

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

Item 3 - Request by Western Performance Equine, Inc. for a Use Permit to allow a non-surgical equine orthopedic wellness clinic, including the construction of a 17,500 square-foot enclosed arena, 1,700 square-foot barn, and ½-acre parking area in the “X,” Special Use Zone District.

Applicant: Tracey Fannin and Martin Gardner, DVM

Supervisory District: 2

Location: 5130 Buena Vista Road, approximately 1.1 miles south of Jackson Valley Road

A. General Plan Designation: A-G, Agricultural General (one family per 40 acre population density)

B. Present Zoning: “X,” Special Use District

Allowable uses per County Code §19.24.030.A: “Uses permitted include all uses not otherwise prohibited by law, subject to securing a use permit as specified in this title; provided, however, that agricultural uses as defined in this title, shall not be subject to a use permit.” (see definition, below)

County Code §19.08.020: ““Agriculture” means the art or science of cultivating the ground, including harvesting of crops and rearing and management of livestock, tillage, husbandry, farming, horticulture and forestry, the science and art of the production of plants and animals useful to man.”

C. Acreage Involved: 9.84 acres

D. Description: This application is a request for a Use Permit to allow a non-surgical equine orthopedic wellness clinic in an “X” zone district. The project would include the construction of a 17,500 square-foot enclosed arena, 1,700 square-foot barn, and ½-acre parking area. The “X” zone district permits agricultural uses as defined by County Code Section 19. 19.08.020, above; however the “A,” Agriculture zone district requires a use permit for veterinary clinics. It is staff’s interpretation that the Use Permit requirement for veterinary clinics in the least restrictive agricultural zone would apply to other more restrictive zones, as well.

E. TAC Recommendation: The Technical Advisory Committee (TAC) first met on this project at their June 20, 2016, meeting at which time TAC requested a site plan revision to include the location of the existing septic system and adjustment of building locations to meet the mandatory building line setbacks. The subsequent plan was accepted as complete on July 13, 2016. The CEQA checklist and Conditions of Approval were completed during TAC’s August 24, 2016, meeting. The TAC members have no technical objections to the Planning Commission approving this project with a Mitigated

Negative Declaration as the appropriate environmental document, subject to the Mitigation Measures and Conditions of Approval as included with the staff report.

F. Planning Commission Action: The first action before the Planning Commission is to determine if the proposed Mitigated Negative Declaration prepared by staff adequately identifies and mitigates the project's potential impacts. If the Commission adopts the Mitigated Negative Declaration, a decision on the project and proposed conditions can then be made.

G. Findings: If the Planning Commission approves this request, the following findings are recommended for adoption:

1. The granting of the Use Permit is sanctioned by County Code Section 19.24.030.A which requires a Use Permit to be secured for agricultural activities in the "X," Special Use District which are not defined in County Code Section 19.08.020.
2. The granting of the Use Permit is consistent with §19.56.040 (Use Permit Findings) in that the project, with proposed conditions will not be detrimental to the health, safety, peace, morals, comfort and general welfare of the County;
3. A review of this proposal was conducted by the Technical Advisory Committee who, through their own research and the Environmental Checklist, found this project will not have a significant effect on the environment due to the Mitigation Measures and Conditions of Approval incorporated, and a Mitigated Negative Declaration will be adopted and filed with the County Recorder.

**USE PERMIT CONDITIONS OF APPROVAL FOR
WESTERN PERFORMANCE EQUINE, INCORPORATED**

APPLICANTS: Tracey Fannin and Martin Gardner (dba Western Performance Equine, Inc.)

USE PERMIT NO.: U.P.-16;6-1

LOCATION: 5130 Buena Vista Road
Ione, CA 95640

APN: 012-070-040

PROJECT DESCRIPTION AND LOCATION: Use Permit to allow a non-surgical veterinary clinic specializing in orthopedic wellness of equine athletes. Proposed buildings include a 17,500 square-foot covered riding arena and 1,728 square-foot barn.

PLANNING COMMISSION APPROVAL DATE:

CONDITIONS OF APPROVAL:

1. ***No permits, fees, or activity related to this project shall be issued, paid, or commence until such time as the permittee has provided the Planning Department with the Department of Fish and Game Filing Fee for a Notice of Determination or a Certificate of Fee Exemption from Fish and Game. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.***
2. *This Use Permit shall not become valid, nor shall any uses commence until such time as the Permittee is either found to be in compliance with or has agreed, in writing, to a program of compliance acceptable to the County. At that time the permit shall be signed by the Planning Department and the use may commence. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*
3. *The issuance of this Use Permit is expressly conditioned upon the permittee's compliance with all the provisions contained herein and if any of the provisions contained herein are violated, this Use Permit may be subject to revocation proceedings as set forth in Amador County Code. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*
4. *The project shall be substantially the same as approved (e.g., sign design and locations). Any substantial changes must be submitted for approval by the Amador County Planning Commission. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*

AESTHETICS

5. To preserve the night sky and reduce light pollution, all future outdoor lighting shall be shielded and directed downward and away from any neighboring properties and roadways preventing light and glare from impacting adjacent properties and vehicular traffic. Neon, LED, or other light tubing is prohibited. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

PERMITS:

5. Prior to issuance of the Use Permit, the permittee shall obtain any applicable permits from the Building Department, Environmental Health Department, and Department of Transportation

and Public Works. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT IN CONJUNCTION WITH THE BUILDING, ENVIRONMENTAL HEALTH, AND PUBLIC WORKS DEPARTMENTS.

SIGNS:

6. Signs shall be limited by County Code Section 19.32.010.E.3 (One sign with maximum dimensions of 4 feet by 8 feet, double sided). THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

TRAFFIC MITIGATION FEES:

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

FIRE PROTECTION:

8. Structure: Buildings over 5,000 square feet require automatic fire sprinkler system. Since it is a treatment area that employs service persons, it is not an agricultural barn that is exempt. *AFPD ordinance 005*. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS REQUIREMENT.
9. The proposed building shall be accessible by an all-weather fire apparatus access way a minimum of 20 feet in width, with 13'6" vertical clearance (tree overhang), and to within 150 feet of all portions of the building. Depending on the determined required length, turnouts and a turnaround area may be required. *Section 503 California Fire Code*. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS REQUIREMENT.
10. Any locked gates across the fire apparatus access way shall be provided with a Knox® lock or tumbler if electrically operated. Application for these access locks are at AFPD headquarters. *Section 503.5 California Fire Code* In addition any gate shall comply with *Section 503.5.2 of the California Fire Code* and be two (2') feet wider than the required access way noted above. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS REQUIREMENT.
11. The correct address shall be provided at the Buena Vista entrance visible from both directions. Numerals shall be a minimum of 4" in height and be reflective and contrast with the background. *Section 505.1 California Fire Code*. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS REQUIREMENT.
12. Fire Suppression water (minimum 1,500 gallons per minute at 20 pounds pressure residual for 2 hours) shall be available prior to construction and the amount will be determined when building plans have been submitted for review. This water should preferably be provided from a hydrant supplied by Jackson Valley Irrigation District. If that is not available fire suppression water shall be provided from an approved hydrant connected to an approved water tank (amount to be determined by size of building) in accordance with NFPA Standards 1142 and 22. This water supply shall be capable of supplying both the hydrant and the fire sprinkler system. *Section 507 California Fire Code*. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS REQUIREMENT.

DRAINAGE:

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

ENCROACHMENTS:

17. Prior to issuance of the Use Permit, the commercial driveway encroachment to Buena Vista Road shall conform to Public Works Standard PW-6B for a Standard Commercial Driveway Approach to Collector Road or as approved by the County Director of Transportation and Public Works. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.

DRIVEWAY IMPROVEMENTS:

18. Prior to issuance of the Use Permit, the private driveway shall conform to the requirements pertaining to driveways in County Code Chapter 15.30. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.

PUBLIC WORKS FEES:

19. The permittee shall pay the actual costs of Plan Checking, Inspection, and Testing as provided in County Code Chapter 17.40 prior to issuance of the Use Permit. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.

PUBLIC ROAD IMPACT FEE:

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

ARCHAEOLOGICAL, CULTURAL, & HISTORICAL RESOURCES:

21. 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.

