

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION**  
**FOR MEETING OF: NOVEMBER 8, 2016**

**Item 2 - Environmental document determination and possible project decision for Tentative Parcel Map No. 2860, proposing the division of 62.2+/- acres into three parcels of 18.82+/- acres, 18.82+/- acres, and 24.58+/- acres.**

**Applicants:** Plasse Family Trust

**Supervisory District:** 3

**Location:** 31009 Plasse Road, approximately 0/6 miles east of Highway 88 (APN 026-040-069).

- A. Current Zoning Designation:** “R1A,” Single Family Residential & Agricultural District
- B. Current General Plan Designation:** O-R, Open Space-Recreation (5 acre minimum density)
- C. Source of Water:** Plasse Homestead Homeowners Association public water system
- D. Sewage Disposal:** Individual septic systems (current on all proposed parcels)
- E. Description:** The applicant is requesting to divide 62.2+/- acres into three (3) parcels of 18.82+/-, 18.82+/-, and 24.58+/- acres. The project includes two vacant parcels (18.82+/- acres and 24.58+/- acres) and an 18.82+/- acre tract with an existing seasonal cabin. The current zoning and General Plan designations limit the development potential to two single-family detached homes, and three second-unit dwellings.
- F. TAC Review & Recommendation:** The Amador County Technical Advisory Committee (TAC) reviewed this project for completeness on met on this project on September 7, 2016, and prepared Conditions of Approval following completion of the CEQA Initial Study on September 28, 2016. The Tri-County Technical Advisory Committee reviewed the project on September 9, 2016, which found no exceptions with the project and recommended that Amador County continue to process the project per local ordinances. TAC has no technical objection to the Planning Commission approving this Parcel Map with the adoption of a Mitigated Negative Declaration, subject to the conditions and findings included with the staff report.
- G. Planning Commission Action:** The action of the Planning Commission should first include a decision on the adequacy of the environmental document, proposed for a Mitigated Negative Declaration. A decision on the tentative map with the proposed conditions (attached) can then be made.
- H. Findings:** Section 66474 of the California Subdivision Map Act requires a County to deny approval of a Tentative Map if it makes any of the following findings:
- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
  - b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

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

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

- a. The proposed map (Tentative Parcel Map No. 2860) is consistent with the Amador County General Plan;
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and Amador County development standards;
- c. The site is physically suitable for residential development and is compatible with surrounding residential uses;
- d. The site is physically suitable for the proposed density of development;
- e. The Environmental Document prepared for Tentative Parcel Map 2860 (Mitigated Negative Declaration) determined that potential environmental impacts from the design of the parcel map or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval – see attached conditions/mitigation measures;
- f. The Mitigated Negative Declaration prepared for Tentative Parcel Map 2860 determined that no potentially serious health problems were identified from the project; and
- g. No conflicts with easements acquired by the public at large for access through or use of property within the proposed subdivision have been identified.

# VESTING TENTATIVE PARCEL MAP No. 2860

for  
**MAURICE J. PLASSE and CARALETA J. PLASSE**  
Trustees of the Plasse Family Trust est. May 14, 1991  
2000000485

BEING A DIVISION OF ADJ. PARCEL 1 PER 53-M-79  
ALSO BEING A PORTION OF THE SW 1/4 SECTION 8, T. 9 N., R. 17 E., M. D. M.  
COUNTY OF AMADOR, STATE OF CALIFORNIA

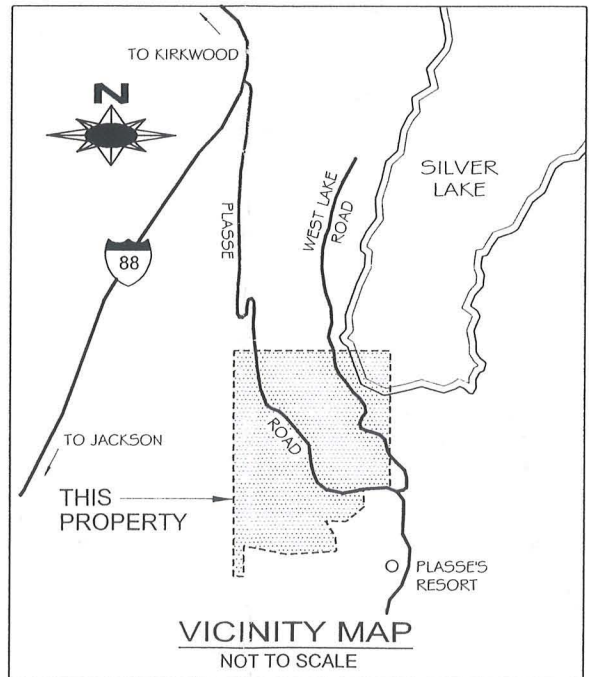
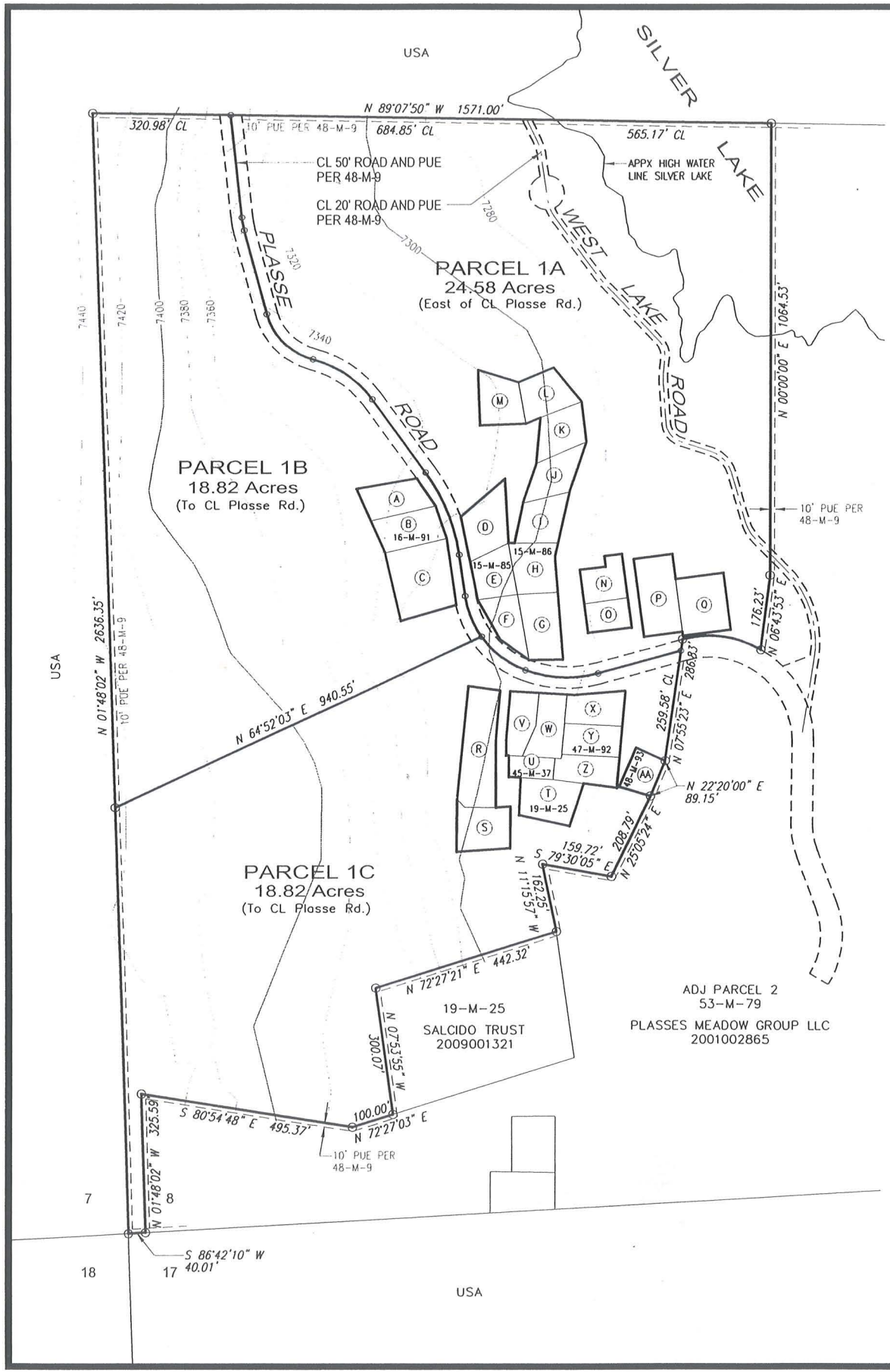
**TOMA & ASSOCIATES INC.**  
ENGINEERING - SURVEYING - PLANNING  
41 Summit Street, Jackson, CA 95642  
(209) 223-0156

