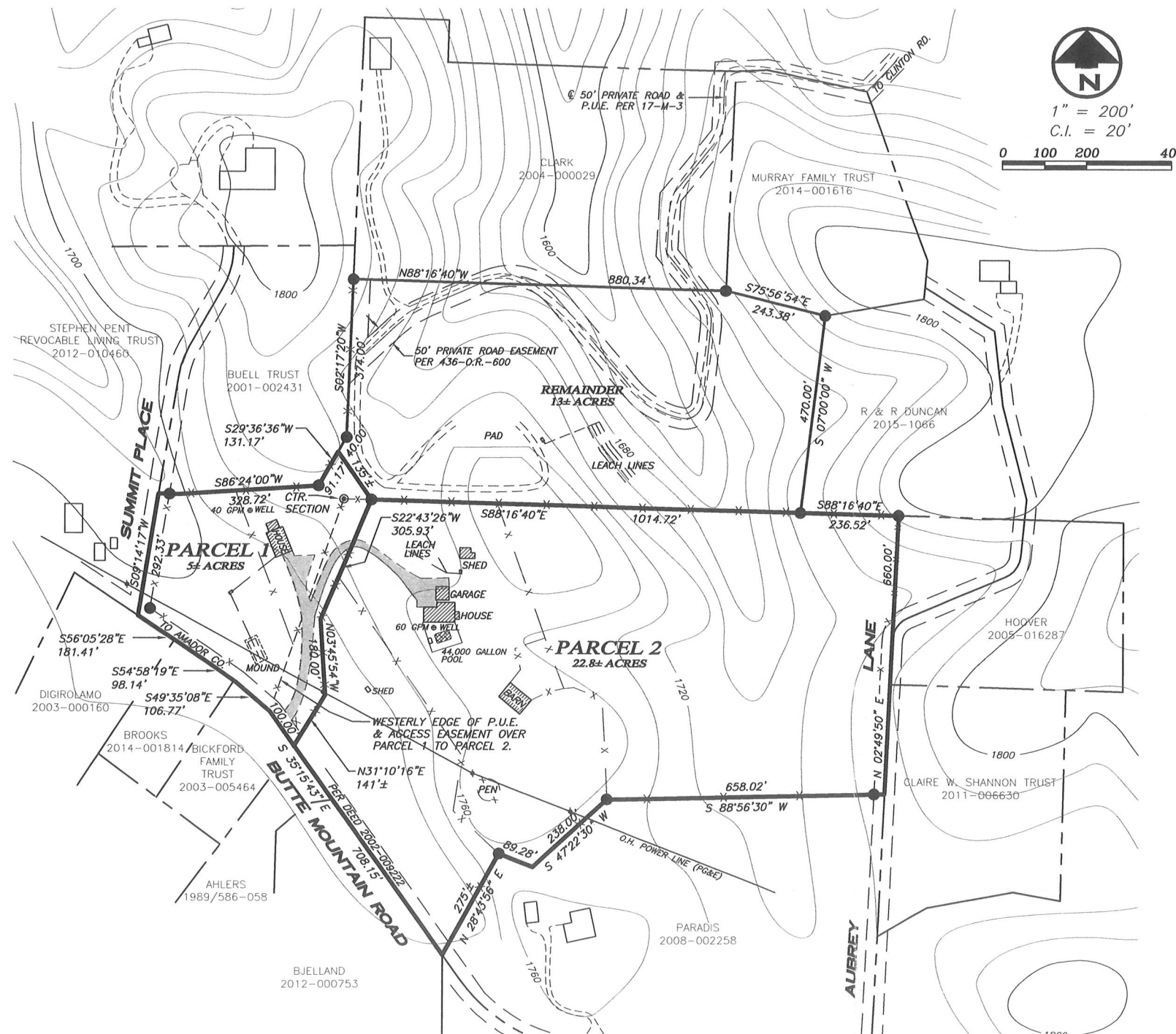
GENERAL NOTES

1. THE PURPOSE OF THIS SUBDIVISION IS TO REESTABLISH PREVIOUSLY SEPARATE AND DEVELOPED PARCELS FOR ESTATE PLANNING PURPOSES.
 - a.) PARCEL 1 & PARCEL 2 ARE FULLY DEVELOPED WITH OCCUPIED HOMES AND FULL SERVICES, SINCE 1987 & 1983 RESPECTIVELY
 - b.) DRIVEWAY AND DRIVEWAY ENCROACHMENT AT BUTTE MTN. RD. ARE IN COMPLIANCE WITH COUNTY STANDARDS
2. DEED REFERENCE: INS. NO. 2003-009992 & (2000-011558 REMAINDER)
3. MAP REFERENCE: N/A
4. ASSESSOR'S PARCEL NUMBERS: 044-240-030 & (044-230-043 REMAINDER)
5. TOTAL ACREAGE: 27.8± ACRES (REMAINDER = 13± ACRES)
6. TOTAL NUMBER OF EXISTING PARCELS: 1
7. TOTAL NUMBER OF PROPOSED PARCELS: 2 PLUS REMAINDER
8. EXISTING LAND USE: RESIDENTIAL SINGLE FAMILY & AGRICULTURE
9. PROPOSED LAND USE: NO CHANGE
10. EXISTING ZONING: R1A
11. PROPOSED ZONING: NO CHANGE
12. EXISTING GENERAL PLAN DESIGNATION: A-T
13. PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
14. WATER SUPPLY: ON-SITE DOMESTIC WELLS (EXISTING)
15. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS (EXISTING)
16. POWER: PACIFIC GAS & ELECTRIC CO. (EXISTING UNDERGROUND SERVICE)
17. TELEPHONE SERVICE: A.T.&T. (EXISTING UNDERGROUND SERVICE)
18. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
19. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
20. CONTOUR INTERVAL: 20' BASED ON USGS 7.5' MOKELUMNE HILL QUAD
21. BOUNDARY DATA: BOUNDARY DATA FROM RECORD MAP 59M89
22. BUILDING SETBACKS COMPLY WITH COUNTY ZONING CHAPTER 19.44 AND WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS) (SETBACKS ARE NOT SHOWN FOR CLARITY).
23. THIS PROPERTY IS NOT WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A LOW LEVEL FLIGHT PATH OR WITHIN SPECIAL AIRSPACE AS DEFINED IN SECTION 21098 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN URBANIZED AREA AS DEFINED IN SECTION 65944. IT DOES LIE WITHIN AN INSTRUMENT FLIGHT ROUTE.

AGENT'S CERTIFICATE:

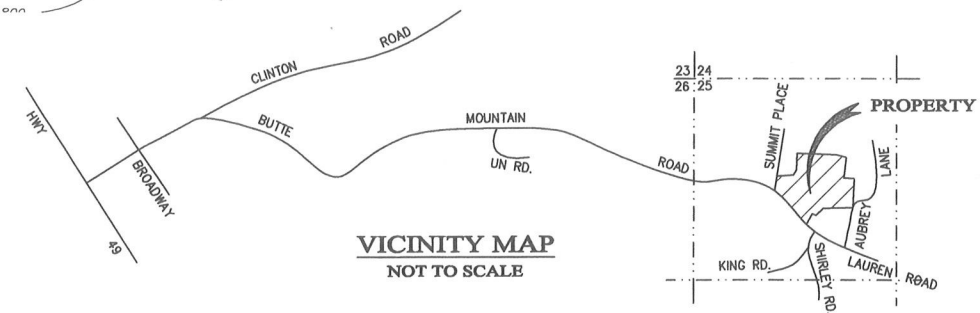
I AM THE AGENT / SUBDIVIDER, JAMES M. BUELL, WHO CONSENTS TO THE FILING OF THIS PARCEL MAP APPLICATION IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 7 DIVISION 2 OF THE CALIFORNIA GOVERNMENT CODE, THE SUBDIVISION MAP ACT.