DRAFT

MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title: Western Performance Equine Clinic

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

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

Project Location: 5130 Buena Vista Road, Lone, CA

Project Sponsor's Name and Address: Tracey Fannin and Martin Gardner

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

Zoning: "X," Special Use District

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

The project involves the development of a 9.84-acre tract in the Jackson Valley area for a non-surgical veterinary clinic specializing in orthopedic wellness of equine athletes. Proposed buildings include a 17,500 square-foot covered riding arena and 1,728 square-foot barn. Existing structures included a 2,584 square-foot home and a 2,400 square-foot shop building.

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

The project is surrounded by various agricultural uses and very low-density residential development with parcel sizes within a half-mile radius averaging 46 acres. Topography is gently rolling to flat with elevations ranging from 270 to 370 feet MSL within a half mile radius.

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

None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

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

Signature – Name

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

Chapter 1. AESTHETICS – Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) The project is not expected to have a substantial adverse effect on a scenic vista. The project site is 9.84 acres and ranges in elevation from 285-315 feet MSL. The proposed arena and barn locations are on a relatively flat portion of the site and are consistent with agricultural buildings in the vicinity. The impact to scenic vistas is **less than significant**.
- b) The project is not located within a scenic highway corridor; therefore, there is **no impact**.
- c) The project site is currently developed with a 2,800 square-foot residence, a septic system, well, and 2,400 square-foot shop building. The proposed construction of a 17,500 square-foot enclosed arena and a 1,700 square-foot barn will have a **less than significant impact** on the visual character and quality of the site.
- d) New lighting from the project could an additional source of glare and light pollution. However, Mitigation Measure 1.1, below, will reduce impacts to a **less than significant level with mitigation incorporated**.

Mitigation:

Mitigation Measure 1.1: Any new outdoor lighting shall be shielded and directed downward so as to avoid glare and distraction for drivers and to help preserve night sky characteristics of the Jackson Valley area.

Source: Amador County Planning Department.

<p>Chapter 2. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the CA Dept. of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant Impact with Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC §12220(g)), timberland (as defined in PRC §4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) The project requests commercial use of the site in the form of a non-surgical veterinary clinic for orthopedic wellness and rehabilitation of equine athletes. The project site is not located in an area identified as Prime Farmland, Unique Farmland, or Farmland of Statewide/Local Importance on the 2014 Amador County Important Farmland Map, published by the California Department of Conservation. Therefore, there is **no impact**.
- b) The subject parcel is not included in a California Land Conservation Act contract. Therefore, there is **no impact**.

- c) The subject parcel is not subject to zoning for forest land or timberland. The proposed project will not conflict with existing zoning or cause rezoning of forest land, timberland, or Timberland Production land. **No impact** is expected.
- d) The project does not propose the removal of forest land and will not result in the loss of forest land or conversion of forest land to no-forest use. **No impact** is expected.
- e) The proposed project will not 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. **No impact** is expected to result from this project.

Mitigation: None Required.

Source: Amador County Planning Department; 2014 Amador County Important Farmland Map; Amador County Zoning Code.

DRAFT 2010 CHECKLIST

Project Name: Western Performance Equine Clinic**INITIAL STUDY/NEGATIVE DECLARATION**

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

Discussion:

- a) Amador County does not have an air quality plan; therefore, there is **no impact**.
- b) The Use Permit 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. **A less than significant impact** is anticipated.
- c) 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. 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. **A less than significant impact** is anticipated.
- d) 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; therefore, **a less than significant impact** is expected.
- e) Substantial quantities of objectionable odor should not be generated by the uses allowed under this Use Permit. All air contaminants generated by activities on this property must comply with the Rules and Regulations of the Air District. **A less than significant impact** is expected to occur.

Mitigation: None.**Source:** Amador Planning Department.

Project Name: *Western Performance Equine Clinic*

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:

(a) The US Fish & Wildlife Office's Information for Planning and Conservation (IPaC) database was employed to endangered species within the project area. The IPaC Resource Report identified habitat potential for the following endangered or threatened species within the comprehensive area of the nine USGS 7.5 minute quadrangle maps inclusive of and bordering the project site: California red-legged frog (*Rana draytonii*); California Tiger Salamander (*Ambystoma californiense*); Delta smelt (*Hypomesus transpacificus*); Steelhead (*Oncorhynchus mykiss*); Vernal Pool Fairy Shrimp (*Branchinecta lynchi*); lone (including Irish Hill) Buckwheat (*Eriogonum apricum*, including *prostratum*); lone manzanita (*Arctostaphylos myrtifolia*); and Valley Elderberry Longhorn Beetle (*Desmocerus californicus dimorphus*). According to the IPaC Resource Report, no critical habitats or wildlife refuges are identified within the project area. The impact to Candidate, Sensitive, and Special Status Species is, therefore, expected to be **less than significant**.

- (b) There are no bodies of water or intermittent or perennial streams located on the project site. The location of the proposed building and parking area is approximately 600 feet from the nearest perennial stream. The impact will be **less than significant**.
- (c) There are no identified wetlands on the project site; therefore, there is **no impact**.
- (d) Due to the limited development potential of the site, the project is not anticipated to impair or conflict with the movement of native resident or migratory fish or wildlife or their corridors and nursery sites. Therefore the impact is anticipated to be **less than significant**.
- (e) Amador County does not have any local policies or ordinances protecting biological resources. There is **no impact**.
- (f) Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. There is **no impact**.

Mitigation: None.

Source: US Fish & Wildlife Service's Information for Planning and Conservation (IPaC) database; USGS 7.5 minute Fiddletown quadrangle map.

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), the site is located within or adjacent to an area identified as High Cultural Resource Sensitivity. Implementation of Mitigation Measure 5.1, outlined below, would reduce any potential impacts to unknown historic or archaeological resources to less than significant. Therefore, the **impact is less than significant with mitigation incorporated.**

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

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

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 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

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 soil in project site location is identified primarily as Perkins loam (PrA) which are characterized as well-drained with slow runoff and slight erosion hazards (Soil Survey, Amador County, 1993). Any grading activity moving more than 50 CY of soil will require a grading permit. Grading Permits are reviewed and approved by the County in accordance with Ordinance 1619 (County Code 15.40), and conditions/requirements are applied to minimize potential erosion. The issuance of a grading permit, along with

implementation of Erosion Control requirements, will minimize potential erosion resulting to a **less than significant impact**.

Potential Subsidence or Liquefaction: As indicated above, the State Geologist has determined there are no sufficiently active or well-defined faults or areas subject to strong ground shaking, liquefaction, landslides, or other ground failure in Amador County as to constitute a potential hazard to structures from surface faulting or fault creep. Additionally, Exhibit 11 of the Safety and Seismic Safety Element (1979) rates the project area as being outside of the "Known and Potential Subsidence Areas." Therefore, the **impact is less than significant**.

Expansive Soils: The project is not located within an area identified as having a "High Shrink Swell Potential," as displayed in Exhibit 4.6-2: Soil Limitations of the Amador County General Plan Final EIR (July, 2016). Therefore, **the impact is less than significant**.

Soils Capable of Sewage Disposal: An existing on-site wastewater system serves the subject parcel. There are no records of problems with the systems. The project poses little or no potential to increase flows to the on-site sewage system. **The impact is less than significant**.

Mitigation: None required.

Sources: Amador County General Plan, Safety and Seismic Safety Element (1979); Soil Survey- Amador County, 1993; Planning Department; Environmental Health Department; National Cooperative Soil Survey; Amador County General Plan Final EIR (July, 2016), California Geologic Survey; Alquist-Priolo Earthquake Fault Zones Maps.

Project Name: Western Performance Equine Clinic

INITIAL STUDY/NEGATIVE DECLARATION

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 Gasses: 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. The project has the potential to increase vehicle trips associated with an equine veterinary clinic. However, 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 or land use 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.

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

Project Name: Western Performance Equine Clinic**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

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 not located within an airport land use plan or within two miles of a public or private airport. **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 Severity Zone. 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, Planning Department.

Project Name: Western Performance Equine Clinic

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

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/Drainage: The project will not substantially alter the course of surface water drainage patterns of the area. The anticipated increase in runoff created by the 17,500 square-foot arena, 1,700 square-foot barn, and 0.5-acre gravel parking will not 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 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, grassed, and wooded land use and the proposed construction of a 17,500 square-foot arena, 1,700 square-foot barn, and 0.50-acre parking area would not provide substantial additional sources of polluted runoff. **The impact is less than significant.**

Water quality: The project will not have an impact on the quality of surface water or ground water supplies or resources, as indicated above. **The impact is less than significant.**

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 is no known dam or levee that could affect the project site; **there is no impact.**

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

Mitigation: None required.