September, 2016

Scale: 1" = 200'  
Contour Interval: 20'

### GENERAL NOTES AND STATEMENTS

1. RECORD OWNER: MAURICE J. PLASSE and CARALETA J. PLASSE, Trustees of the Plasse Family Trust est. May 14, 1991  
ATTN: JOHN PLASSE  
PO BOX 261  
JACKSON, CA 95642  
(209) 223-5611 hm (209) 481-3732 mobile
2. SURVEYOR: TOMA and ASSOCIATES  
LICENSED LAND SURVEYORS  
41 SUMMIT STREET  
JACKSON, CA 95642  
(209) 223.0156
3. A.P.N.: 026-040-069
4. ZONING: "R1-A"
5. GENERAL PLAN: OPEN SPACE RECREATION
6. DEED REFERENCE: 2000000485
7. PROPOSED USE: RESIDENTIAL
8. WATER: EXISTING PRIVATE COMMUNITY WATER SYSTEM  
(PLASSE HOMESTEAD HOMEOWNERS ASSOC)
9. SEWAGE DISPOSAL: 3 PREVIOUSLY APPROVED SEPTIC SYSTEMS (NOT INSTALLED)
10. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
11. SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
12. UTILITIES: POWER WILL BE SERVED BY GENERATOR OR SOLAR PANELS  
TELEPHONE WILL BE SERVED BY VOLCANO TELEPHONE
13. EASEMENTS: PUBLIC UTILITY EASEMENTS WILL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ALONG THE EXTERIOR BOUNDARY OF THIS PROJECT.
14. SETBACKS: THERE WILL BE A TWENTY-FIVE FOOT BUILDING SETBACK FROM ALL ROAD RIGHT-OF-WAYS, A THIRTY FOOT BUILDING SETBACK FROM ALL SIDE LOT LINES AND A THIRTY FOOT BUILDING SETBACK FROM ALL REAR LOT LINES. DRAINAGE SETBACKS (IF NECESSARY) WILL BE TWENTY FEET ALONG ALL DRAINAGE COURSES.
15. SPECIAL DISTRICTS: AMADOR FIRE PROTECTION DISTRICT
16. PHASING: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FILINGS.
17. FLOOD ZONE: A PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD WATER INUNDATION BY THE 100-YEAR FLOOD AND IS WITHIN ZONE "A" (SILVER LAKE) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010.  
  
PANEL 25 OF 700  
MAP No.06005C0025F
18. MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 18± ACRES.
19. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FILING OF A FINAL MAP AS REQUIRED BY ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
20. THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.
21. THIS PROJECT DOES NOT LIE WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE.
22. DEVELOPER WILL SUPPLY WATER SERVICE OFF EXISTING PLASSE HOMESTEAD HOMEOWNERS ASSOCIATION WATER SYSTEM.
23. TOPOGRAPHIC MAPPING AND FEATURES ARE PER USGS QUAD SHEET. NO FIELD SURVEY WAS MADE TO ESTABLISH TOPOGRAPHIC LINES AND FEATURES.
24. THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No. 40616-PMG UPDATE #1 PREPARED BY WESTERN LAND TITLE COMPANY AND DATED AUGUST 8, 2016 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):



ADJACENT OWNER INFORMATION				
A	PETERS TRUST	2005003209	O HALL TRUST	2011000694
B	GELATOS TRUST	2014004688	P ROBINSON TRUST	2007010548
C	JOHNSTON ESTATE	2015000205	O VAN SCYOC/TREVASKIS	2000001609
D	SMALLFIELD TRUST	1996003740	R DANERI TRUST	2001006730
E	PROFUMO TRUST	2004013486	S FANCHER TRUST	1999001728
F	FRENN/DAVIS	2005001517	T PICCARDO TRUST, ET AL	2014004573
G	HUTTENMAYER, ET AL	2002012428	U BERGLUND TRUST	2015008024
H	ARNESE/BROWN	2004001312	V RHODES	2015002010
I	DAMORE TRUST, ET AL	2011000128	W RHODES	2015002007
J	HARDENBURGH/ONEAL	2015009164	X KROECK TRUST	NO REF
K	MARTIN TRUST	2014008626	Y ARMSTRONG TRUST	2014005516
L	ADKINS, ET AL	2002006472	Z TEN FIFTEEN LLC/LUNDGREN	2005013845
M	ARMSTRONG TRUST	2016003023	AA CUNEO TRUST	2015001060
N	HALL TRUST	2011000693		

REDUCED COPY  
NOT TO SCALE

**AMADOR COUNTY PLANNING COMMISSION**

**Conditions of Approval  
and Mitigation Monitoring Program**

**PROJECT:** Tentative Parcel Map No. 2860

**SUBDIVIDER:** Plasse Family Trust

**DESCRIPTION:** Tentative Parcel Map No. 2860, proposing the division of 62.2+/- acres into 3 parcels of 18.82+/- acres, 18.82+/- acres, and 24.58+/- acres. The project is located at 31009 Plasse Road, Kirkwood, CA 95642 (APN 026-040-069).

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration.

**NOTICE OF INTENT (TO FILE A NEGATIVE DECLARATION):** October 18, 2016

**PLANNING COMMISSION APPROVAL DATE:**

**NOTICE OF DETERMINATION DATE:**

**TENTATIVE PARCEL MAP EXPIRATION DATE:**

**EXTENSION OF EXPIRATION DATE:**

**IMPORTANT NOTES:**

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

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

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

**FISH AND GAME FEES:**

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

**PARCEL MAP RECORDATION CONDITIONS:**

2. Prepare and submit Parcel Map. THE SURVEYOR'S OFFICE SHALL MONITOR THIS CONDITION.



**CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM**

Project: Parcel Map No. 2860 – PLASSE FAMILY TRUST

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

**SOILS:**

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

**EASEMENTS:**

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

**TAXES:**

8. All current and delinquent taxes must be paid. Security, in the form of a cash deposit, must be posted for estimated taxes, and special assessment collected as taxes, which are a lien against the subject property, but which are not yet payable. The Tax Collector shall draw upon this cash deposit to pay the taxes, and special assessments collected as taxes when they become payable. When all current and/or delinquent taxes have been paid, and any required security has been posted with the County Tax Collector, the Tax Collector will submit a letter to the County Surveyor's Office stating that this condition has been satisfied. (Note: Please refer to Amador County Code Sections 17.72.120, 17.72.130 and 17.72.140 {amended May 15, 2007}, and Government Code Sections 66492 and 66493). **THE SURVEYOR'S OFFICE SHALL MONITOR THIS CONDITION.**

**PUBLIC REPORT:**

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

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Parcel Map No. 2860 – PLASSE FAMILY TRUST

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**WATER SUPPLY:**

10. Prior to the recordation of any Final Map(s), the subdivider shall provide the Amador County Environmental Health Department with a will-serve letter from the applicable water purveyor for domestic water service to all resultant parcels. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

**DEAD-END ROAD LENGTH:**

11. The project shall comply with all requirements of Deviation #D00198, issued by the Amador County Community Development Agency, dated June 3, 2016, for a deviation from the maximum dead-end road length for parcels 20 acres or larger. The Deviation is hereby incorporated by reference into these Conditions of Approval as though set forth in full. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.