James M. Buell - 6/8/15
 JAMES M. BUELL DATE:



CAL STATE ENGINEERING
 INCORPORATED

427 BROADWAY JACKSON, CA. 95642
 PHONE: (209) 223-1441
 FAX: (209) 223-5044



VICINITY MAP
 NOT TO SCALE

AMADOR COUNTY PLANNING COMMISSION

**Conditions of Approval
and Mitigation Monitoring Program**

PROJECT: Tentative Parcel Map No. 2849

SUBDIVIDER: Buell Trust and James M. & Karen L. Buell Trust

DESCRIPTION: Tentative Parcel Map No. 2849, proposing the division of 40.8+/- acres into 2 parcels of 5.0+/- and 22.8+/- acres, with a 13.0+/- acre remainder each. The project is located at 16675 Butte Mountain Road, Jackson, CA 95642 (APNs 044-240-030 & 044-240-043).

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration.

NOTICE OF INTENT (TO FILE A NEGATIVE DECLARATION): September 21, 2016

PLANNING COMMISSION APPROVAL DATE:

NOTICE OF DETERMINATION DATE:

TENTATIVE PARCEL MAP EXPIRATION DATE:

EXTENSION OF EXPIRATION DATE:

IMPORTANT NOTES:

NOTE A: It is suggested the subdivider contact the Environmental Health, Public Works, and Planning Departments and any other agencies involved prior to commencing the preceding conditions. Improvement work shall not begin prior to the review of the plans and the issuance of a permit by the Public Works Department. The Inspector must have a minimum of 48 hours notice prior to the start of any construction.

NOTE B: An extension of time for completion of this tentative map is possible, provided said extension is applied for by the applicant, to the Planning Department, in writing, prior to the expiration date of the tentative map.

NOTE C: Information concerning this map can be obtained through the Amador County Planning Department, 810 Court Street, Jackson, CA 95642 (209) 223-6380.

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Parcel Map No. 2849 – Buell Trust

Page 2 of 4

FISH AND GAME FEES:

1. *No permits shall be issued, fees paid, or activity commence, as they relate to this project, until such time as the Permittee has provided the Planning Department with the Department of Fish and Game Filing Fee for a Notice of Determination or a Certificate of Fee Exemption from Fish and Game. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.*

PARCEL MAP RECORDATION CONDITIONS:

2. Prepare and submit Parcel Map. THE SURVEYOR'S OFFICE SHALL MONITOR THIS CONDITION.
3. Submit Preliminary Title Report as evidence of ownership. A Parcel Map Guaranty must accompany the map at the time of recording. THE SURVEYOR'S OFFICE SHALL MONITOR THIS CONDITION.
4. A Registered Civil Engineer or Licensed Land Surveyor must survey all parcels. Monuments are to be set, reset, or verified (if existing) according to County Standards. THE SURVEYOR'S OFFICE SHALL MONITOR THIS CONDITION.
5. Pursuant to Section 66463.1 of the Government Code (Subdivision Map Act) multiple Parcel Map(s) may be filed prior to the expiration of the tentative map. Any multiple Parcel Map(s) so filed shall be reviewed as to submittal to the Board of Supervisors for Parcel Map approval. The shape and size and development of any single unit or multiple units will be subject to Public Works Agency and Environmental Health Department review of traffic circulation and sewage disposal. MONITORED BY THE SURVEYOR'S OFFICE, THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION, AND THE ENVIRONMENTAL HEALTH DEPARTMENT.

SOILS:

6. Preliminary Soils Report:
 _____ Submit Preliminary Soils Report by a Registered Civil Engineer required in Section 17.28.240 of the County Ordinance Code.
 Waived as defined in Section 66491 (a) of the Subdivision Map Act.
 NO MONITORING NECESSARY.

EASEMENTS:

7. Prior to recordation of any Parcel Map, provide easements as required for utilities by County Code Section 17.28.030. THE SURVEYOR'S OFFICE SHALL MONITOR THIS CONDITION.

TAXES:

8. All current and delinquent taxes must be paid. Security, in the form of a cash deposit, must be posted for estimated taxes, and special assessment collected as taxes, which are a lien against the subject property, but which are not yet payable. The Tax Collector shall draw upon this cash deposit to pay the taxes, and special assessments collected as taxes when they become payable. When all current and/or delinquent taxes have been paid, and any required security has been posted with the County Tax Collector, the Tax Collector will submit a letter to the County Surveyor's Office stating that this condition has been satisfied. (Note: Please refer to Amador County Code

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Parcel Map No. 2849 – BUELL TRUST

Page 3 of 4

Sections 17.72.120, 17.72.130 and 17.72.140 {amended May 15, 2007}, and Government Code Sections 66492 and 66493). THE SURVEYOR'S OFFICE SHALL MONITOR THIS CONDITION.

PUBLIC REPORT:

9. Complete the form for the Subdivision Public Report for recording--must be notarized. THE SURVEYOR'S OFFICE SHALL MONITOR THIS CONDITION.

STANDARD ROAD CONNECTION:

10. Prior to recordation of any Parcel Map, obtain an encroachment permit from the Department of Transportation and Public Works for a Standard Road Connection to Butte Mountain Road, including and required appurtenances. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION SHALL MONITOR THIS CONDITION.
11. Prior to recordation of any Parcel Map, the residential driveway encroachment to Butte Mountain Road shall be upgraded to conform to Public Works Standard PW-5A for a Standard Road Connection or as approved by the County Director of Transportation and Public Works.

PRIVATE ROAD IMPROVEMENTS:

12. Prior to recordation of any Parcel Map, the private road shall conform to the requirements pertaining to Private Roads in County Code Chapter 12.08.035 and 15.30.
13. Prior to recordation of any Parcel Map, submit engineered plans for and construct the private road from the point of departure for the road connection from Butte Mountain Road through Parcel 1 to the property boundary of Parcel 2.
14. Prior to recordation of any Parcel Map, submit a Recorded Private Road Maintenance Agreement for all parcels served by the Private Road from the point of departure for the driveway from Butte Mountain Road through Parcel 1 to the property boundary of Parcel 2.
15. Enter into a land development improvement agreement and submit accompanying bonds, fees, and related documents for any required improvements not completed prior to the Parcel Map.

PUBLIC WORKS FEES:

16. The subdivider shall pay the actual costs of Plan Checking, Inspection, and Testing as provided in Section 17.40 of the County Ordinance prior to recordation of any final map(s). Five percent (5%) of a Licensed Civil Engineer's Estimate of the Improvement Costs will be deposit with the Department of Transportation and Public Works (2-1/2% at the time of submission and 2-1/2% prior to inspection and testing).

FIRE PROTECTION:

17. Fire apparatus access shall be 20 feet in width to within 150 feet of all structures, per Section 503.1.1 of the California Fire Code. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION.

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Parcel Map No. 2849 – BUELL TRUST

Page 4 of 4

- 18. If the fire apparatus access is gated, gate and gate supports shall be a minimum of two feet wider than the access and a minimum of 30 feet back from the intersecting roadway, per Title 14 of the California Code of Regulations, Section 1273.11. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION.
- 19. If the fire apparatus access is gated, provide Knox access control, per Section 503.6 of the California Fire Code. Order forms are available at the AFD office. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION.