Source: Amador County Department of Transportation and Public Works; Environmental Health Department; and Planning Department; Amador County Resource Conservation District; US DA Soil Conservation Service Runoff Curve Number Computations; 2003 Caltrans Stormwater Pollution Prevention Plan Manual.

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

Discussion:

Divide an Established Community: The project site is in an area designated in the General Plan for parcels 40 acres or larger, and is surrounded by parcels ranging in size from 5 to 210 acres with various residential, agricultural, and open space uses. The establishment of an equine veterinary clinic is consistent with development patterns in the area and will not 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-G (Agricultural-General), and is zoned "X," Special Use District. These land use classifications permit veterinary clinics as conditional uses subject to an analysis of the impacts of the project on the environment and a public hearing. **There is no impact.**

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.

Project Name: Western Performance Equine Clinic

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).

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 is within the anticipated densities and uses in the effective zoning and general plan designations and will not result in the exposure of persons to or generation of noise levels in excess of standards established in the County’s general plan. **The 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 is unlikely to generate permanent increases in ambient noise levels. **The impact is less than significant.**

Substantial Temporary or Periodic Increase in Ambient Noise Levels: The use of the property for a non-surgical veterinary equine clinic may generate additional noise from the vehicles accessing the site. However, the impact is anticipated to be **less than significant.**

Noise Levels and Public and Private Airports/Airstrips: The project is not located within an airport land use plan or within two miles of a public or private airport. **There is no impact.**

Mitigation: None required.

Source: Planning Department; Amador County General Plan.

Chapter 13. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

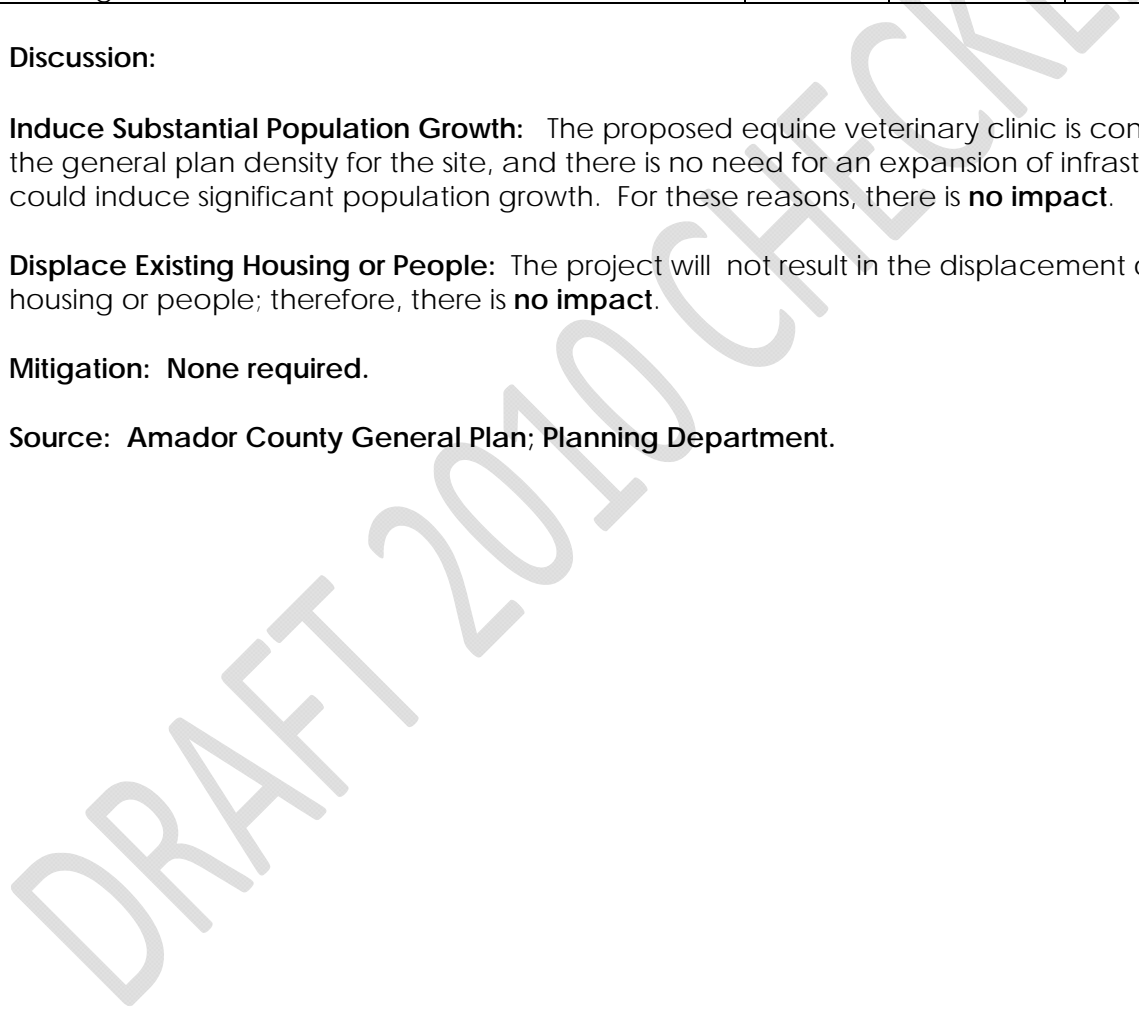
Discussion:

Induce Substantial Population Growth: The proposed equine veterinary clinic 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, there is **no impact**.

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.



Chapter 14. PUBLIC SERVICES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
• Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 public 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 14.5, below, are required of the project.**

Police Protection: The project does not propose an increase population density of the area, and will serve a transient customer base. Appropriate impact fees will be collected when permits are issued for proposed buildings to help offset the impacts new development on police facilities. Therefore, **the impact is less than significant.**

Schools: Implementation of the project will not cause an increase in the number of students attending a school within the Amador County Unified School District. Therefore, **there is no impact.**

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

Other Public Facilities: The project is consistent with the general plan and 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 proposed construction. **The impact is considered to be less than significant.**

Mitigation:

Mitigation Measure 14.1 - Buildings over 5,000 square feet require automatic fire sprinkler system. Since it is a treatment area that employs service persons, it is not an agricultural barn that is exempt. *AFPD ordinance 005*

Mitigation Measure 14.2 - The proposed building shall be accessible by an all-weather fire apparatus access way a minimum of 20 feet in width, with 13'6" vertical clearance (tree overhang), and to within 150 feet of **all** portions of the building. Depending on the determined required length, turnouts and a turnaround area may be required. *Section 503 California Fire Code*

Mitigation Measure 14.3 - Any locked gates across the fire apparatus access way shall be provided with a Knox® lock or tumbler if electrically operated. Application for these access locks are at AFD headquarters. *Section 503.5 California Fire Code* In addition any gate shall comply with *Section 503.5.2 of the California Fire Code* and be two (2') feet wider than the required access way noted above.

Mitigation Measure 14.4 - The correct address shall be provided at the Buena Vista entrance visible from both directions. Numerals shall be a minimum of 4" in height and be reflective and contrast with the background. *Section 505.1 California Fire Code*

Mitigation Measure 14.5 - Fire Suppression water (minimum 1,500 gallons per minute at 20 pounds pressure residual for 2 hours) shall be available **prior to construction** and the amount will be determined when building plans have been submitted for review. This water should preferably be provided from a hydrant supplied by Jackson Valley Irrigation District. If that is not available fire suppression water shall be provided from an approved hydrant connected to an approved water tank (amount to be determined by size of building) in accordance with NFPA Standards 1142 and 22. This water supply shall be capable of supplying both the hydrant and the fire sprinkler system. *Section 507 California Fire Code*