**FIRE PROTECTION:**

12. To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640, the project proponent shall participate in the annexation to the County's Community Facilities District No. 2006-1 (Fire Protection Services). THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION.

**ARCHAEOLOGICAL, CULTURAL, HISTORICAL MITIGATION:**

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

**RECREATION:**

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

\_\_\_\_\_  
 Chairman  
 Amador County Planning Commission

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Parcel Map No. 2860 – PLASSE FAMILY TRUST

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(1) Applicant (2) Preparer of Map (3) Building Department (4) Environmental Health Department (5) Public Works Agency	(6) Surveying Office (7) Amador Fire Protection District (8) Fish and Wildlife (9) California Department of Forestry (10) ACRA

DRAFT

ENDORSED  
FILED

OCT 18 2016

KIMBERLY L. GRADY, County Clerk  
AMADOR COUNTY

By T. HURTADO Deputy

**PROPOSED**

**NEGATIVE DECLARATION**

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**PROJECT NAME:** Tentative Parcel Map No. 2860 – Plasse Family Trust

**LEAD AGENCY:** Amador County Planning Commission

**PROJECT DESCRIPTION:** The project involves the division of 62.2+/- acres into three parcels of 18.82+/-, 18.82+/-, and 24.58+/- acres. The project is located at 31009 Plasse Road (APN 026-040-069).

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

**STATEMENT OF REASONS:** The Planning Department notes the following:

- a. The proposed map is consistent with the Amador County General Plan;
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and Amador County development standards;
- c. The site is physically suitable for residential development and is compatible with surrounding residential uses;
- d. The site is physically suitable for the proposed density of development;
- e. The Environmental Document prepared for Tentative Parcel Map 2860 (Mitigated Negative Declaration) determined that potential environmental impacts from the design of the parcel map or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval;
- f. The Mitigated Negative Declaration prepared for Tentative Parcel Map 2860 determined that no potentially serious health problems were identified from the project; and
- g. No conflicts with easements acquired by the public at large for access through or use of property within the proposed subdivision have been identified.

**PUBLIC HEARING:** The Amador County Planning Commission will conduct a public hearing on Tuesday, November 8, 2016, at 7:00 p.m. in the Board Chambers of the County Administration Center, 810 Court Street, Jackson, CA 95642.

  
Chuck Beatty, Planner III

Date: 10-18-16

File No. N/A

Posted On 10/18/2016

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**MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY**

**Project Title:** Parcel Map #2860; Plasse Family Trust

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

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

**Project Location:** 31009 Plasse Road, Kirkwood, CA, approximately 0.6 miles east of CA Highway 88 in the Silver Lake community (APN 026-040-069).

**Project Sponsor's Name and Address:** Maurice J. Plasse and Carletta J. Plasse, Trustees  
PO Box 261, Jackson, CA 95642

**General Plan Designation(s):** O-R, Open Space – Recreation

**Zoning:** "R1A," Single-family Residential & Agricultural

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

The project involves the division of 62.2± acres into three parcels of 18.82±, 18.82±, and 24.58± acres.

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

The project is located between CA Highway 88 and the southwestern edge of Silver Lake, adjacent to Plasse's Resort. Terrain ranges from flat where the northeastern project boundary abuts the full-pond elevation of Silver Lake at 7,300' MSL to 18% slopes along the project's western boundary at 7,430' MSL. The property is traversed by 2,000 feet +/- of Plasse Road and 1,200 feet +/- of West Lake Road, both of which are publicly maintained. Current structures include a season cabin.

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

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

\_\_\_\_\_  
Signature – Name

\_\_\_\_\_  
Date

**Project Name:****INITIAL STUDY/NEGATIVE DECLARATION****EVALUATION OF ENVIRONMENTAL IMPACTS:**

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

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

**Discussion:**

**Scenic Vistas:** There are significant viewsheds of the Eldorado National Forest visible from the Highway 88 Scenic Highway Corridor, Thunder Mountain, and Silver Lake. The most significant view of the project site is from the adjoining shoreline of Silver Lake. Existing views would not be significantly obstructed by the project or its development potential due to the requirements outlined in County Code for building setbacks and height limitations in the zoning district. The impact is **less than significant**.

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

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

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

**Mitigation:** None required.

**Source:** Amador County Planning Department.



<p><b>Chapter 2. AGRICULTURE AND FOREST RESOURCES –</b>                      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 checked="" type="checkbox"/>	<input 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:**

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

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

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**Conflict with zoning for, or cause rezoning of, forest land:** No forest or timber land zoning has been established on the project site (zoned "R1A, Single-family residential & Agricultural). The potential land uses for the project will not conflict with or cause rezoning of surrounding forested land. There is **no impact**.

**Loss conversion of forest land:** Approximately 25% of the project site is wooded. Due to the limited development potential of the project (5 additional detached dwellings on 62 acres) and ample cleared area for construction, existing forest land is not anticipated to be affected. Therefore, the **impact is less than significant**.

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

**Mitigation: None required.**

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

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

**Discussion:**

**Air Quality Plan:** Amador County does not have an air quality plan. There is **no impact**.

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

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

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

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

**Mitigation:** None required.

**Source:** Amador Planning Department.

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

**Discussion:**

**Candidate, Sensitive, or Special Status Species:** A review of Exhibit 4.4-4, Special-Status Species Occurrences, from the Amador County General Plan Final EIR (July, 2016) indicates there are occurrences of the Sierra Nevada yellow-legged frog approximately 3,500 feet (.06 miles) northeast of the project site. There are no documented occurrences of candidate, sensitive, or special status species, indicated on the project site. Due to the lack of habitat for these species on the property, it is unlikely that either would be found on this project site. The impact to Candidate, Sensitive, and Special Status Species is **less than significant**.

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



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

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

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

**Habitat Conservation Plan and Natural Community Conservation Plan:** Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. There is **no impact**.

**Mitigation:** None required.

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

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

**Discussion:**

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

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

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

**Mitigation:**

**Mitigation Measure 5.1 - Prior to issuance of a demolition or building permit, the applicant shall provide a statement, for the review and approval of the Planning Department, that if historic, archaeological, and/or paleontological resources are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the**

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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

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<b>Chapter 6. GEOLOGY AND SOILS – Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 California Geological Survey 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, Figure 4H of the California Geological Survey's Index to Official Maps of Earthquake Fault Zones does not include the project site as an area with known geologic faults. The impact is considered **less than significant**.

**Soil Erosion and Loss of Topsoil:** 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**.

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**Potential Subsidence or Liquefaction:** As indicated above, the California Geological Survey 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. Therefore, the impact **is less than significant**.

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

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

**Mitigation: None required.**

**Sources:** Amador County General Plan Final EIR (July, 2016); Amador County Planning Department; Amador County Environmental Health Department; California Geological Survey's Index to Official Maps of Earthquake Fault Zones.

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

**Discussion:**

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

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

**Mitigation: None required.**

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

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<b>Chapter 8. HAZARDS AND HAZARDOUS MATERIALS –</b> 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

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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 two miles of an airport or an area covered by an Airport Land Use Plan. 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 Fire Hazard 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 and Planning Department; California Department of Forestry and Fire Protection; Amador County Code.**



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<b>Chapter 9. HYDROLOGY AND WATER QUALITY – Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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.**

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

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

**Storm water system capacity/Polluted runoff:** The existing stormwater system consists of natural overland flow and no planned stormwater drainage systems are proposed for the site. The project area consists of exposed granite, and a mix of wooded and meadow areas and the potential development at the current zoning and general plan densities will not provide substantial additional sources of polluted runoff. The impact is **less than significant**.