ARCHAEOLOGICAL, CULTURAL, HISTORICAL MITIGATION:

- 20. Prior to recordation of any Parcel Map(s), the applicant shall provide a statement, for review and approval by the Planning Department, that if historic archaeological, and/or paleontological resources are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the developer shall immediately notify the Planning Department of the discovery. In such case, the developer shall, at their expense, retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required to submit to the Planning Department for review and approval a report of findings and method of curation or protection of the resources. Further grading or site work within the area of discovery shall not be allowed until the preceding steps have been taken. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

RECREATION:

- 21. Pursuant to County Code Chapter 17.50 (Ordinance No. 1198- Amador County Recreation and Fees Ordinance) a dedication of land, payment of fees, or a combination of both for park and recreational purposes shall be provided by the developer prior to the recordation of the Parcel Map. THE AMADOR COUNTY RECREATION AGENCY SHALL MONITOR THIS CONDITION.

 Chairman
 Amador County Planning Commission

(1) Applicant	(6) Surveying Office
(2) Preparer of Map	(7) Amador Fire Protection District
(3) Building Department	(8) Fish and Wildlife
(4) Environmental Health Department	(9) California Department of Forestry
(5) Public Works Agency	

ENDORSED
FILED
SEP 21 2016

KIMBERLY L. GRADY, County Clerk
AMADOR COUNTY
By T. HURTADO Deputy

**PROPOSED
NEGATIVE DECLARATION**

CALIFORNIA ENVIRONMENTAL QUALITY ACT

PROJECT NAME: Tentative Parcel Map No. 2849 – Buell Trust/James M. & Karen L. Buell Trust

LEAD AGENCY: Amador County Planning Commission

PROJECT DESCRIPTION: The project involves the division of 40.8+/- acres into two tracts of 5+/- and 22.8+/- acres, plus a 13-acre remainder. The project is located at 16675 Butte Mountain Road (APNs 044-240-030 & 044-240-043).

PROJECT FINDINGS: This project will not have a significant adverse effect on the environment due to mitigation measures incorporated into the tentative map and attached as conditions.

STATEMENT OF REASONS: The Planning Department notes the following:

- a. The proposed map is consistent with the Amador County General Plan;
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and Amador County development standards;
- c. The site is physically suitable for residential development and is compatible with surrounding residential uses;
- d. The site is physically suitable for the proposed density of development;
- e. The Environmental Document prepared for Tentative Parcel Map 2849 (Mitigated Negative Declaration) determined that potential environmental impacts from the design of the parcel map or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval;
- f. The Mitigated Negative Declaration prepared for Tentative Parcel Map 2849 determined that no potentially serious health problems were identified from the project; and
- g. No conflicts with easements acquired by the public at large for access through or use of property within the proposed subdivision have been identified.

PUBLIC HEARING: The Amador County Planning Commission will conduct a public hearing on Tuesday, October 11, 2016, at 7:00 p.m. in the Board Chambers of the County Administration Center, 810 Court Street, Jackson, CA 95642.



Chuck Beatty, AICP, Planner III

Date: 9-21-16

File No. Ø

Posted On 09/21/2016

Posting Removed _____ Page 8 of 45

MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title: Parcel Map 2849

Lead Agency Name and Address: Amador County Planning Department
810 Court Street, Jackson, CA 95642

Contact Person/Phone Number: Chuck Beatty, Planner III
209-223-6380

Project Location: 16675 Butte Mountain Road, Jackson, CA 95642

Project Sponsor's Name and Address: James & Karen Buell
16675 Butte Mountain Road, Jackson, CA 95642

General Plan Designation(s): Agricultural-Transition

Zoning: "R1A," Single-family Residential & 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 project involves the division of 40.8+/- acres into two parcels of 5.0+/- and 22.8+/- acres, plus a 13.0 +/- acre remainder.

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

The setting is largely rural, low density, single-family dwellings and ranchlands with parcels sizes ranging from 2 to 400 acres within a half-mile of the site.

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

None.

Project Name:	INITIAL STUDY/NEGATIVE DECLARATION
----------------------	---

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 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

Project Name:	INITIAL STUDY/NEGATIVE DECLARATION
----------------------	---

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

Discussion:

Scenic Vistas: The most significant views of the area are ranchlands located on gentle to steep topography and single-family homes. Existing views would not be significantly obstructed by the project due to the requirements outlined in County Code for building setbacks and height limitations in the zoning district. Project implementation would not have a substantial adverse effect on a scenic vista. The impact is **less than significant**.

Scenic Resources within a Scenic Highway: The project is not located within a designated or eligible State Scenic Highway corridor; therefore, there is **no impact**.

Visual Character: The project would not substantially degrade the visual character or quality of the site or its surroundings. The potential development under the existing General Plan and zoning codes would permit the development of three additional single-family dwellings and one attached dwelling. The impact to visual character will be **less than significant**.

Light and Glare: Although there will be the potential for increase in outdoor lighting from potential the new structures and appurtenances, this increase is not anticipated to be substantial. Impacts due to light and glare are **less than significant**.

Mitigation: None required.

Source: Amador County Planning Department.

<p>Chapter 2. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the CA Dept. of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:</p>	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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Conversion of farmland: The proposed project is not located in an area designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as defined by the California department of Conservation Farmland Mapping and Monitoring Program. The project will not involve the conversion of farmland to other uses. Therefore, there is **no impact** to farmland.

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

Project Name:	INITIAL STUDY/NEGATIVE DECLARATION
----------------------	---

Conflict with zoning for, or cause rezoning of, forest land: No forest or timber land zoning has been established at the project site or in the project vicinity. There is **no impact**.

Loss conversion of forest land: Approximately 35% of the project site is wooded. Due to the limited development potential of the project (3 detached dwellings and one attached dwelling) and ample cleared area for construction, existing forest land is not anticipated to be affected. Therefore, the **impact is less than significant**.

Loss or conversion of farmland, to non-agricultural use: The project would not involve other changes that could result in the conversion of farmland to non-agricultural use beyond those activities which are currently allowed by the General Plan and existing zoning. There is **no impact**.

Mitigation: None required.

Source: Amador County Important Farmland Map 2014; Amador County General Plan; Planning Department; California Department of Conservation, Division of Farmland Mapping and Monitoring.

DRAFT 2010 CHECKLIST

Project Name:	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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

Air Quality Plan: Amador County does not have an air quality plan. 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. Conditions to control fugitive dust emissions may be imposed at the time any building permits are issued. Outdoor fires ignited on the property must comply with the rules and regulations of the Amador Air District. All air contaminants that may be generated by activities on this property must comply with the Rules and Regulations of the Amador Air District. There is **no impact**.

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

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

Objectionable Odors: Substantial quantities of objectionable odor should not be generated by the current activities on the property, or by the uses allowed under the requested Use Permit. All air contaminants generated by activities on this property must comply with the Rules and Regulations of the Air District. There is **no impact**.

Mitigation: None required.

Source: Amador Planning Department.

Project Name:

INITIAL STUDY/NEGATIVE DECLARATION

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

Candidate, Sensitive, or Special Status Species: A review of Exhibit 4.4-4b, Special-Status Species Occurrences -South Detail Map, from the Amador County General Plan Final EIR (July, 2016) indicates there are occurrences of the northwestern pond turtle approximately 2.6 miles west of the project site. There are no documented occurrences of candidate, sensitive, or special status species, indicated on the project site. Due to the lack of habitat for these species on the property, it is unlikely that either would be found on this project site. The impact to Candidate, Sensitive, and Special Status Species is **less than significant**.

Riparian Habitat and other Sensitive Natural Communities: The project site is not located within a designated Flood Hazard Area as shown on the effective FEMA Flood Insurance Rate Map, and there are no perennial or seasonal streams on site. The project is not located in an area that has been identified to include sensitive natural communities in local or regional plans, policies, or regulations. The impact is expected to be **less than significant**.