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

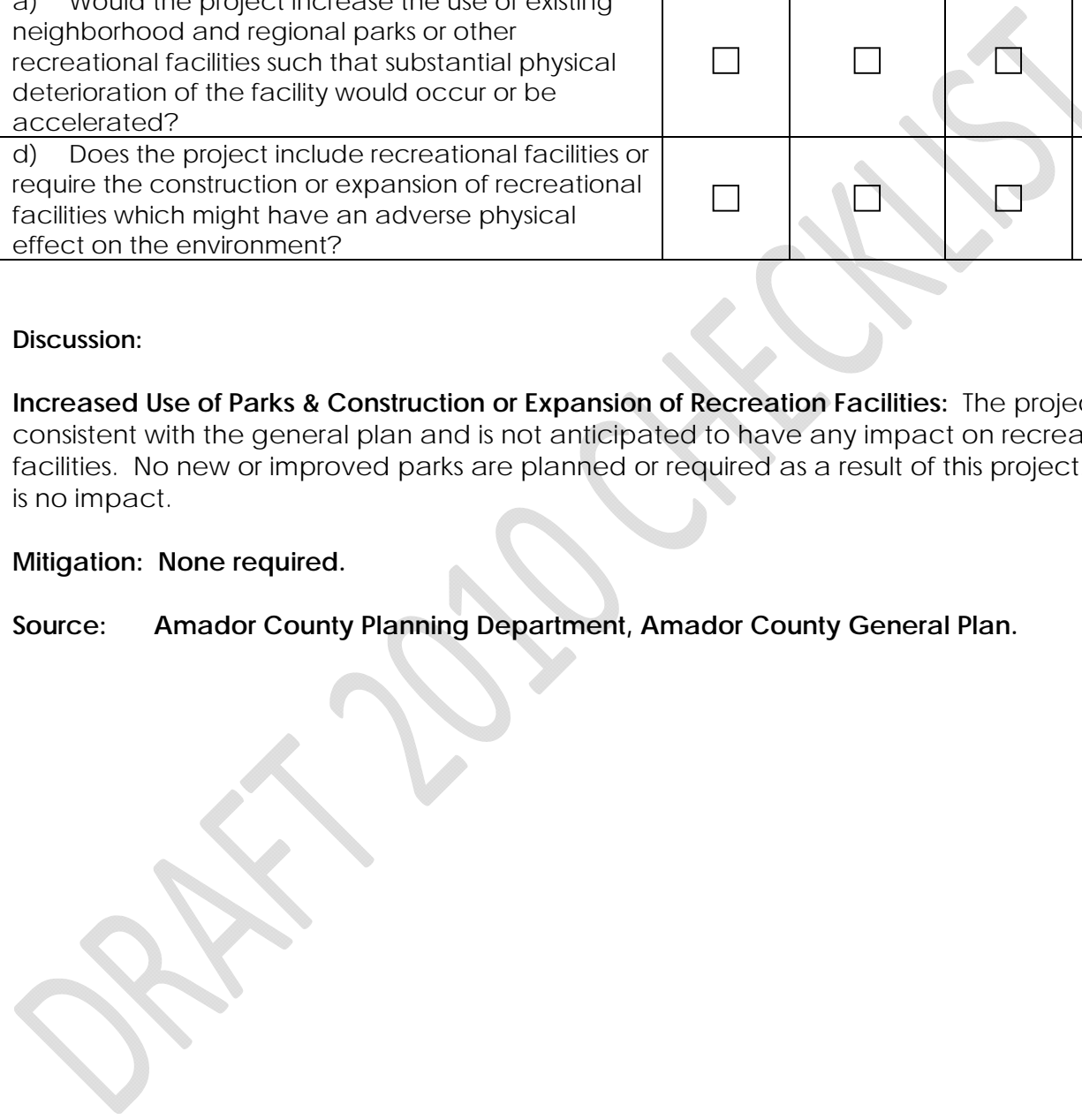
Chapter 15. RECREATION – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial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

Discussion:

Increased Use of Parks & Construction or Expansion of Recreation Facilities: The project is consistent with the general plan and is not anticipated to have any impact on recreation facilities. No new or improved parks are planned or required as a result of this project. There is no impact.

Mitigation: None required.

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



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

Discussion:

Conflict with policies measuring circulation effectiveness or congestion management: The General Plan Circulation Element establishes a Peak Hour Level of Service “C” or better as generally acceptable. The County has not adopted a threshold of significance other than Level of Service to measure transportation impacts. The project is classified as “low volume retail” in the County’s Traffic Mitigation Fee schedule. Low Volume Retail land uses are expected to generate an average of 1.5 vehicle trips daily per 1,000 square feet of retail space. Regional and Local Traffic Mitigation Fees are assessed to projects based on their potential impacts on roadways. The project’s anticipated traffic is expected to have a **less than significant impact when appropriate impact fees are assessed per Mitigation Measure 16.1, below.**

Change in Air Traffic Patterns: There are no nearby airports or established air traffic patterns which would be affected by the project. **There is no impact.**

Hazards due to Design Features / Incompatible Uses: The project proposes to utilize an existing encroachment onto Buena Vista Road. The encroachment will have to be improved to a standard commercial road connection. **The impact is less than significant with the incorporation of Mitigation Measures 16.2, below.**

Emergency Access: The access to the project from the adjacent publicly maintained road shall conform to County Code Chapter 15.30. **The impact is less than significant with the incorporation of Mitigation Measure 16.3, below.**

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

Mitigation Measure 16.2 - Prior to issuance of the Use Permit, the commercial driveway encroachment to Buena Vista Road shall conform to Public Works Standard PW-6B for a Standard Commercial Driveway Approach to Collector Road or as approved by the County Director of Transportation and Public Works.

Mitigation Measure 16.3 - Prior to issuance of the Use Permit, the private driveway shall conform to the requirements pertaining to driveways in County Code Chapter 15.30.

Sources: Amador County Transportation & Public Works Department, Amador County Code.

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. Jackson Valley Irrigation District water is available to the parcel. Water use connected to the project is not expected to be excessive. **The impact is less than significant.**

Stormwater Drainage Facilities Impacts: The project does not propose new structures or impervious surfaces *that would create a significant amount* of storm water runoff adversely impacting drainage systems. The existing stormwater system consists of natural overland flow and no planned stormwater drainage systems are proposed for the site. **The impact is less than significant.**

Construction of New Water or Wastewater Treatment Facilities: No changes to the water system or supply have been identified. There is a remote chance that the project may result in

expansion or alteration of the on-site wastewater system 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.**

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.

Sources: Amador County Planning Department, Transportation and Public Works Department, and Environmental Health Department.

Chapter 18. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input 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 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 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 Agriculture and Forest Resources, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, 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 Aesthetics, Cultural Resources, Public Services, and Transportation & Traffic would be significant unless mitigated. Therefore, Mitigation Measures 1.1, 5.1, 14.1 through 14.5, and 16.1 through 16.3 are required of the project.

The implementation of the Mitigation Measures identified above will result in less than significant impacts to Aesthetics, 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 that 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 Checklist, 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 GIS; Amador County Zoning Map; Amador County Multi-Hazard Mitigation Plan; Amador County Municipal Codes; National Cooperative Soil Survey; Amador County General Plan Final EIR (July, 2016); USDA Soil Conservation Service Runoff Curve Number Computations; Caltrans SWPPP Manual; 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.

U.S. Fish & Wildlife Service

Western Performance Equine Clinic

IPaC Trust Resources Report

Generated September 14, 2016 04:11 PM MDT, IPaC v3.0.9

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



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

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U.S. Fish & Wildlife Service

IPaC Trust Resources Report



NAME

Western Performance Equine Clinic

LOCATION

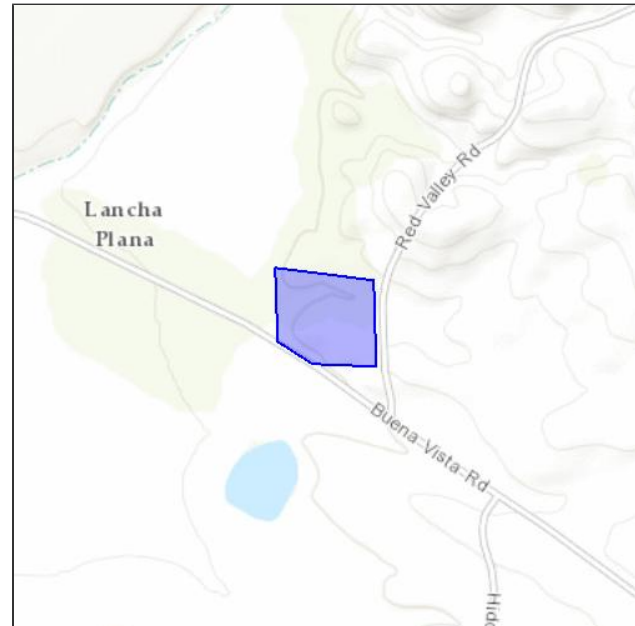
Amador County, California

DESCRIPTION

5130 Buena Vista Road, Lone, CA
95640

IPAC LINK

<https://ecos.fws.gov/ipac/project/DM3D7-CTBAJ-AOJGU-EFUYT-WKUW2A>



U.S. Fish & Wildlife Service Contact Information

Trust resources in this location are managed by:

Sacramento Fish And Wildlife Office

Federal Building

2800 Cottage Way, Room W-2605

Sacramento, CA 95825-1846

(916) 414-6600

Endangered Species

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

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

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

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

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

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

Amphibians

California Red-legged Frog *Rana draytonii* Threatened

CRITICAL HABITAT

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

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

California Tiger Salamander *Ambystoma californiense* Threatened

CRITICAL HABITAT

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

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=D01T

Crustaceans

Vernal Pool Fairy Shrimp *Branchinecta lynchi* Threatened

CRITICAL HABITAT

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

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=K03G

Fishes

Delta Smelt *Hypomesus transpacificus* Threatened

CRITICAL HABITAT

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

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

Steelhead *Oncorhynchus (=Salmo) mykiss* Threatened

CRITICAL HABITAT

No critical habitat has been designated for this species.