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

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

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

**Seiche/tsunami/mudflow:** The project site could be affected by seiche in the event of an earthquake. However, the California Geological Survey's Index to Official Maps of Earthquake Fault Zones does not include the project site as an area with known geologic faults. Therefore, the impact is considered **less than significant**.

**Mitigation:** None required.

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

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

**Discussion:**

**Divide an Established Community:** Any future construction will be located within the applicable building setbacks for the area and will not encroach into or disrupt any established roadways, walkways, trails, streams, or drainage areas, and will not cause a physical division of an established community. There is **no impact**.

**General Plan and Zoning Consistency:** The General Plan designation for the area is O-R, (Open Space-Recreation), and is zoned "R1A," Single Family Residential and Agricultural. These land use classifications would permit five additional detached dwellings. The project does not propose development or construction that exceeds those limitations. The impact is **less than significant**.

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

**Mitigation:** None required.

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

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

<b>Chapter 11. MINERAL RESOURCES</b> – Would the project:	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 land uses (primarily open space, forest, and agricultural) will not result in any additional impacts to mineral resources. There is **no impact**.

**Mitigation: None required.**

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

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

Chapter 12. NOISE – Would the project cause:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to 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 within two miles of a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**Noise Levels in Excess of Standards:** The project’s ultimate build-out of five additional single-family dwellings would create noise levels within the expected standards for the area. There impact is **less than significant**.

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

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

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

**Noise Levels and Public and Private Airports/Airstrips:** The project is not located within an Airport Land Use Plan area or within two miles of a public or private airport. There is **no impact**.

**Mitigation: None required.**

**Source: Planning Department; Amador County General Plan; Westover Field Airport Land Use 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**Induce Substantial Population Growth:** The potential residential development that could result from the project is consistent with the general plan density for the site, and there is no need for an expansion of infrastructure that could induce significant population growth. For these reasons, the impact is considered **less than significant**.

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

**Mitigation: None required.**

**Source: Amador County General Plan; Planning Department.**

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

**Discussion:**

**Fire Protection:** The Amador Fire Protection District has reviewed this project and has determined that no new or altered fire facilities are required. In order to mitigate the impact on fire protection services to a **less than significant level, Mitigation Measure 14.1, below, is required.**

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

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

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

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

**Mitigation Measure 14.1 – To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640, the project proponent shall participate in the annexation to the County’s Community Facilities District No. 2006-1 (Fire Protection Services).**

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

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

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

**Discussion:**

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

**Mitigation: None required.**

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



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

**Discussion:**

**Measurement of Circulation System effectiveness:** The effectiveness of the County circulation element is measured by a project's impact to the Level Of Service (LOS) criteria adopted for roadways and transportation methods within Amador County. The project's impacts to LOS are discussed below. There is **no impact** to the effectiveness of the County's circulation system.

**Level of Service Standards:** The LOS Standard criteria as established in the General Plan Circulation Element is the established congestion management program in effect for the County of Amador. While creation of two additional parcels allowed by current zoning would have a **less than significant impact** on Average Daily Traffic volumes for Plasse Road and West Lake Road.

<b>Project Name:</b>	<b>INITIAL STUDY/NEGATIVE DECLARATION</b>
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**Change in Air Traffic Patterns:** There are no nearby airports or established air traffic patterns. There is **no impact**.

**Hazards due to Design Features / Incompatible Uses:** The project proposes to access Plasse Road and West Lake Road through new encroachments for future construction. No new road design features are proposed or anticipated. New encroachments will have to comply with effective design and construction requirements at the time of application. The impact is **Less Than Significant**.

**Emergency Access:** Compliance with standard residential driveway encroachment requirements will result in the project having **no impact** on the adequacy of access for emergency vehicles or the adequacy of emergency ingress or egress to or from the resulting parcels.

**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:** None required.

**Source:** Amador County Department of Transportation and Public Works; Amador County Code.

<b>Project Name:</b>	<b>INITIAL STUDY/NEGATIVE DECLARATION</b>
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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 checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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**.

**Stormwater Drainage Facilities Impacts:** Potential development resulting from the project is not anticipated to 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 or required for the project. There is **no impact**.

**Sufficient Water Supplies Available:** The project proposes to be served by the Plasse Homestead Homeowners Association public water system. Improvements to that water system may be required in order to extend service to each and every parcel. Prior to recordation of any final map, the subdivider shall provide the Amador County Environmental Health Department a will serve letter from that purveyor for domestic water service to all resultant parcels. **This potential impact is less than significant with mitigation incorporated.**

<b>Project Name:</b>	<b>INITIAL STUDY/NEGATIVE DECLARATION</b>
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**Construction of New Water or Wastewater Treatment Facilities:** The project may result in the construction of pipeline extensions or other improvements to the existing public water system. Such construction is expected to be relatively 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:**

**Mitigation Measure 17.1 - Prior to recordation of any final map, the subdivider shall provide the Amador County Environmental Health Department a will-serve letter from the applicable purveyor for domestic water service to all resultant parcels.**

<b>Chapter 18. MANDATORY FINDINGS OF SIGNIFICANCE</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively are considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Discussion/Conclusion/Mitigation:**

**POTENTIAL DEGRADATION OF THE QUALITY OF THE ENVIRONMENT:**

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

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

Impacts to Public Services could be significant unless mitigated. Therefore, Mitigation Measure 14.1 is required of the project.

Impacts to Public Utilities and Services could be significant unless mitigated. Therefore, Mitigation Measure 17.1 is required of the project.

<b>Project Name:</b>	<b>INITIAL STUDY/NEGATIVE DECLARATION</b>
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Therefore, the project will not degrade the quality of the environment and no habitat, wildlife populations, and plant and animal communities would be impacted. All environmental topics are either considered to have "No Impact," "Less Than Significant Impact," or "Less than Significant Impacts With Mitigation Incorporated."

**CUMULATIVELY CONSIDERABLE IMPACTS:**

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

**SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS:**

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

**SOURCE: Chapters 1 through 17 of this Initial Study.**

**REFERENCES**

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

**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. 4<sup>th</sup> 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4<sup>th</sup> at 1109; *San Franciscans Upholding the Downtown Plan v. city and County of San Francisco* (2002) 102 Cal. App. 4<sup>th</sup> 656.

# AMADOR FIRE PROTECTION DISTRICT

810 Court Street, Jackson California 95642-2132 (209) 223-6391



## MEMORANDUM

To : Planning Department  
From : David Bellerive, Fire Chief  
Date : September 7, 2016  
Subject : Plasse Family Trust for Tentative Parcel Map #2860

To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640, the developer shall participate in the annexation to the County's Community Facilities District No. 2006-1 (Fire Protection Services), including execution of a "waiver and consent" to the expedited election procedure, the successful completion of a landowner-vote election authorizing an annual special tax for fire protection services, to be levied on the subject property by means of the County's secured property tax roll, and payment of the County's cost in conducting the procedure.



Chuck Beatty <cbeatty@amadorgov.org>

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## Application Referral: Tentative Parcel Map

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Demetras, Michele@DOT <michele.demetras@dot.ca.gov>  
To: Chuck Beatty <cbeatty@amadorgov.org>

Fri, Sep 2, 2016 at 2:42 PM

Hi Chuck:

Thank you for giving Caltrans the opportunity to review Parcel Map 2860, submitted by Plasse Family Trust, proposing the division of 62.2 +- acres into three parcels of 18.82+-, 18.82+-, and 24.58+- acres. Caltrans has no comments or concerns, other than a recommendation to collect any applicable traffic mitigation fees that may need to be assessed.

Thank you.