Project Name:	INITIAL STUDY/NEGATIVE DECLARATION
----------------------	---

Federally Protected Wetlands: There are no federally protected wetlands located on this project site or in close proximity of this project. There is **no impact**.

Movement of Fish and Wildlife: The project is a 40-acre site that includes approximately 14 acres of wooded area. While the tree canopy may provide food and shelter for migratory birds, the limited potential development of the site will not significantly impact the movement of native resident or migratory fish or wildlife or their corridors and nursery sites. The impact is **less than significant**.

Biological Resource Policies and Natural Community Conservation Plan: Amador County does not have any local policies or ordinances protecting biological resources. There is **no impact**.

Habitat Conservation Plan and Natural Community 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 required.

Source: Amador County General Plan and Municipal Codes; Planning Department; and Amador County General Plan Final EIR (July, 2016).

DRAFT 2010 CHECKLIST

Project Name:	INITIAL STUDY/NEGATIVE DECLARATION
----------------------	---

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 and Archaeological Resources: A review of Exhibit 4.5-2, Cultural Resource Sensitivity, of the Amador County General Plan Final EIR (July, 2016) indicates the site is in an area identified as having moderate cultural resource sensitivity. It is anticipated implementation of the project would not affect historic resources. However, implementation of Mitigation Measure 5.1, below, would reduce any potential impacts to unknown resources to less than significant. Therefore, the impact is **less than significant with mitigation incorporated**.

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

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

Mitigation:

Mitigation Measure 5.1 - Prior to issuance of a demolition or building permit, the applicant shall provide a statement, for the review and approval of the Planning Department, that if historic, archaeological, and/or paleontological resources are encountered during site grading or other

Project Name:

INITIAL STUDY/NEGATIVE DECLARATION

site work, all such work shall be halted immediately within the area of discovery and the developer shall immediately notify the Planning Department of the discovery. In such case, the developer shall, at their expense, retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required to submit to the Planning Department for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the area of discovery shall not be allowed until the preceding steps have been taken.

Source: Planning Department; Amador County General Plan Final EIR (July, 2016).

DRAFT 2010 CHECKLIST

Project Name:	INITIAL STUDY/NEGATIVE DECLARATION
----------------------	---

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 Final EIR (July, 2016) 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 soils in this location are in the Mariposa (McD & McE), Fiddletown (FoE), and Sites (SnB) very rocky loam series with moderate to steep slopes. These soil types are shallow with medium to very rapid runoff and moderate to very severe erosion hazard (Soil Survey, Amador County, 1993). Any grading activity moving more than 50 CY of soil will require a grading permit. Grading Permits are reviewed and approved by the County in

Project Name:	INITIAL STUDY/NEGATIVE DECLARATION
----------------------	---

accordance with Ordinance 1619 (County Code 15.40), and conditions/requirements are applied to minimize potential erosion. The issuance of a grading permit, along with implementation of Erosion Control requirements, will minimize potential erosion resulting to a **less than significant impact**.

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, Section 4.6 (Geology, Soils, Mineral Resources, and Paleontological Resources) of the Amador County General Plan Final EIR (July, 2016), notes that foothill areas have a low potential for liquefaction and that land subsidence in Amador County has been historically minimal and infrequent. Therefore, the impact is **less than significant**.

Expansive Soils: The project is not located in an area identified as having a high shrink-swell potential as displayed in Exhibit 4.6-2, Soil Limitations, in the Amador County General Plan Final EIR (July, 2016). Therefore, the impact is **less than significant**.

Soils Capable of Sewage Disposal: On-site wastewater treatment systems have been designed and installed on each and every proposed parcel. **The impact is less than significant.**

Mitigation: None required.

Sources: Amador County General Plan Final EIR (July, 2016); Amador County Planning Department; Amador County Environmental Health Department;

Chapter 7. GREENHOUSE GAS EMISSIONS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Greenhouse Gas Emissions: Greenhouse gas emissions include carbon dioxide, methane, and nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride. The most common form of greenhouse gas emissions from this project would be CO2 emissions from vehicles traveling to and from the site, and limited emissions from equipment on site during development and construction. The project has the potential to increase vehicle trips associated with potential future development of three detached dwellings and one attached dwelling. This impact is not expected to contribute significantly to greenhouse gas levels within Amador County. The impact is **less than significant**.

Plans and Policies for Greenhouse Gas Emissions: Amador County does not currently have any adopted thresholds of significance, plans, or policies regarding greenhouse gases. New structures that may be built in the future will be required to meet CCR Title 24, Part 6, Building Energy Efficiency Standards, and would therefore be consistent with the Assembly Bill 32 Scoping Plan. Based on these facts, there will be a **less than significant impact** resulting from this project, to any plans and/or policies regulating Greenhouse Gas Emissions.

Mitigation: None required.

Sources: Amador County General Plan Final EIR (October, 2014).

Project Name:**INITIAL STUDY/NEGATIVE DECLARATION**

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Hazardous Materials Transport and Handling: The project does not significantly increase risk to the public or the environment through the routine transport, use, or disposal of hazardous materials. **The impact is less than significant.**

Hazardous Materials Upset and Release: The project does not significantly increase the risk of accident or upset conditions resulting in the release of hazardous materials into the environment. **The impact is less than significant.**

Hazardous Emissions and Acutely Hazardous Materials Near Schools: The project is not likely to emit hazardous emissions or handle hazardous, acutely hazardous materials, substances or

Project Name:	INITIAL STUDY/NEGATIVE DECLARATION
----------------------	---

wastes nor is the project located within one quarter mile of an existing or proposed school. **There is no impact.**

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

Hazards and Airports (Public and Private): The project is located approximately 4.8 miles southeast of Westover Field. According to the Airport Land Use Plan for Westover Field the project site is not located within the area of influence for the airport. Therefore, there will be no safety hazard from Westover Field for people residing within the project. A review of county records show that the project is located 17.5 miles southeast of Eagle's Nest, a personal use private airstrip operating near the western boundary of Amador County. 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: According to the California Department of Forestry and Fire Protection the project is located in the State Responsibility Area for wildland fire protection and is within the Moderate and High Severity Zones. Any future construction is required to comply with the Wildland-Urban Interface Building Codes (adopted by reference by Amador County in Chapter 15.04 of County Codes). Therefore, the impact is **less than significant.**

Mitigation: None required.

Sources: Amador County Environmental Health Department and Planning Department; California Department of Forestry and Fire Protection; Westover Field Airport Land Use Plan; Amador County Code.

Project Name: **INITIAL STUDY/NEGATIVE DECLARATION**

Chapter 9. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate or pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input 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 will not be subject to waste discharge requirements and is unlikely to significantly contribute to a violation of water quality standards. **The impact is less than significant.**

Project Name:	INITIAL STUDY/NEGATIVE DECLARATION
----------------------	---

Groundwater Supplies: The project is unlikely to significantly impact groundwater supplies via extraction or the creation of extensive hard surfaces which pose a barrier to recharge. **The impact is less than significant.**

Erosion/Siltation: The project will not alter the course of surface water drainage patterns of the area, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site. The impact is **less than significant.**

Flooding: The onsite drainage patterns and impervious surface area will not be altered such that the volume or velocity of surface water runoff results in flooding on-or off-site. The impact is **less than significant.**

Storm water system capacity/Polluted runoff: The existing stormwater system consists of natural overland flow and no planned stormwater drainage systems are proposed for the site. The project area consists of residential, wooded, and grassed land use and the project residences at the current zoning and general plan densities will not provide substantial additional sources of polluted runoff. The impact is **less than significant.**

Water quality: The project will have **no impact** on the quality of surface water or ground water supplies or resources, as indicated above.