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

Flowering Plants

lone (incl. Irish Hill) Buckwheat *Eriogonum apricum* (incl. var. *prostratum*) Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q0QW

lone Manzanita *Arctostaphylos myrtifolia* Threatened

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q03G

Insects

Valley Elderberry Longhorn Beetle *Desmocerus californicus dimorphus* Threatened

CRITICAL HABITAT

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

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=I01L

Critical Habitats

There are no critical habitats in this location

Migratory Birds

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

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

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

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

Additional information can be found using the following links:

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

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

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

Green-tailed Towhee <i>Pipilo chlorurus</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0IO	Bird of conservation concern
Lewis's Woodpecker <i>Melanerpes lewis</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0HQ	Bird of conservation concern
Loggerhead Shrike <i>Lanius ludovicianus</i> Season: Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0FY	Bird of conservation concern
Long-billed Curlew <i>Numenius americanus</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B06S	Bird of conservation concern
Nuttall's Woodpecker <i>Picoides nuttallii</i> Season: Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0HT	Bird of conservation concern
Oak Titmouse <i>Baeolophus inornatus</i> Season: Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0MJ	Bird of conservation concern
Olive-sided Flycatcher <i>Contopus cooperi</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0AN	Bird of conservation concern
Peregrine Falcon <i>Falco peregrinus</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0FU	Bird of conservation concern
Short-eared Owl <i>Asio flammeus</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0HD	Bird of conservation concern
Snowy Plover <i>Charadrius alexandrinus</i> Season: Breeding	Bird of conservation concern
Swainson's Hawk <i>Buteo swainsoni</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B070	Bird of conservation concern
Western Grebe <i>Aechmophorus occidentalis</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0EA	Bird of conservation concern
Williamson's Sapsucker <i>Sphyrapicus thyroideus</i> Season: Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0FX	Bird of conservation concern