*Michele Demetras*

Associate Transportation Planner

Caltrans District 10 - Office of Rural Planning

(209) 948-7647





## Community Development Agency

810 Court Street, Jackson CA 95642 Phone 209-223-6429 Fax: 209-223-6395

### MEMORANDUM

**TO:** John Plasse  
PO Box 518  
Jackson, Ca 95642

**FROM:** Aaron Brusatori, PE *AB*  
Director

**SUBJECT:** **APPROVED - DEVIATION REQUEST D00198 FOR DEAD-END ROAD LENGTH FOR PARCELS 20 ACRES OR LARGER.**

**DATE:** June 3, 2016

A request has been made for a Deviation from the Fire Safe Regulations, and Amador County Code Section 15.30 exceed the maximum Dead-End road Length for parcels 20 acres for a future parcel split of **APN 026-040-069**.

#### Findings:

The property is zoned R1A.

- The property is in **Moderate** Fire Hazard Severity Zone.
- Fire suppression water is available in the reservoir less than ½ mile from property.
- Water storage will be provided on site in holding tanks or other water supply mitigation will be provided with future building permit.
- The proposed project is adjacent to the existing county maintained Plasse Road and will not require extending the road length.

#### 15.30.070 Requests for Deviation

A. The approving authority may approve or recommend the approval of minor deviations from standards set forth in this chapter where the mitigated practices proposed in the deviation request provide the same practical effect, and where reasonable access can be provided to assure adequate evacuation routes for the public and adequate access routes for emergency personnel and equipment. In determining whether the same practical effect can be achieved, the approving authority shall apply and make findings concerning the performance criteria as follows:

1. Deviations shall provide defensible space consistent with the "SRA Fire Safe Regulations" (California Code of Regulations, Title 14, Section 1270 et seq.) and this chapter.
  - This deviation does not have an impact upon defensible space.
2. Deviations shall provide safe emergency access for fire equipment.
  - The proposed access is an existing county maintained roadway.
3. Deviations shall provide for unobstructed traffic circulation during an emergency.
  - The proposed deviation will not obstruct traffic circulation during an emergency.

4. Deviations shall provide for safe civilian evacuation during an emergency.
  - Deviation provides for safe civilian evacuation during an emergency.
5. Deviations shall not cause delays in emergency response or interfere with the ability of emergency personnel to locate an incident.
  - The proposed deviation will not cause delays in emergency response or interfere with the ability of emergency personnel to locate an incident.
6. Deviations shall provide a sufficient quantity of water for both wildfire and structural firefighting at a location where it is immediately available to emergency personnel.
  - Water for firefighting will be provided with future vertical construction.
7. Deviations shall not result in fuel modification that would adversely affect access or defensible space thereby jeopardizing civilian and fire fighter safety.
  - The proposed deviation will not result in fuel modification that would adversely affect access or defensible space.

The requested deviation meets the same practical effects as the seven established criteria.

Attached: May 17, 2017 CalFire letter

Cc: Building Department  
AFPD / CalFire  
District 5 Supervisor  
File



DEPARTMENT OF FORESTRY AND FIRE PROTECTION  
Amador- El Dorado- Sacramento-Alpine Unit  
11600 Highway 49  
Sutter Creek, CA 95685  
(209) 267-1889  
(209) 267-0616 (fax)  
[www.fire.ca.gov](http://www.fire.ca.gov)



May 17, 2016

To: Aaron Brusatori  
Amador County Planning Commission  
810 Court Street  
Jackson, CA 95642

Re: 31099 Plasse Road, Kirkwood, CA  
Application for a Deviation

The project applicant requested a deviation from the Fire Safe Regulations maximum Dead-End Road length for parcels 20 acres or larger. The proposed project is adjacent to the existing county maintained Plasse Road and will not require extending the road length.

After reviewing the proposed application, CAL FIRE determined the existing road meets the intent of the Fire Safe Regulations and **does not require** additional mitigations with the approval of the proposed project.

The project falls within the State Responsibility Area for wildland fire protection and is within a Moderate Fire Hazard Severity Zone.

Cal Fire recommends the following:

- Any future projects may require a Timber Harvest Document from CAL FIRE.
- Any future building complies with the Fire Safe Regulations.
- The Emergency Water Standards in 15.30 are required for any future construction.

Sincerely,

Erik Fiedler, Fire Captain  
Amador- El Dorado Unit  
11600 Hwy 49  
Sutter Creek, CA 95685  
209-267-1889

More restrictive standards may be proposed by the local Fire Protection District or the County of Amador.

If you have any questions regarding this matter, feel free to contact me for additional information.

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PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT [WWW.CA.GOV](http://WWW.CA.GOV).

**PROJECT NAME: Plasse Homestead****Requested Deviation From 15.30 Standards for Dead-End Roads.**

The Plasse Family Trust is requesting a deviation from the 15.30 Standards regarding parcel splits on dead-end roads. The Plasse Family wishes to split their **60+-acre** parcel of land at Silver Lake into 3 approximate 20+-acre parcels in order to provide individual ownership of a parcel for each of their 3 children rather than creating the complications associated with the gifting of undivided interests in real estate. The justifications for this requested deviation are as follows:

- 1) The property is located in a basin area bounded on the northern boundary by a grassy meadow that transitions into the southern high-water mark of Silver Lake. To the East, South and West, the property is bounded by open lava and granite rock ridges devoid of vegetative cover.
- 2) The current parcel consists of lake frontage, flat grassy meadow, and bare granite slopes with pockets of fir and lodgepole conifers. The entire area is identified by **CalFire** as a “moderate” fire hazard severity zone (aerial photographs attached).
- 3) Ingress and egress to the parcel is via Plasse Road, an Amador County maintained road, that traverses United States Forest Service land for approximately 2,875 feet from State Highway 88 to the project site. Plasse Road is a paved surface averaging 18-20 feet wide with several turnouts interspersed along its length. Plasse Road is in excellent repair, and for 40-plus years, it has provided for the daily, albeit seasonal, ingress and egress of large-scale recreational vehicles, travel trailers [and service vehicles] without incident.
- 4) Currently, the subject property is General Plan designated Open Recreation and zoned R1-A. Historically, the immediate vicinity has allowed parcels of less than ½ acre in size, both on public and private land, for the construction of seasonal-use cabins. Alternatively, the surrounding area is used for camping involving tents, trailers and motorhomes which, in the unlikely event of the need to evacuate, bring about greater traffic implications than do inhabitants of permanent structures.
- 5) Should a fire occur on adjacent United States Forest Service lands that reaches a size and intensity capable of burning across the open rock ridges surrounding Silver Lake Basin, down the steep basin walls, across wet meadows and fields of granite, a fire which maintains an intensity level requiring evacuation resulting in Plasse Road becoming impassable for any reason, the Plasse Family have a written Emergency Preparedness Plan that addresses procedures to be followed for sheltering in place. The Emergency Preparedness Plan contains instructions for risk assessment, preparation of structures for evacuation, first aid and family disaster kits, evacuation routes, and shelter-in-place areas (the open meadow bordering Silver Lake) that historically have served as helicopter pads for airlifting emergency personnel, equipment and residents, as necessary.

Attachments: Aerial Photographs

## Fire/Emergency Preparedness Plan

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### **Purpose Statement:**

The goal of the Emergency Plan is to reduce the risk of life, health, and safety of residents and emergency services personnel. This plan will identify essential evacuation routes that will be used in an emergency situation. It is further the intent that residents take personal responsibility for themselves during an emergency.

This plan contains guidelines and specific information that was obtained from the State of California Office of Emergency Services (OES) and the California Emergency Management Agency.

The information contained within this document will be useful in preparing for a natural disaster or man-made emergency. The goal of this plan is to maintain order and provide useful information before, during and after an emergency. AN important consideration in any emergency situation is the ability to coordinate with local responding agencies and personnel. It is imperative that individual work in conjunction with and assist emergency response personnel as directed or instructed.

### **Parcels' # or ????:**

The 3 parcels APN's: ??????? are located at Silver Lake, CA adjacent to Plasse's Resort and U.S. Forest Service land within the El Dorado National Forest. The parcels are located on Highway 88 in Amador County approximately 40 miles east of Pioneer, CA and approximately 7 miles west of Kirkwood, CA. The parcels are located at the end of Plasse Road approximately 1 mile from Highway 88. Plasse Road is a 2-lane County maintained road and is the only entrance to the parcels.