Flood Hazard: The project site is located in Zone X, an area outside of the 500 year flood plain as identified in the FEMA Flood Insurance Rate Map dated May 20, 2010. There is **no impact.**

Dam/Levee Failure: There are no dams or levees near the project are that could pose risk to property damage and personal injury from failure. There is **no impact.**

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

Mitigation: None required.

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

Project Name:	INITIAL STUDY/NEGATIVE DECLARATION
----------------------	---

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 checked="" type="checkbox"/>	<input 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: Any future construction will be located within the applicable building setbacks for the area and will not encroach into or disrupt any established roadways, walkways, trails, streams, or drainage areas, and will not cause a physical division of an established community. There is **no impact**.

General Plan and Zoning Consistency: The General Plan designation for the area is A-T (Agricultural-Transition), and is zoned "R1A," Single Family Residential and Agricultural. These land use classifications would permit three additional detached dwellings and one attached dwelling. The project does not propose development or construction that exceeds those limitations. The impact is **less than significant**.

Habitat Conservation Plan or Natural Community Conservation Plan: Amador County does not have an adopted habitat conservation plan or natural community conservation plan; therefore, there is **no impact**.

Mitigation: None required.

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

Project Name:

INITIAL STUDY/NEGATIVE DECLARATION

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:

Loss of Availability of Mineral Resources and Mineral Resource Recovery Sites: Review of Exhibit 4.6-4 (Mineral Resource Zones) in the Amador County General Plan Final EIR (July, 2016) indicates this project area is not located within a known or identified mineral resource zone. It can be reasonably concluded that current and proposed on-site and surrounding land uses (primarily residential, open space, and agricultural) will not result in any additional impacts to mineral resources. There is **no impact**.

Mitigation: None required.

Source: Amador County General Plan Final EIR (July, 2016).

Project Name:	INITIAL STUDY/NEGATIVE DECLARATION
----------------------	---

Chapter 12. NOISE – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or 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 project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 Levels in Excess of Standards: The project’s ultimate build-out of three additional single-family dwellings and one attached second family dwellings would create noise levels within the expected standards for the area. There impact is **less than significant**.

Groundborne vibrations and noise levels: The project will not increase groundborne vibrations or noise levels; therefore, there is **no impact**.

Substantial Permanent Increase in Noise Levels: The project densities and uses are consistent with the applicable zoning and general plan designations. The use of the property for additional single family and second family dwellings would have a **less than significant** increase in permanent noise levels.

Substantial Temporary or Periodic Increase in Ambient Noise Levels: There is the potential, during construction of the potential future dwellings, for noise levels to increase temporarily or periodically. However, this increase is anticipated and considered to be a **less than significant impact**.

Noise Levels and Public and Private Airports/Airstrips: The project is located approximately 4.8 miles southeast of Westover Field. According to the Airport Land Use Plan for Westover Field, the project site is not located within the area of influence for the airport. The project is located 17.5 miles southeast of Eagle’s Nest, a personal use private airstrip operating on the western

<i>Project Name:</i>	<i>INITIAL STUDY/NEGATIVE DECLARATION</i>
----------------------	---

boundary of Amador County. Therefore, there is little to no risk of exposure to noise from Westover Field or a private airstrip. There is **no impact**.

Mitigation: None required.

Source: Planning Department; Amador County General Plan; Westover Field Airport Land Use Plan.

DRAFT 2010 CHECKLIST

Chapter 13. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 potential residential development that could result from the project is consistent with the general plan density for the site, and there is no need for an expansion of infrastructure that could induce significant population growth. For these reasons, the impact is considered **less than significant**.

Displace Existing Housing or People: The project will not result in the displacement of existing housing or people; therefore, there is **no impact**.

Mitigation: None required.

Source: Amador County General Plan; Planning Department.

Project Name:	INITIAL STUDY/NEGATIVE DECLARATION
----------------------	---

Chapter 14. PUBLIC SERVICES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
• Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Fire Protection: The Amador Fire Protection District has reviewed this project and has determined that no new or altered fire facilities are required. In addition, in order to mitigate the impact on fire protection services to a **less than significant level, mitigation measures 14.1 through 14.3 are required:**

Police Protection: The project’s maximum development potential includes three additional single family dwellings and one additional attached second family dwelling. The Amador County Facility Fee is collected at the time any dwelling is constructed to help offset the impacts new dwellings have on police facilities. Therefore, the impact is **less than significant.**

Schools: Implementation of the project will not cause a significant increase in the number of students attending a school within the Amador County Unified School District. Impacts on schools are mitigated by the payment of mandatory school impact fees at the time dwelling is constructed. Therefore, the impact is **less than significant.**

Parks: No new or improved parks are required as a result of this project. Impacts to recreational facilities are mitigated by the payment of the County’s Recreation Impact Fee collected at the time any dwelling is constructed. The impact is anticipated to be **less than significant.**

Other Public Facilities: The project is consistent with the general plan and the project is not anticipated to have a significant impact on public facilities. Impact fees in addition to those outlined above may apply at the time of construction. The impact is considered to be **less than significant.**

Mitigation:

Mitigation Measure 14.1 - Fire apparatus access shall be 20 feet in width to within 150 feet of all structures. Section 503.1.1 California Fire Code

Project Name:

INITIAL STUDY/NEGATIVE DECLARATION

Mitigation Measure 14.2 - If gates are across fire apparatus access they shall be two feet wider than the access and a minimum of 30 feet back from intersecting roadway. *Title 14 section 1273.11*

Mitigation Measure 14.3 - If gates are across fire apparatus access, provide Knox® access control. Order forms are available at the AFD office. *Section 503.6 California Fire Code*