Yellow-billed Magpie *Pica nuttalli*

Bird of conservation concern

Season: Year-round

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

Wildlife refuges and fish hatcheries

There are no refuges or fish hatcheries in this location

Wetlands in the National Wetlands Inventory

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

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

DATA LIMITATIONS

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

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

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

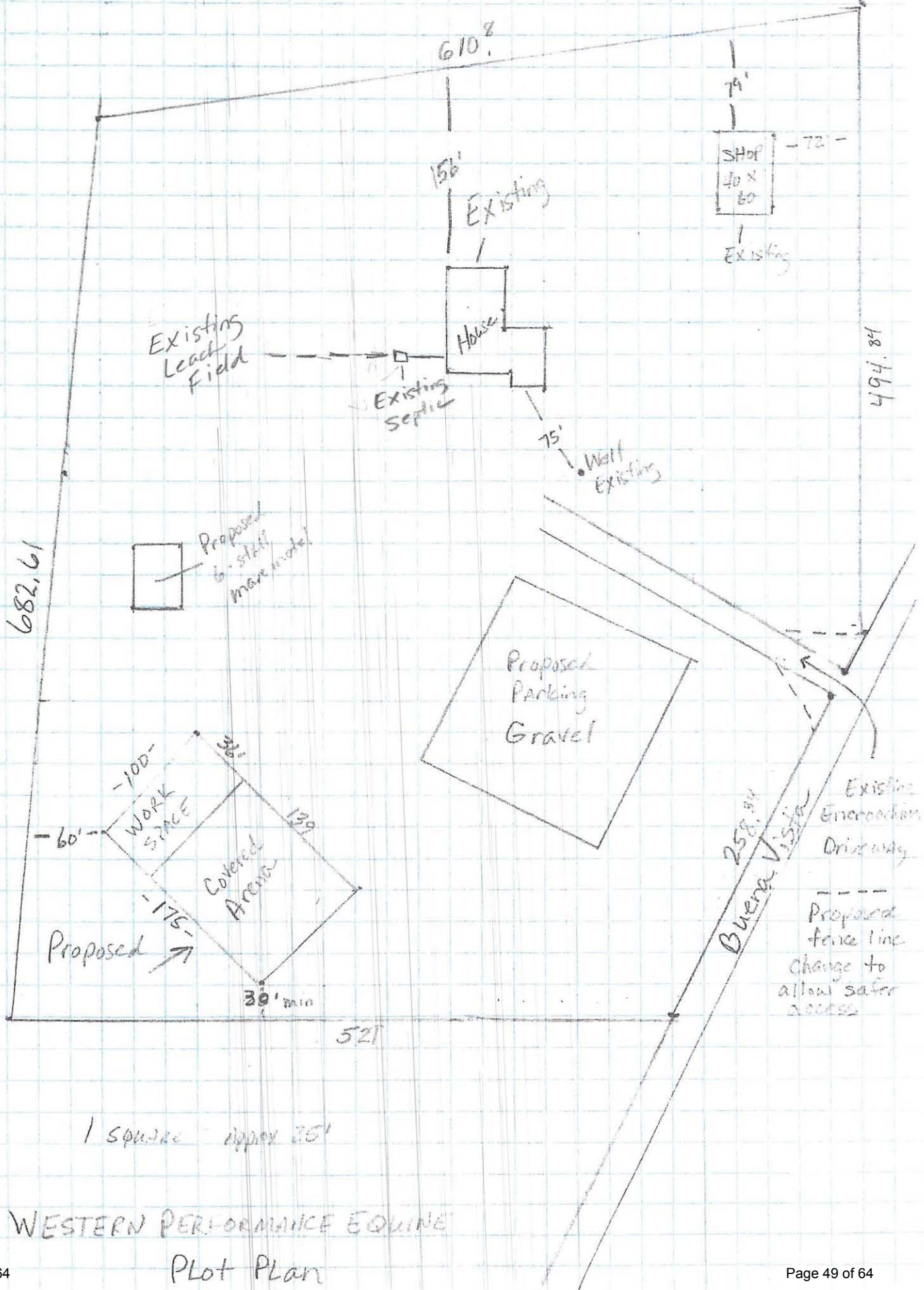
DATA EXCLUSIONS

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

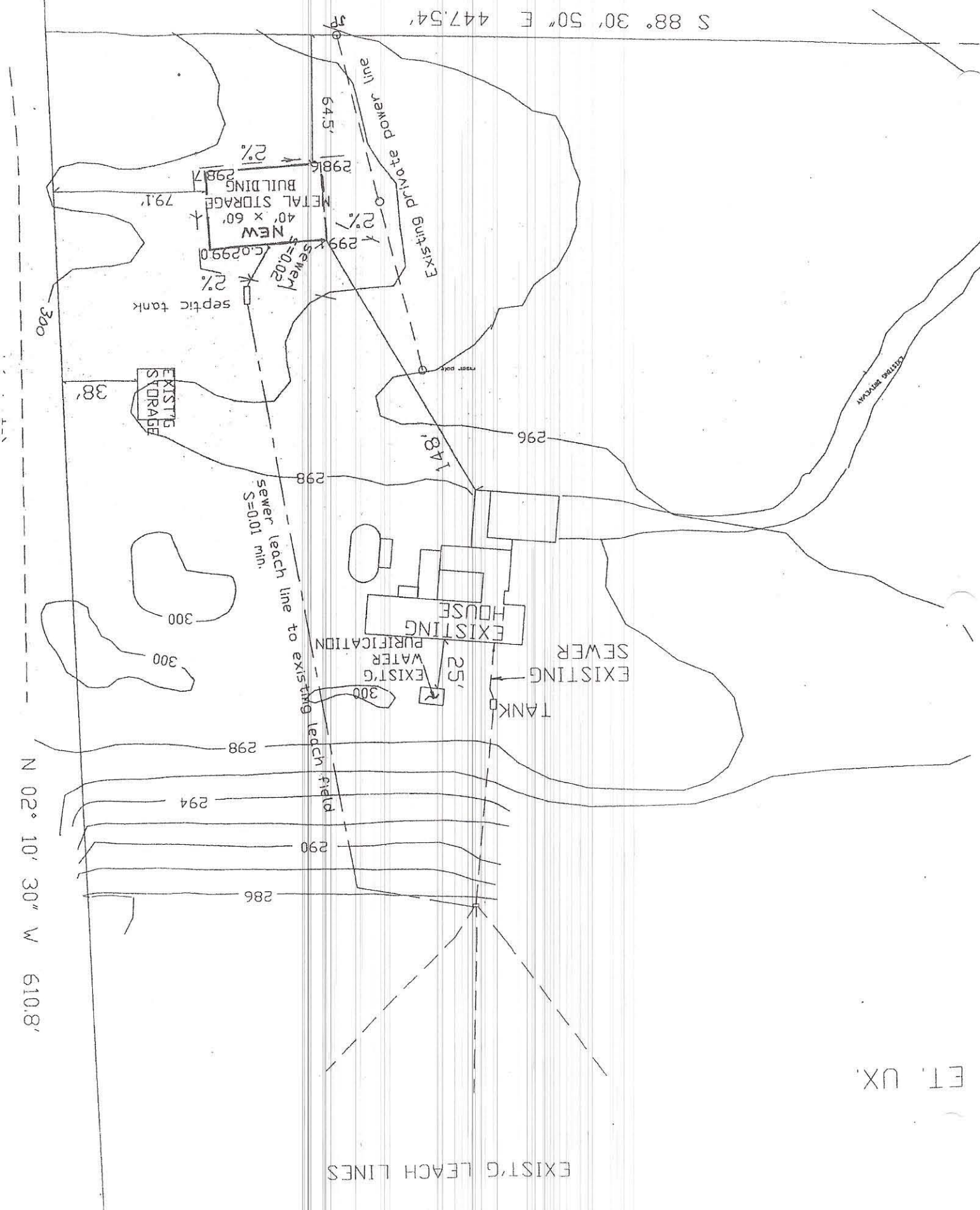
DATA PRECAUTIONS

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

There are no wetlands in this location



WESTERN PERFORMANCE EQUINE
 Plot Plan



S 88° 30' 50" E 447.54'

N 02° 10' 30" W 610.8'

EXISTING LEACH LINES

ET, UX.



**PLANNING DEPARTMENT
LAND USE AGENCY**

Page 51 of 64
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**
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: June 9, 2016

FROM:  Chuck Beatty, Planner III

PROJECT: Request from Western Performance Equine, Inc., for a Use Permit (UP-16;6-1) to allow a large-animal veterinary clinic in the "X," Special Use District. Per Amador County Code, all non-agricultural land uses in the "X," Special Use District require a Use Permit.

LOCATION: 5130 Buena Vista Road, Ione, CA 95640 (APN 012-070-040)

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 Amador County Technical Advisory Committee (TAC) will review the project for completeness during its regular meeting on **Monday, June 20, 2016, at 10:00 a.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 to review a CEQA Initial Study, prepare mitigation measures and/or conditions of approval, and make recommendations to the Planning Commission at a later date. Notification of TAC meetings and agendas will be made via the TAC email distribution list.

**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.



**PLANNING DEPARTMENT
LAND USE AGENCY
COUNTY ADMINISTRATION CENTER**

810 Court Street • Jackson, CA 95642-2132
Telephone: (209) 223-6380

website: www.co.amador.ca.us
email: planning@amadorgov.org

APPLICATION PROCEDURE FOR USE PERMIT

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

1 1. Complete the following:
Name of Applicant Western Performance Equine, Inc.
Mailing Address 4400 Buena Vista Rd.
Jones, CA 95040
Phone Number [REDACTED]
Assessor Parcel Number 010-070-040-000

Use Permit Applied For:

- Private Academic School
- Private Nonprofit Recreational Facility
- Public Building and Use(s)
- Airport, Heliport
- Cemetery
- Radio, Television Transmission Tower
- Club, Lodge, Fraternal Organization
- Dump, Garbage Disposal Site
- Church
- OTHER Large Animal (Equine only) Veterinary Clinic

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PLANNING DEPARTMENT

- 1 2. Attach a letter explaining the purpose and need for the Use Permit.
- 1 3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
- N/A 4. If Applicant is not the property owner, a consent letter must be attached.
- 1 5. Assessor Plat Map (can be obtained from the County Surveyor's Office).
- 1 6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.
- 1 7. Planning Department Filing Fee: \$ [REDACTED]
Environmental Health Review Fee: \$ [REDACTED]
Public Works Agency Review Fee: \$ [REDACTED]
- 1 8. Complete an Environmental Information Form.

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PLANNING DEPARTMENT

Amador County CA Planning Department
810 Court Street
Jackson, Ca 95642

Re: Application for Use Permit
5130 Buena Vista Rd
Ione, CA 95640

5/25/16

Dear Sirs,

This is a request for the approval to use the above referenced property as a large animal veterinary clinic. The use would be strictly equine and the veterinarian, Dr. Marty Gardner, who would be practicing is also the property owner. The proposed vet clinic would specialize in lameness and orthopedic wellness of equine athletes. Normal operating hours would be Monday-Friday 9:00am-5:00pm. There will be no surgical facility or surgical related equipment on site. (i.e., oxygen cylinders or inhalation anesthesia machinery) All emergency patients are referred to the client's local veterinarian or UC Davis Vet Medical Teaching Hospital.

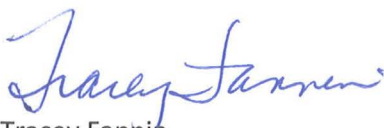
This business is agriculture related and will service current residents of Amador County. This is the only business of its type in Amador County. The proposed site is located in an agriculture populated area with existing agriculture related businesses nearby. The site also has safe street access and excellent visibility for ingress and egress.

The property has an existing home and shop that Dr. Gardner purchased after it was foreclosed upon. If approved the property will be rehabilitated and refurbished to be an asset to Amador County. Presently it is rundown, unkept and an eyesore to the community. The proposed additional buildings are a covered riding arena with an enclosed work area in one end and a 6 stall breezeway pipe panel barn. Both proposed building would blend seamlessly into the community and would look like many of the nearby ranch facilities. There would be no negative visual impact to the community. Any business signage would be discreet, tasteful and in keeping with the neighboring businesses Jackson Valley Vineyards and The Waters Ranch. The existing home would also be occupied.

Dr. Gardner has practiced in Amador County as a mobile veterinarian at several nearby ranches for the past 12 years and is looking to establish a permanent location in the area.

Thank you for your consideration of this permit.

Sincerely,



Tracey Fannin

Western Performance Equine

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JUN - 2 2016

PLANNING DEPARTMENT

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: Western Performance Equine

Date Filed: _____ File No. _____

Applicant/ Developer Dr. Marty Gardner Landowner Same as Applicant

Address 4405 Buena Vista Rd Address _____
Jones CA 95640

Phone No. [REDACTED] Phone No. _____

Assessor Parcel Number(s) 012-070-040-000

Existing Zoning District X

Existing General Plan A-G

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: _____

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

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

Environmental Information Form

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

YES NO

- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of solid waste or litter.
- 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.
- 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.
- 23. Substantial change in existing noise or vibration levels in the vicinity.
- 24. Site on filled land or has slopes of 10 percent or more.
- 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 28. Does this project have a relationship to a larger project or series of projects?

ENVIRONMENTAL SETTING

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

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

Date 5/25/16

[Signature]
(Signature)

For Western Equine, LLC
Western Performance Equine, Inc. Rev. 11/21/05

FWPDOCS\FORMS\ENV INFO FORM

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PLANNING DEPARTMENT

WRITTEN PROJECT DESCRIPTION 5130 Buena Vista RdRECEIVED
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JUN - 2 2016

PLANNING DEPARTMENT

Site Size – 9.84 acres

Existing home square footage – 2584

Existing shop square footage – 2400

Proposed arena and work area – 100 x 175 (17,500 square feet)

Proposed Barn – 36 x 48 (1,728 square feet)

All existing and proposed building are single story

Please see plot plan for off street parking map

Water Source – existing well and JVID irrigation water

Currently house and shop have their own septic system. Proposed arena and work area will have also have its own approved septic system

If approved the project will take approximately 6 months to complete

Business type - agriculture related Equine Veterinary Clinic

5 employees including veterinarian

Statewide oriented

See attached plot plan, no sales or loading area

Hours Monday-Friday 9:00am-5:00pm

Minimal traffic impact. 4-8 vehicles entering and exiting proposed site daily including employees

Project requires a Use Permit. Acreage is insufficient for current zoning

The proposed project site is currently a 9.84 acre single family residence. Property is primarily flat with several areas of sloping grade. Property has pasture area and native trees. Soil is primarily native clay with mixed rock. No cultural, historic or scenic aspects. One 2584 square foot home and 2400 square foot shop are existing.