### **Hazard Risk Assessment:**

The following is an assessment of the types of disasters that are common to this area and their assessed value.

<b><u>Possible Hazard</u></b>	<b><u>Risk Level</u></b>	<b><u>Comments</u></b>
Earthquake	Low	Parcels' are not in an earthquake zone.
Man-made Fire	High	Potential RV/Camping fires in individual sites that may escalate.
Wild Land Fires	High	Parcels' are adjacent to forest service land.
Flood	Low	Parcels' are not in a flood zone.
Tornado/Weather	Low	Parcels' are accessed in summer months.

- Low – extremely unlikely
- Moderate – may occur, but not likely
- High – could very possibly occur



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## **Disaster Preparedness Planning Guide for Home Owners:**

### **Introduction:**

The most important feature of any home is something you probably do not see when you walk through the door. But it could save your life. It is safety. Safety comes in all shapes and sizes: smoke detectors, fire extinguishers, escape routes, carefully maintained heating and electrical systems, and knowing what to do and where to go in case of fire, flood, tornado, or other disasters. The key to being prepared in the event of a disaster or sudden emergency is preplanning and practice drills.

### **Disaster Preparedness Emergency Plan:**

The next time disaster strikes, you may not have much time to act. Prepare now for a sudden emergency. Knowing what to do in an emergency is your best protection and your responsibility. Learn how to protect yourself and your family by planning ahead. To obtain more information, you may want to contact your local emergency management agency or civil defense office and the local American Red Cross chapter – be prepared to take notes.

You will need to gather the following information:

- Find out which disasters are most likely to occur in your area.
- Ask how to prepare for each disaster.
- Ask how you would be warned of an emergency.
- Learn about your community's warning signals: what they sound like and what you should do when you hear them.
- Learn you community's main evacuation routes.
- If needed, ask about special assistance for the elderly or disabled persons.
- Ask about animal care during and after an emergency. Animals may not be allowed inside emergency shelters due to health regulations.

## Fire/Emergency Preparedness Plan

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### **Remember to:**

- Confine or secure your pets.
- Call a family member – DO NOT use telephone again unless it's a life threatening emergency.
- Check on your neighbors, especially elderly or disabled persons.
- Make sure you have an adequate water supply in case service is shut off.
- Stay away from downed power lines.

### **Fire Safety:**

Fire spreads quickly and the entire structure may rapidly become engulfed in flames. There are steps you can take to minimize the dangers associated with fires and improve your families chances of survival should a fire erupt in your home.

Be sure you have properly operating **smoke detectors** and fire extinguishers. If one or more of your **smoke detectors** are battery operated, replace the batteries annually or more often if necessary.

Practice fire drills regularly, using **a smoke detector** as a signal to start the drill and follow your escape plan. Ensure your heating and electrical systems are properly maintained and in good working order. Change the heating filters as recommended by the heater manufacturer.

Carefully follow the instructions on all appliances and heating units, taking special care not to overload your electrical system.

Insure your personal property. Make an itemized list of your property including furniture, clothing, appliances, and other valuables. If available, make a video of your home and your possessions. Keep the list and or video up to date and store them along with your other important documents.

**Sample First Aid Kit:**

- Sterile adhesive bandages in assorted sizes.
- 2 and 4 inch sterile gauze pads (4-6 each).
- Hypoallergenic adhesive tape.
- Triangle bandages (3).
- 2 and 3 inch sterile roller bandages (3 rolls each).
- Scissors.
- Tweezers.
- Needle.
- Moistened towelettes.
- Antiseptic.
- Thermometer.
- Tongue blades (2).
- Tube of petroleum jelly or other lubricant.
- Assorted sizes of safety pins.
- Cleansing agent/soap.
- Latex gloves (2 pairs).
- Sunscreen.
- Aspirin.
- Syrup of Ipecac.
- Activated charcoal (use only if advised by the Poison Control Center).

Government and Relief Agencies estimate that after a major disaster, it could take up to three days for relief workers to reach some areas. In such cases, a 72 hour disaster supply kit could mean the difference between life and death. In the event of an evacuation, you will need to have items in an easy-to-carry container like a backpack or duffle bag.



## Fire/Emergency Preparedness Plan

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You should inspect your kit at least twice a year. Rotate food and water every six months. Check children's clothing for proper fit. Adjust clothing for winter or summer needs. Check expiration dates on batteries, light sticks, warming packs, food and water. Keep a light source stored in the top of your kit for easy access in the dark.

Your kit should be in a portable container located near an exit of your house. A large plastic garbage can with a lid makes an excellent storage container. Make sure you have not overloaded your kit as you may have to carry it long distances to reach safety or shelter. You may want to have a backpack or duffle bag for each family member and divide up the rations in the event that family members are separated during evacuation or the disaster.



Parcel 1  
62.22 Ac. Total

Parcel 1A  
24.58 Ac.  
(East of Centerline Plasse Rd.)

Parcel 1B  
18.82 Ac.  
(To Centerline Plasse Rd.)

37.64 Ac. Total  
(West of Centerline Plasse Rd.)

Parcel 1C  
18.82 Ac.  
(To Centerline Plasse Rd.)

Shelter  
in place  
area

Windsack  
+ Heli pad

CREEK

Attachment "A"



**Attachment B****FOR ALL EMERGENCIES CALL - 911 or 209-223-1235****Amador County Sheriff's Office**

700 Court Street  
Jackson, CA 95642  
(209) 223-6500 – Business Office & Non-Emergencies

**Emergencies – Dial 911 or (209) 223-1235**

<http://www.amadorsheriff.org/>

**Amador County Sheriff's Office of Emergency Services**

700 Court Street  
Jackson, CA 95642  
(209) 223-6384

**Emergencies - Dial 911 or (209) 223-1235**

<http://www.co.amador.ca.us/departments/office-of-emergency-services>

**Amador Fire Protection District**

810 Court Street  
Jackson, CA 95642  
(209) 223-6391

<http://www.co.amador.ca.us/services/fire/amador-fire-protection-district>

<http://amadorfire.org/>

**American Legion Ambulance**

11350 American Legion Drive  
Sutter Creek, CA 95685  
(209) 223-2963

<http://www.alpost108.org/>

**Cal Fire**

2840 Mt. Danaher Road  
Camino, CA 95709  
(530) 644-2345

<http://calfire.ca.gov/>

**California Highway Patrol**

301 Clinton Road  
Jackson, CA 95642  
(209) 223-4890

[www.chp.ca.gov](http://www.chp.ca.gov)

**Kirkwood Public Utilities District**

33540 Loop Road  
Kirkwood, CA 95646  
(209) 258-4444

[www.kmpud.com](http://www.kmpud.com)

**U.S. Forest Service**

26820 Silver Drive  
Pioneer, CA 95666  
(209) 295-4251

<http://www.fs.usda.gov/eldorado/>



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**ENVIRONMENTAL HEALTH DEPARTMENT**

Page 52 of 58  
PHONE: (209) 223-6439

FAX: (209) 223-6228

WEBSITE: [www.co.amador.ca.us](http://www.co.amador.ca.us)

EMAIL: [ACEH@amadorgov.org](mailto:ACEH@amadorgov.org)

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

September 15, 2014

Maurice and Caraleta Plasse  
P. O. Box 261  
Jackson, CA 95642

Re: Amador County APN 026-040-065-000  
Sewage Disposal Application #12381

Dear Mr. and Mrs. Plasse:

On September 10, 2014 a representative of this office was on site to observe soil profile excavations on the above referenced parcel in order to determine if an area of suitable soil depth and topography exists capable of supporting an on-site sewage disposal system compatible with the land division requirements of Chapter 14.12, Amador County Code. Please be advised that a limited area was observed on the west side of the proposed building site at the northern end of the parcel which appears to be compatible with a conventional sewage disposal system design.