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

DRAFT 2010 CHECKLIST

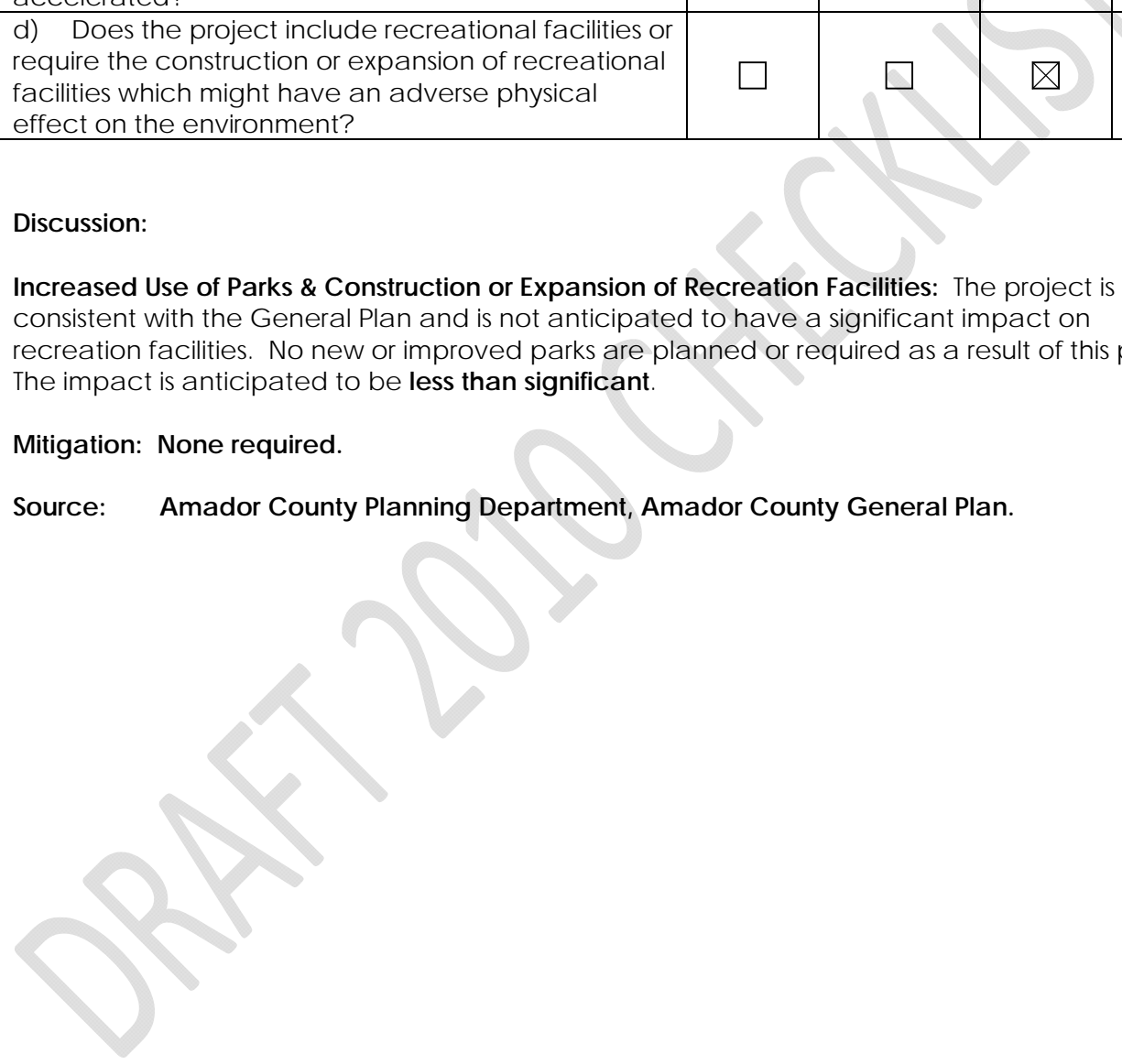
Chapter 15. RECREATION – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial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

Discussion:

Increased Use of Parks & Construction or Expansion of Recreation Facilities: The project is consistent with the General Plan and is not anticipated to have a significant impact on recreation facilities. No new or improved parks are planned or required as a result of this project. The impact is anticipated to be **less than significant**.

Mitigation: None required.

Source: Amador County Planning Department, Amador County General Plan.



Project Name:	INITIAL STUDY/NEGATIVE DECLARATION
----------------------	---

Chapter 16. TRANSPORTATION / TRAFFIC – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

Measurement of Circulation System effectiveness: The effectiveness of the county circulation element is measured by a projects impact to the Level Of Service (LOS) criteria adopted for roadways within Amador County. The project's impacts to LOS are discussed under section b). There is **no impact**.

Level of Service Standards: The LOS Standard criteria as established in the Circulation Element is the established congestion management program in effect for the County of Amador. While creation of one additional parcel allowed by current zoning would add potentially up to 40 Average Daily Trips to Butte Mountain Road, Level Of Service would not fall below a LOS of C as a result. There is a **less than significant impact**.

Project Name:	INITIAL STUDY/NEGATIVE DECLARATION
----------------------	---

Change in Air Traffic Patterns: There are no nearby airports or established air traffic patterns. There is **no impact**.

Hazards due to Design Features / Incompatible Uses: The project proposes to utilize an existing encroachment onto Butte Mountain Road. The encroachment will have to be improved to a Standard Road Connection. The impact is **Less Than Significant With Mitigation Incorporated**.

Emergency Access: The access to each parcel shall conform to County Code Section 12.08.35 – Private Road Construction requirements. The impact is **less than significant impact with mitigation incorporated**.

Public Transit, Bicycle, Pedestrian Facilities: Due to the limited nature of this project, the project does not conflict with the adopted policies and programs for public transit, bicycle, or pedestrian facilities. There is **no impact**.

Mitigation:

Mitigation Measure 16.1 - Prior to recordation of any Parcel Map, the private road shall conform to the requirements pertaining to Private Roads in County Code Chapter(s) 12.08.035 and 15.30.

Mitigation Measure 16.2 - Prior to recordation of any Parcel Map, obtain an encroachment permit from the Department of Transportation and Public Works for a Standard Road Connection to Butte Mountain Road, including any required appurtenances.

Mitigation Measure 16.3 – Prior to recordation of any Parcel Map, the residential driveway encroachment to Butte Mountain Road shall be upgraded to conform to Public Works Standard PW-5A for a Standard Road Connection or as approved by the County Director of Transportation and Public Works.

Mitigation Measure 16.4 – Prior to recordation of any Parcel Map, submit engineered plans for and construct the private road from the point of departure for the road connection from Butte Mountain Road through Parcel 1 to the property boundary of Parcel 2.

Mitigation Measure 16.5 – Prior to recordation of any Parcel Map, submit a Recorded Private Road Maintenance Agreement for all parcels served by the Private Road from the point of departure for the driveway from Butte Mountain Road through Parcel 1 to the property boundary of Parcel 2.

Mitigation Measure 16.6 – Enter into a land development improvement agreement and submit accompanying bonds, fees, and related documents for any required improvements not completed prior to the Parcel Map.

Source: Amador County Department of Transportation and Public Works.

Project Name:

INITIAL STUDY/NEGATIVE DECLARATION

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Exceed Wastewater Treatment Requirements: The project will not be served by a wastewater system subject to waste discharge requirements issued by the Regional Water Quality Control Board. **There is no impact.**

Sufficient Water Supplies Available: The project is not located in an area of the County recognized as challenging in terms of groundwater yield. Water use connected to the project is not expected to be excessive. **The impact is less than significant.**

Construction of New Water or Wastewater Treatment Facilities: The project may result in the construction of one or more new water wells or on-site wastewater systems but such construction would be limited in scope. **The impact is less than significant.**

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

Project Name:

INITIAL STUDY/NEGATIVE DECLARATION

Landfill Capacity: Amador County meets its mandated capacity requirements through waste hauler contracts. Provided the project utilizes the Amador County franchise waste hauler, permitted waste disposal capacity is achieved. Kiefer landfill has is expected to approach capacity between the years 2035 - 2060. The franchise hauler also contracts with Lockwood Landfill in Nevada to provide backup capacity. **The impact is less than significant.**

Compliance with Solid Waste Statutes and Regulations: The project is unlikely to generate problematic volumes or types of solid waste. **The impact is less than significant.**

Mitigation: None required.

Source: Amador County Environmental Health Department, Planning Department, and Public Works 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:

POTENTIAL DEGRADATION OF THE QUALITY OF THE ENVIRONMENT:

Based on the analysis contained in this Initial Study, impacts to Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Recreation, and Utilities and Service Systems would result in a less than significant impact on the environment.

Impacts to Cultural Resources could be significant unless mitigated. Therefore, Mitigation Measure 5.1 is required of the project.

Impacts to Public Services could be significant unless mitigated. Therefore, Mitigation Measures 14.1 through 14.3 are required of the project.

Impacts to Transportation & Traffic would be significant unless mitigated. Therefore, Mitigation Measures 16.1 through 16.6 are required of the project.

Project Name:	INITIAL STUDY/NEGATIVE DECLARATION
----------------------	---

The implementation of the Mitigation Measures identified above would result in less than significant impacts to Cultural Resources, Public Services, and Transportation & Traffic. Therefore, the project will not degrade the quality of the environment and no habitat, wildlife populations, and plant and animal communities would be impacted. All environmental topics are either considered to have "No Impact," "Less Than Significant Impact," or "Less than Significant Impacts With Mitigation Incorporated."