Surrounding properties are primarily 40+ acre crop and cattle ranch facilities or agricultural home sites. One large commercial vineyard. One 1 acre single family residence. Adjacent property is permanent pasture/cattle ranch. No cultural, historical or scenic properties located nearby.

No known mine shafts, tunnels, air shafts or open hazardous excavation area nearby.

Proposed use of property fits within current area use. No adverse visual impact to surrounding community. No noise disruption to surrounding community.

Red Valley Rd

Red Valley Rd

Red Valley Rd

Google

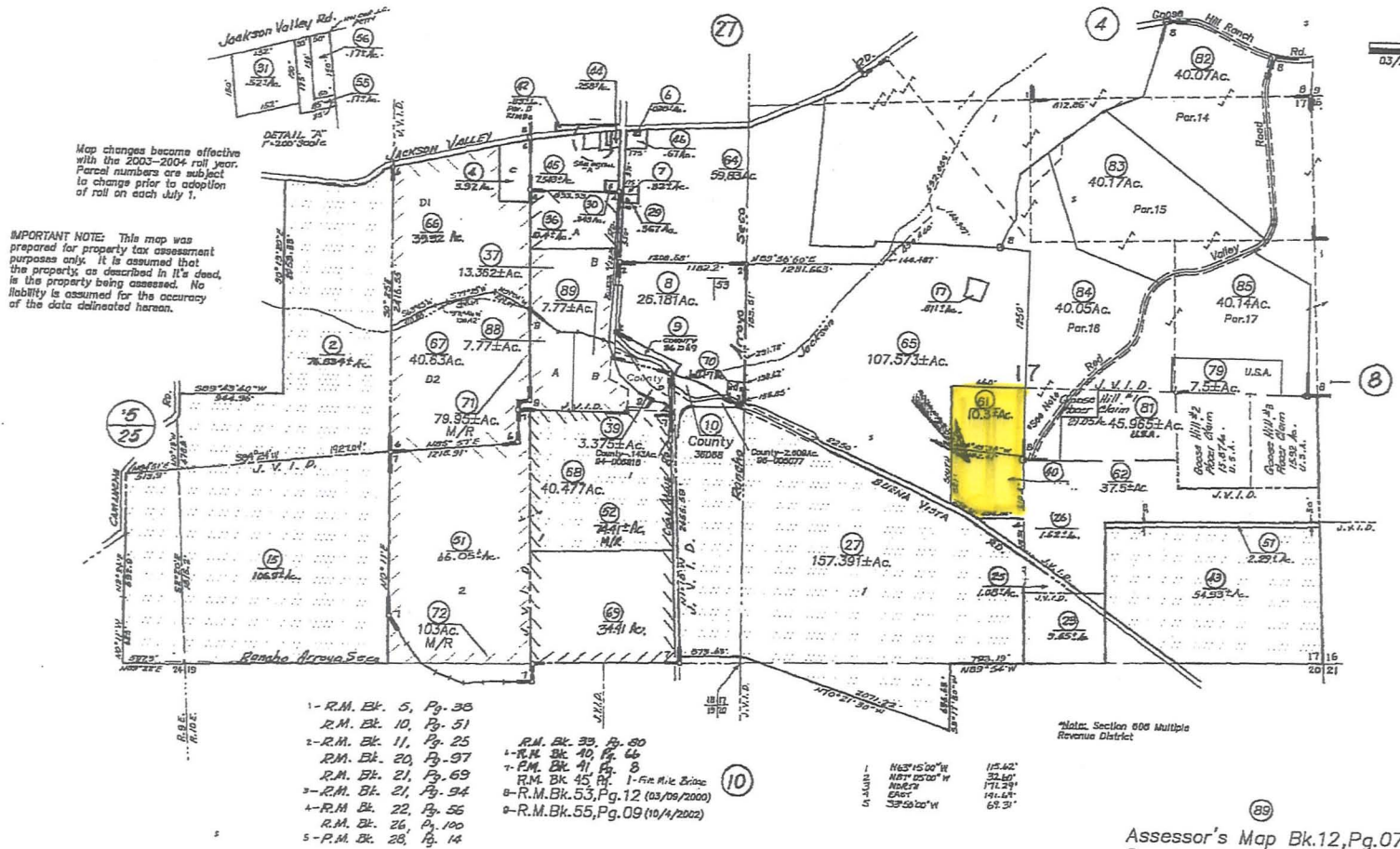
Buena Vista Rd

Buena Vista Rd

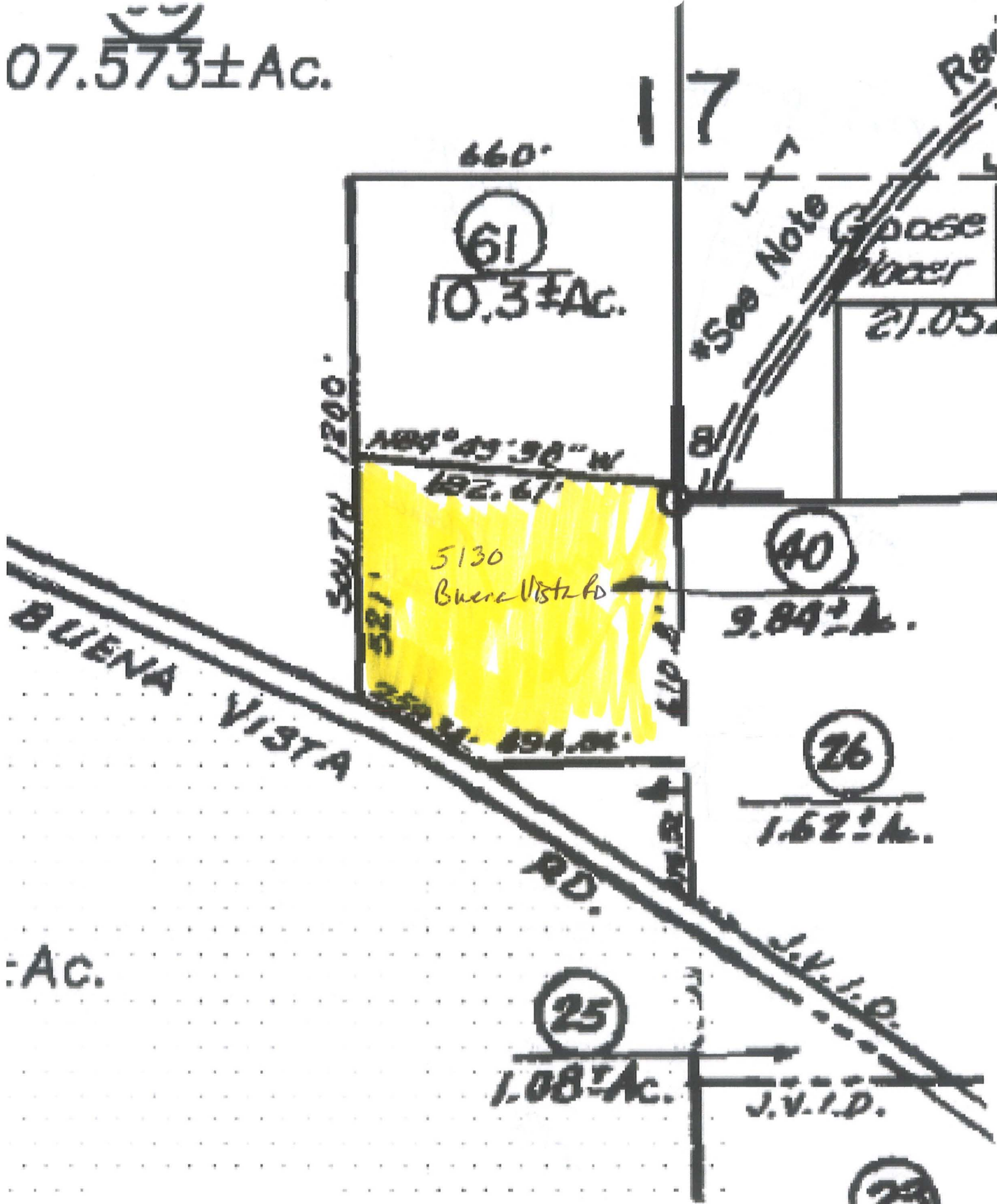


POR. SEC'S 8, 17 & 20, T.5N., R.10E., M.D.B. & M.
POR. RANCHO ARROYO SECO

12-07

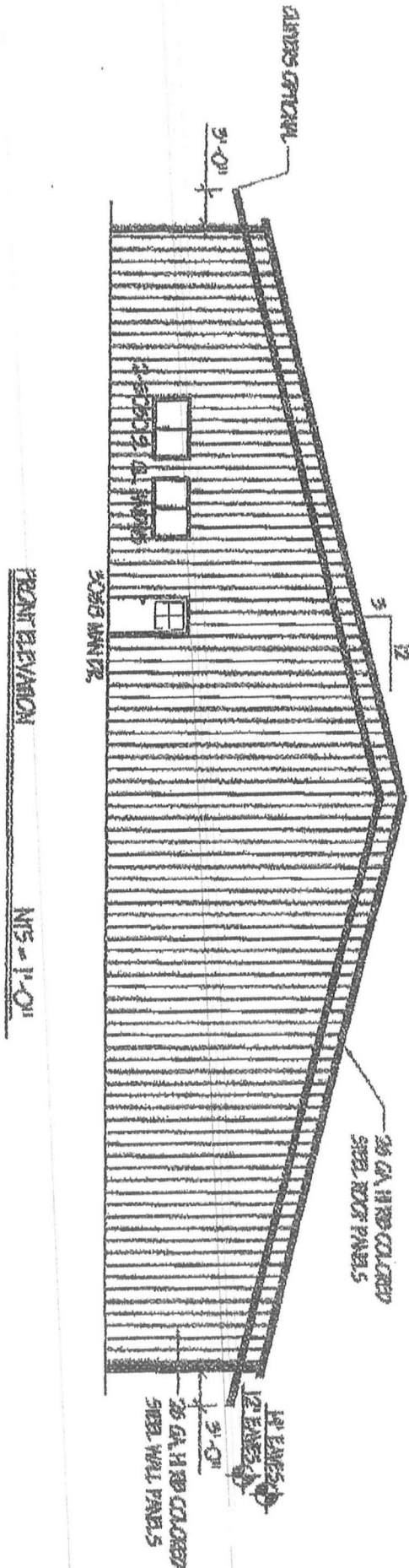


07.573±Ac.



Ac.

Proposed Covered Area
and workspace



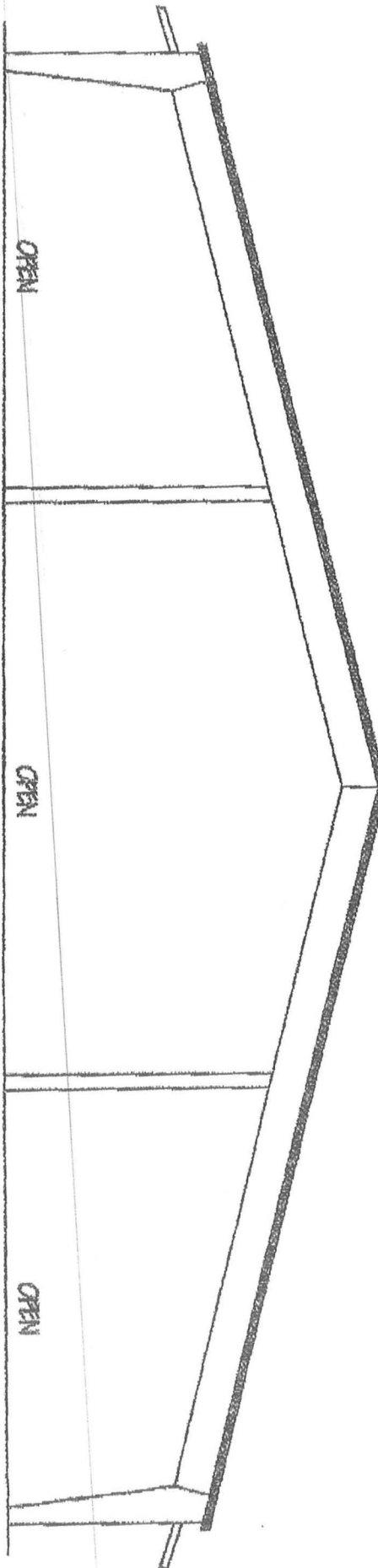
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PLANNING DEPARTMENT

BACK ELEVATION

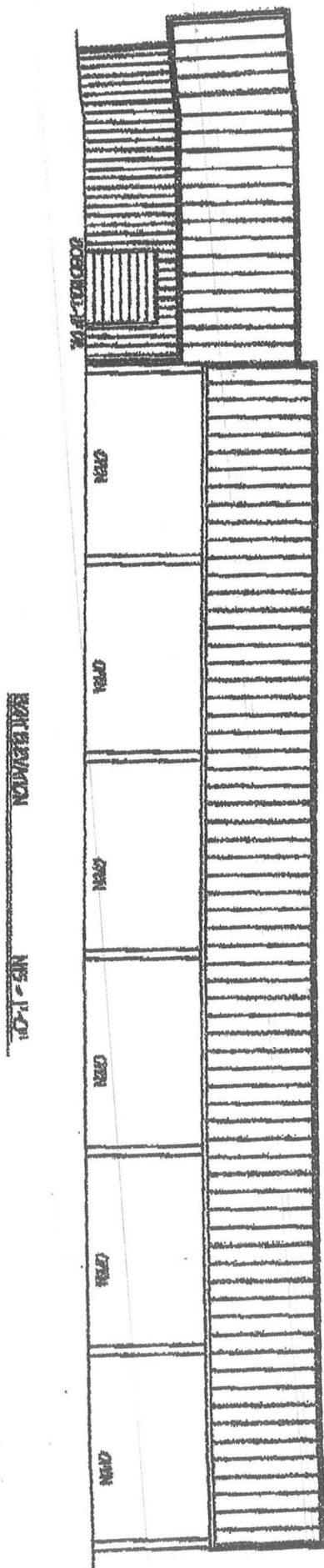
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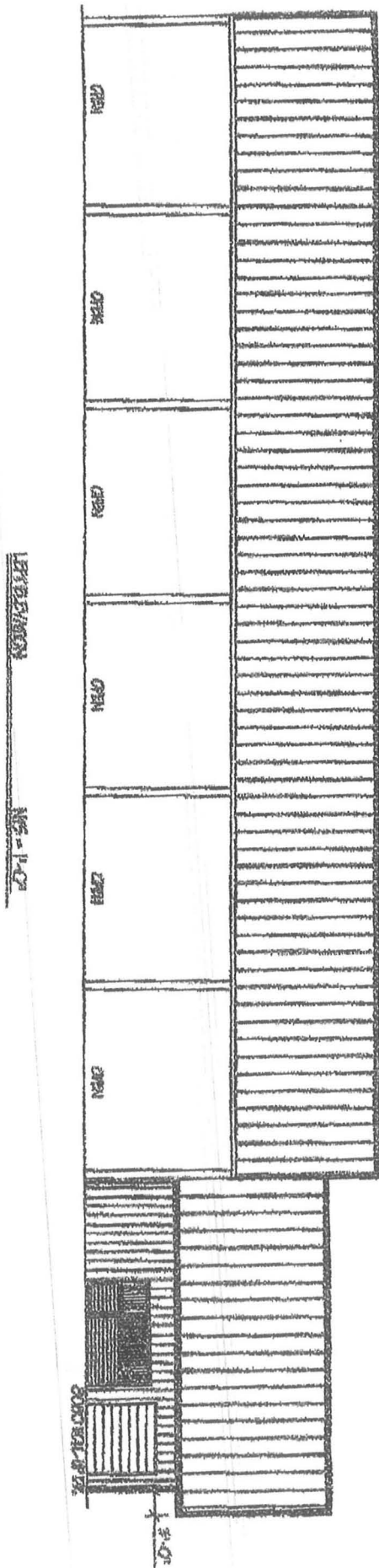
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