A single soil profile excavation was witnessed in a possible replacement area location for the leachfield serving the existing cabin. Soil conditions witnessed indicate that a disposal system compatible with land division requirements could be designed at that location. The existing leachfield showed no signs of stress, and you would not be limited to using that location in the event replacement of the leachfield was ever needed.

Based on the information in hand, this office would be able to recommend approval of a land division map as discussed on-site. Tentative map approval for projects such as this typically include conditions that require perc tests in proposed disposal sites for undeveloped lots and a plot plan to accurately locate the proposed disposal site(s). For water supply, a written statement from the water purveyor that they are willing and able to serve the resultant parcels would be required.

If you have any questions regarding this matter, please feel free to contact this office.

Sincerely,

Michael W. Israel, REHS  
Environmental Health Director

MWI:ew




**PLANNING DEPARTMENT  
LAND USE AGENCY**

Page 53 of 58  
County Administration Center  
810 Court Street • Jackson, CA 95642-2132  
Telephone: (209) 223-6380  
Website: www.co.amador.ca.us  
E-mail: planning @amadorgov.org

**APPLICATION REFERRAL**

**TO:** Randy Yonemura, Ione Band of Miwok Indians **\*\* (see below)**  
Darrell Cruz, Washoe Tribe of Nevada and California **\*\* (see below)**  
Mike Israel, Environmental Health Department  
Jered Reinking, Department of Transportation and Public Works  
Steve Stokes, Building Department  
David Bellerive, Amador Fire Protection District  
Jim McHargue, Waste Management/Air District  
Steve Zanetta, Surveying Department  
Greg Gillott, County Counsel  
Jim Wegner, Undersheriff  
Carla Meyer, Amador Transit  
Caltrans, District 10  
Darin McFarlin, Cal Fire  
John Gedney, ACTC  
CDFW, Region 2

**DATE:** September 1, 2016

**FROM:**  Chuck Beatty, Planner III

**PROJECT:** Parcel Map 2860, submitted by Plasse Family Trust proposing the division of 62.2± acres into three parcels of 18.82±, 18.82±, and 24.58± acres.

**LOCATION:** 31099 Plasse Road, Kirkwood, CA, approximately 0.6 miles east of State Highway 88 (APN 026-040-069).

**REVIEW:** As part of the preliminary review process, this project is being sent to State, tribal, and local agencies for their review and comment. The Technical Advisory Committee (TAC) will review the project for completeness during its regular meeting on **Wednesday, September 7, 2016, at 2:00 p.m.** in Conference Room "A" at the County Administration Building, 810 Court Street, Jackson, California.

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

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

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PLANNING DEPARTMENT

**APPLICATION FORM AND CHECKLIST FOR  
TENTATIVE PARCEL MAP AND SUBDIVISION MAP****The following information shall be included with this application:**

1. Parcel Map Number: **2860**  
Subdivision Name/Number:
2. Subdivider and/or Land Owner: **Maurice J. Plasse and Caraleta J. Plasse, Trustees of the Plasse Family Trust est. May 14, 1991**  
Name: **Attn: John Plasse**  
Address: **PO Box 261, Jackson, CA 95642**  
Phone: **(209) 223-5611 hm (209) 481-3732 mobile**
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **026-040-069**
5. Existing Zoning District: **"R1-A"**
6. General Plan Classification: **Open Space Recreation**
7. Date Application Submitted:
8. Proposed Use of Parcels: **Residential**
9. Special Use Districts (if applicable): **Amador Fire Protection District**
10. Source of Water Supply: **Existing private community water system  
(Plasse Homestead Homeowners Association)**
11. Sewage Disposal System: **3 previously app'd septic areas (not installed)**
12. Signature of Landowner/Applicant: \_\_\_\_\_
13. Signature of Surveyor: \_\_\_\_\_

**The following shall be included with this application:**

- ✓ Thirty-five (35) copies of tentative map  
Option for 35 copies:  
15 copies 18" x 26" in size (folded to 6" x 9-1/2" in size)  
20 copies 11" x 17" in size
- ✓ One (1) copy of Assessor's Plat Map
- ✓ Two (2) copies of deed(s)
- ✓ Two (2) copies of completed environmental information form (Sections 19, 30 and 31 require description and photos)
- ✓ Two (2) copies of preliminary map report
- ✓ One (1) reduced 8-1/2" x 11" copy of tentative map
- ✓ Application fee (see Fee Schedule)
- ✓ Copy of receipt of Health Department fee
- ✓ Completed and signed Indemnification Agreement
- ✓ If your project access off a State highway, provide encroachment permit or other pertinent information (e.g., a road maintenance agreement if your project access from a road directly connected to a State highway)

AUG 23 2016

ENVIRONMENTAL INFORMATION FORM

PLANNING DEPARTMENT

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

GENERAL INFORMATION

Project Name: TENTATIVE PARCEL MAP No. 2860

Date Filed: \_\_\_\_\_ File No. \_\_\_\_\_

Applicant/ Developer	<u>PLASSE FAMILY TRUST</u>	Landowner	<u>SAME</u>
Address	<u>PO BOX 261 JACKSON, CA 95642</u>	Address	<u>↓</u>
Phone No.	<u>223-5611 HOME 481-3732 MOBILE</u>	Phone No.	<u>↓</u>

Assessor's Plat Number(s) 026-040-069

Existing Zoning District "R1-A"

Existing General Plan OPEN SPACE RECREATION

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.



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 on slope of 10 percent or more. — in portions of the 60+ acres
- 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. 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. Snapshots or "Polaroid" photos will be accepted.
- 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. Snapshots or polaroid photos will be accepted (cannot be returned).
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features. Snapshots or "Polaroid" photos will be accepted (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 8-5-16

*W. Plasse*  
(Signature)  
For Plasse Family Trust



### Environmental Setting

The project site (land division) is situated near the crest of the Sierra Nevada Range at approximately 7,200' elevation. Topography ranges from deep soil meadow land in the basin area surrounding Silver Lake to bare granite rock primarily to the west. The site is populated with some areas of willow, conifers of both pine and fir, and sparse grass lands. Animals present are those typically found at these Sierra elevations, either migratory or year round, like chipmunks, squirrels, Stellar Jays, geese, deer, coyote, rabbits, etc.

Existing structures on the site consist of one three room cabin with attached guest quarters, and three small storage sheds. Public forest lands surround the property to the north and west while a private commercial camping resort border the parcel to the south and east. There are no known cultural, historic, or scenic aspects of any note that will be impacted by the proposed land division.

Also no known mine shafts, tunnels, or other hazardous excavations.

Date 8-5-16

John Plasse  
(signature)  
For Plasse Family Trust

# VESTING TENTATIVE PARCEL MAP No. 2860

for MAURICE J. PLASSE and CARALETA J. PLASSE Trustees of the Plasse Family Trust est. May 14, 1991 2000000485

BEING A DIVISION OF ADJ. PARCEL 1 PER 53-M-79 ALSO BEING A PORTION OF THE SW 1/4 SECTION 8, T. 9 N., R. 17 E., M. D. M. COUNTY OF AMADOR, STATE OF CALIFORNIA