CUMULATIVELY CONSIDERABLE IMPACTS:

Based on the analysis in this Initial Study Checklist, the project is consistent with the County's General Plan land use projections. The land use and density has been considered in the overall County growth. The analysis demonstrated that the project is in compliance with all applicable state and local regulations. In addition, the project would not produce impacts which, considered with the effects of other past, present, and probable future projects, would be cumulatively considerable because potential adverse environmental impacts were determined to be less than significant with the implementation of mitigation measures identified in the checklist.

SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS:

As discussed in Chapters 1 through 17 of this Initial Study, the project would not expose persons to substantial adverse impacts related to aesthetics, agricultural and forest resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards or hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, or public utilities and services. The effects to these environmental issues were identified to have no impact, a less than significant impact, or a less than significant impact with mitigation incorporated. Therefore, the project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

SOURCE: Chapters 1 through 17 of this Initial Study.

REFERENCES

California Air Resources Board; Amador County Air District Rules and Regulations; California Department of Conservation; California Geologic Survey: Alquist-Priolo Earthquake Fault Zones; California Department of Conservation, Division of Farmland Mapping and Monitoring; State Department of Mines & Geology; Amador County General Plan; Amador County General Plan Update Biological and Cultural Working Papers; Amador County GIS; Amador County Zoning Map; Amador County Multi-Hazard Mitigation Plan; Amador County Municipal Codes; Amador County Soil Survey; National Cooperative Soil Survey; Amador County General Plan Final EIR (July, 2016); and Commenting Department and Agencies. All documents cited herein are available in the public domain, and are hereby incorporated by reference.

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



**PLANNING DEPARTMENT
LAND USE AGENCY**

Page 41 of 45
County Administration Center
810 Court Street ▪ Jackson, CA 95642-2132
Telephone: (209) 223-6380
Website: www.co.amador.ca.us
E-mail: planning @amadorgov.org

APPLICATION REFERRAL

TO: Randy Yonemura, Ione Band of Miwok Indians **** (see below)**
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: July 22, 2017

FROM: *CB* Chuck Beatty, Planner III

PROJECT: Parcel Map 2849, submitted by Buell Trust proposing the division of 40.8± acres into two parcels of 5.0± and 22.8± acres, with a 13-acre remainder.

LOCATION: 16675 Butte Mountain Road, approximately 2.5 miles east of Clinton Road (APNs 044-240-030 & 044-230-043).

REVIEW: As part of the preliminary review process, this project is being sent to State, tribal, and local agencies for their review and comment. The Technical Advisory Committee (TAC) will review the project for completeness during its regular meeting on **Wednesday, July 27, 2016, at 2:00 p.m.** in Conference Room "A" at the County Administration Building, 810 Court Street, Jackson, California.

At this time staff anticipates that a Mitigated Negative Declaration will be adopted for the project per CEQA Guidelines. Additional TAC meetings may be scheduled at a later date to complete a CEQA Initial Study, prepare mitigation measures and/or conditions of approval, and make recommendations to the Planning Commission.

**In accordance with Public Resources Code Section 21080.3.1, this notice constitutes formal notification to those tribes requesting project notification. This notification begins the 30-day time period in which California Native American tribes have to request consultation.

APPLICATION FORM AND CHECKLIST FOR TENTATIVE PARCEL MAP AND SUBDIVISION MAP

The following information shall be included with this application:

1. Parcel Map Number T.P.M. No. 2849 BUELL TRUST
or Subdivision Name and Number _____
2. Subdivider and/or Land Owner BUELL TRUST
Name James M. &/or KAREN L. BUELL
Address 16675 Bluffs Mtn Rd., Jackson CA 95642
Phone (209) [REDACTED]
3. Surveyor JEFF [REDACTED] [REDACTED] (44-230-043 REMAINDER)
4. Assessor Plat Number 044-240-030
5. Existing Zoning District R1A
6. General Plan Classification A-T
7. Date Application Submitted _____
8. Proposed Use of Parcels NO CHANGE AS IS.
9. Special Use Districts (if applicable) NONE
10. Source of Water Supply EXISTING WELLS
11. Sewage Disposal System EXISTING ON-SITE DISPOSAL
12. Signature of Landowner/Applicant James M. Buell
(May provide Statement of Authorization in lieu of signature)
13. Signature of Surveyor OW MAP

The following shall be included with this application:

14. Thirty-five (35) copies of tentative map. PLEASE FOLD MAPS
15 copies: 18" X 26" in size, folded to 6" X 9½" in size
20 copies: 11" X 17" in size, folded in half
15. One (1) copy of Assessor Plat Map.
16. Two (2) copies of deed(s). SEE COMBINED REPORT
17. Two (2) copies of completed environmental information form (sections 29, 30, 31 require description and photos).
18. Two (2) copies of preliminary map report. SEE COMBINED REPORT
19. One (1) reduced (8½" X 11") reproduction of tentative map.
20. Application Fee (see Fee Schedule). \$2871.
21. Copies of Receipts of Environmental Health Department and Public Works Agency Fees.
22. Completed and signed Indemnification Agreement.
23. If your project accesses off a State highway, provide encroachment permit or other pertinent information (e.g., a road maintenance agreement if your project accesses from a private road connected to a State highway), or state if no information is available. N/A
24. Oak Woodland Study prepared by a Registered Professional Forester pursuant to PRC 21083.4. N/A

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: T.P.M. No 2849, BUELL TRUST

Date Filed: _____ File No. _____

Applicant/ JAMES N. & KAREN L. BUELL
 Developer: TRUSTEES, BUELL TRUST Landowner: BUELL TRUST

Address 16675 BUTTE NOTCH RD Address 16675 BUTTE NOTCH RD

Phone No. (209) [REDACTED] Phone No. (209) [REDACTED]

Assessor Parcel Number(s) 044-240-030 and (044-730-043 Remainder)

Existing Zoning District R1-A

Existing General Plan A-T

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 (NO CHANGES proposed; NO ENTITLEMENTS REQUESTED)

WRITTEN PROJECT DESCRIPTION (Include the following information where applicable, as well as any other pertinent information to describe the proposed project): RE-ESTABLISH HOME PARCELS AS WERE WHEN ORIGINALLY DEVELOPED.

1. Site Size N/A (5 AC & 23 AC HOME PLOTS)
2. Square Footage of Existing/Proposed Structures N/A
3. Number of Floors of Construction N/A
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan) N/A
5. Source of Water EXISTING WELLS, EACH.
6. Method of Sewage Disposal EXISTING ON-SITE SEPTIC/LEACH FIELD, EACH.
7. Attach Plans N/A (NO PLANS)
8. Proposed Scheduling of Project Construction N/A (NO CONSTRUCTION PROPOSED)
9. If project to be developed in phases, describe anticipated incremental development. FULLY DEVELOPED.
10. Associated Projects NONE
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. EXISTING HOME ON EACH PARCEL (2)
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. N/A
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities. N/A
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. N/A
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required. N/A

VESTING
TENTATIVE PARCEL MAP No. 2849
 for
BUELL TRUST
 BEING A PORTION OF NE 1/4, SE 1/4, NW 1/4
 AND SW 1/4 SEC. 25, T.6 N., R.11 E., M.D.M.
 AMADOR COUNTY, CALIFORNIA
 JUNE 2015

OWNER & SUBDIVIDER:
 James M. Buell & Karen L. Buell (AKA Buell Trust)
 16675 Butte Mountain Road
 Jackson, CA 95642
 (209) 245-3078

PREPARED BY:
 CAL STATE ENGINEERING, INC.
 Jeff K. Morlan, P.E. RCE No. 42636
 427 Broadway
 Jackson, CA 95642
 (209) 223-1441



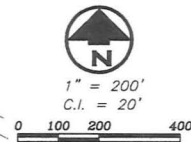
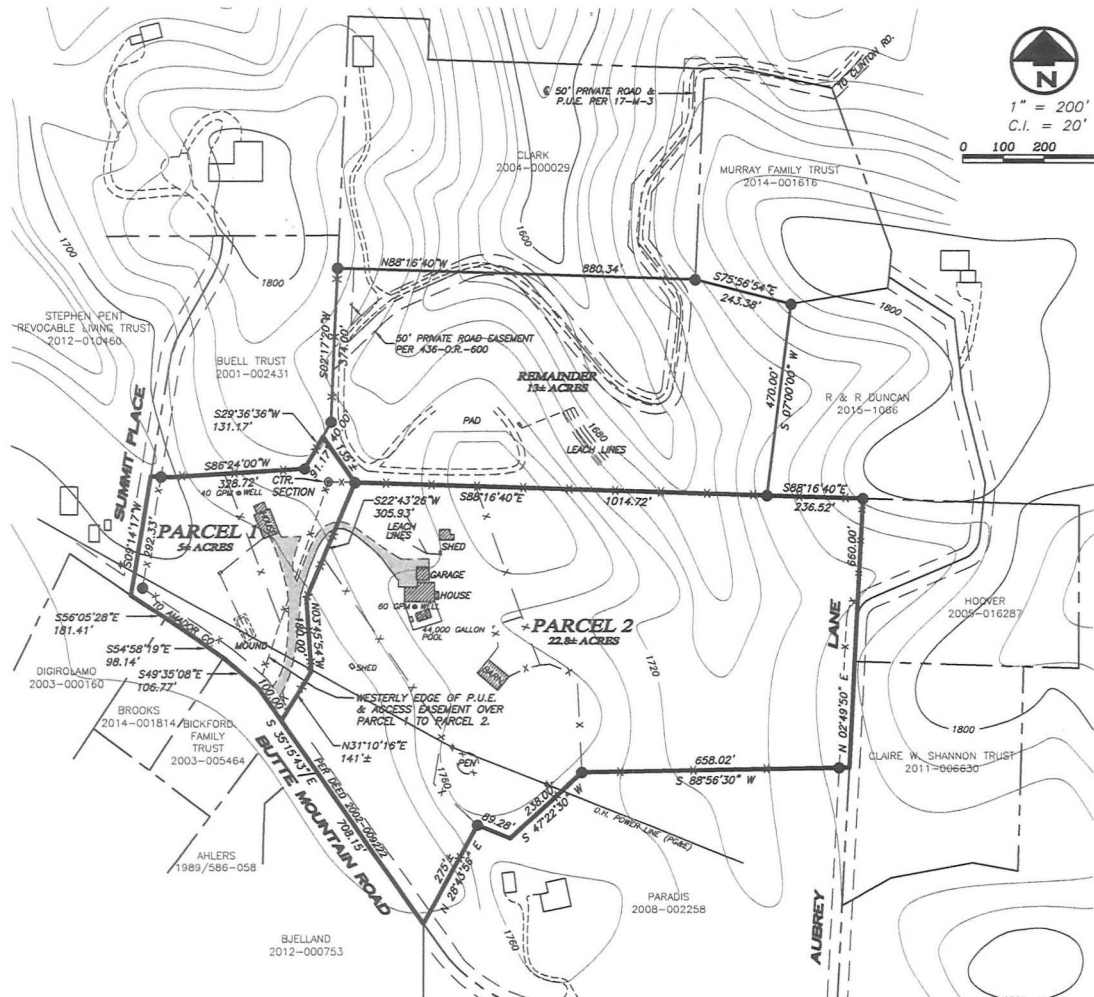
GENERAL NOTES

1. THE PURPOSE OF THIS SUBDIVISION IS TO REESTABLISH PREVIOUSLY SEPARATE AND DEVELOPED PARCELS FOR ESTATE PLANNING PURPOSES.
 - a.) PARCEL 1 & PARCEL 2 ARE FULLY DEVELOPED WITH OCCUPIED HOMES AND FULL SERVICES, SINCE 1987 & 1983 RESPECTIVELY
 - b.) DRIVEWAY AND DRIVEWAY ENCRoACHMENT AT BUTTE Mtn. RD. ARE IN COMPLIANCE WITH COUNTY STANDARDS
2. DEED REFERENCE: INS. NO. 2003-009992 & (2000-011558 REMAINDER)
3. MAP REFERENCE: N/A
4. ASSESSOR'S PARCEL NUMBERS: 044-240-030 & (044-230-043 REMAINDER)
5. TOTAL ACREAGE: 27.8± ACRES (REMAINDER = 13± ACRES)
6. TOTAL NUMBER OF EXISTING PARCELS: 1
7. TOTAL NUMBER OF PROPOSED PARCELS: 2 PLUS REMAINDER
8. EXISTING LAND USE: RESIDENTIAL SINGLE FAMILY & AGRICULTURE
9. PROPOSED LAND USE: NO CHANGE
10. EXISTING ZONING: R1A
11. PROPOSED ZONING: NO CHANGE
12. EXISTING GENERAL PLAN DESIGNATION: A-T
13. PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
14. WATER SUPPLY: ON-SITE DOMESTIC WELLS (EXISTING)
15. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS (EXISTING)
16. POWER: PACIFIC GAS & ELECTRIC CO. (EXISTING UNDERGROUND SERVICE)
17. TELEPHONE SERVICE: A.T.&T. (EXISTING UNDERGROUND SERVICE)
18. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
19. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
20. CONTOUR INTERVAL: 20' BASED ON USGS 7.5' MOKELUMNE HILL QUAD
21. BOUNDARY DATA: BOUNDARY DATA FROM RECORD MAP 59M89
22. BUILDING SETBACKS COMPLY WITH COUNTY ZONING CHAPTER 19.44 AND WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS) (SETBACKS ARE NOT SHOWN FOR CLARITY).
23. THIS PROPERTY IS NOT WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A LOW LEVEL FLIGHT PATH OR WITHIN SPECIAL AIRSPACE AS DEFINED IN SECTION 21098 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN URBANIZED AREA AS DEFINED IN SECTION 65944. IT DOES LIE WITHIN AN INSTRUMENT FLIGHT ROUTE.

AGENT'S CERTIFICATE:

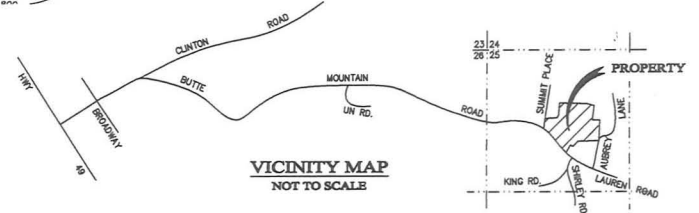
I AM THE AGENT / SUBDIVIDER, JAMES M. BUELL, WHO CONSENTS TO THE FILING OF THIS PARCEL MAP APPLICATION IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 7 DIVISION 2 OF THE CALIFORNIA GOVERNMENT CODE, THE SUBDIVISION MAP ACT.

James M. Buell 6/15
 JAMES M. BUELL DATE:



CAL STATE ENGINEERING
 INCORPORATED

427 BROADWAY JACKSON, CA 95642 PHONE: (209) 223-1441 FAX: (209)-223-8044





Imagery ©2016 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2016 Google 200 ft