**TOMA & ASSOCIATES INC.**  
ENGINEERING - SURVEYING - PLANNING  
41 Summit Street, Jackson, CA 95642  
(209) 223-0156

August, 2016

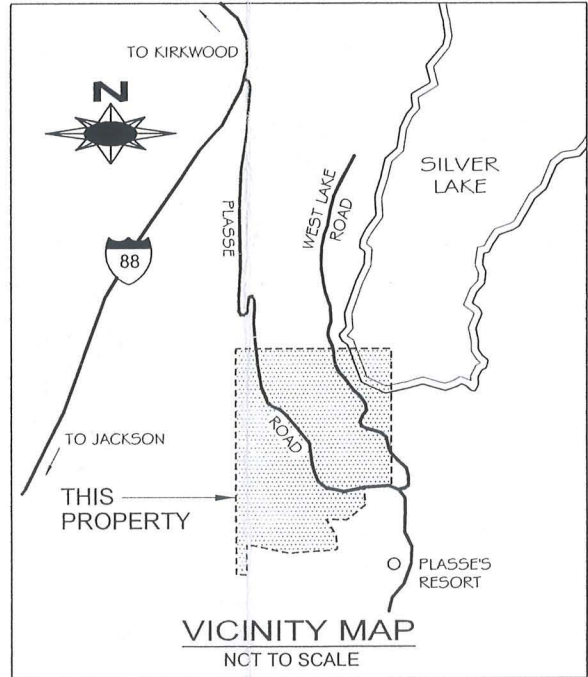
Scale: 1" = 200'  
Contour Interval: 20'

### GENERAL NOTES AND STATEMENTS

- RECORD OWNER: MAURICE J. PLASSE and CARALETA J. PLASSE, Trustees of the Plasse Family Trust est. May 14, 1991  
ATTN: JOHN PLASSE  
PO BOX 261  
JACKSON, CA 95642  
(209) 223-5611 hm (209) 481-3732 mobile
- SURVEYOR: TOMA and ASSOCIATES  
LICENSED LAND SURVEYORS  
41 SUMMIT STREET  
JACKSON, CA 95642  
(209) 223.0156
- A.P.N.: 026-040-069
- ZONING: "R1-A"
- GENERAL PLAN: OPEN SPACE RECREATION
- DEED REFERENCE: 2000000485
- PROPOSED USE: RESIDENTIAL
- WATER: EXISTING PRIVATE COMMUNITY WATER SYSTEM (PLASSE HOMESTEAD HOMEOWNERS ASSOC)
- SEWAGE DISPOSAL: 3 PREVIOUSLY APPROVED SEPTIC SYSTEMS (NOT INSTALLED)
- FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
- SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
- UTILITIES: POWER WILL BE SERVED BY P.G. and E.  
TELEPHONE WILL BE SERVED BY VOLCANO TELEPHONE
- EASEMENTS: PUBLIC UTILITY EASEMENTS WILL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ALONG THE EXTERIOR BOUNDARY OF THIS PROJECT.
- SETBACKS: THERE WILL BE A TWENTY-FIVE FOOT BUILDING SETBACK FROM ALL ROAD RIGHT-OF-WAYS, A THIRTY FOOT BUILDING SETBACK FROM ALL SIDE LOT LINES AND A THIRTY FOOT BUILDING SETBACK FROM ALL REAR LOT LINES. DRAINAGE SETBACKS (IF NECESSARY) WILL BE TWENTY FEET ALONG ALL DRAINAGE COURSES.
- SPECIAL DISTRICTS: AMADOR FIRE PROTECTION DISTRICT
- PHASING: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FILINGS.
- FLOOD ZONE: A PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD WATER INUNDATION BY THE 100-YEAR FLOOD AND IS WITHIN ZONE "A" (SILVER LAKE) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010.  
PANEL 25 OF 700  
MAP No.06005C0025F
- MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 18± ACRES.
- THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FILING OF A FINAL MAP AS REQUIRED BY ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
- THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.
- THIS PROJECT DOES NOT LIE WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE.
- DEVELOPER WILL SUPPLY WATER SERVICE OFF EXISTING PLASSE HOMESTEAD HOMEOWNERS ASSOCIATION WATER SYSTEM.
- TOPOGRAPHIC MAPPING AND FEATURES ARE PER USGS QUAD SHEET. NO FIELD SURVEY WAS MADE TO ESTABLISH TOPOGRAPHIC LINES AND FEATURES.
- THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No. 40616-PMG UPDATE #1 PREPARED BY WESTERN LAND TITLE COMPANY AND DATED AUGUST 8, 2016 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):

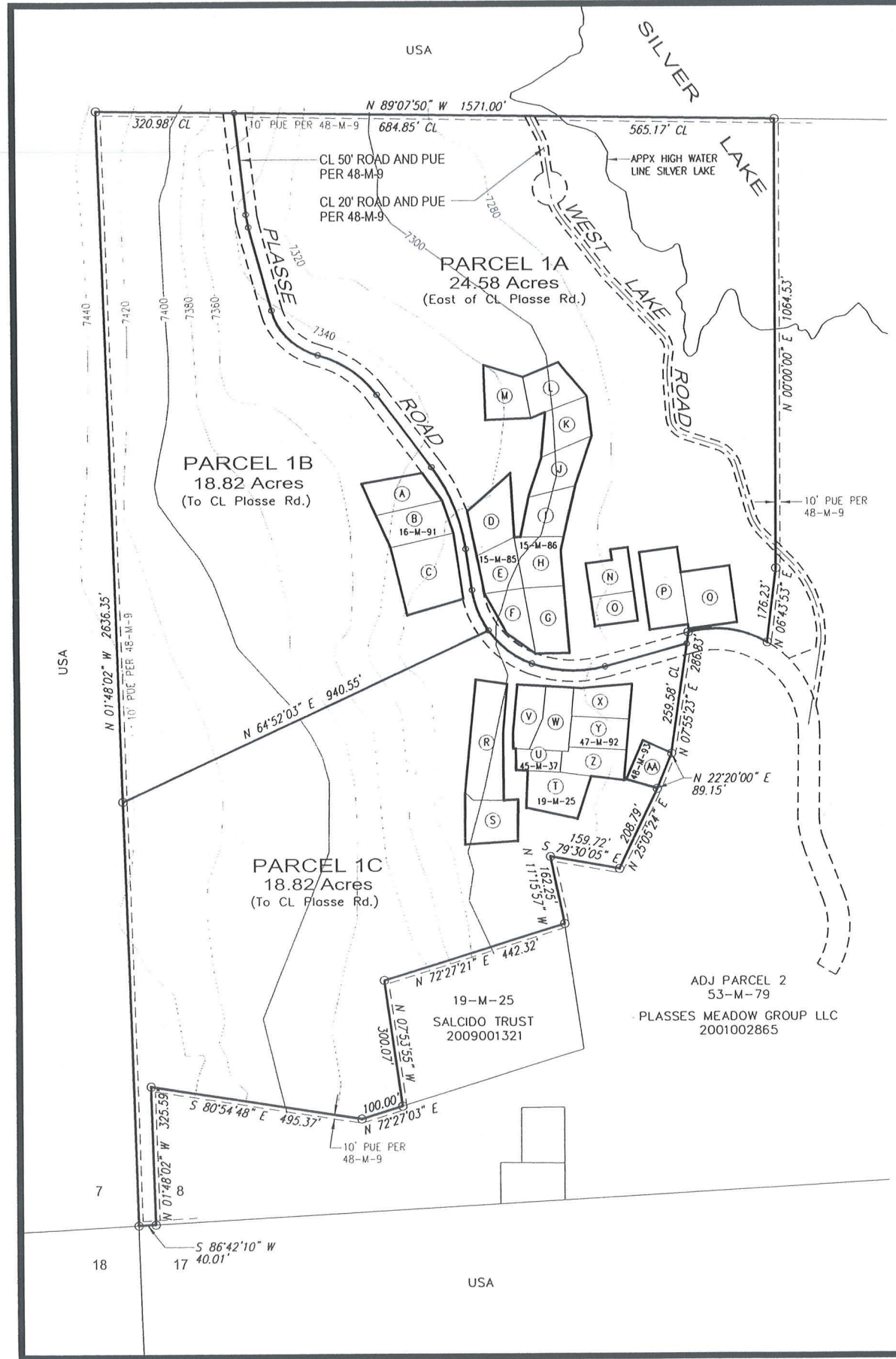
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AUG 23 2016

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ADJACENT OWNER INFORMATION				
A	PETERS TRUST	2009003209	O HALL TRUST	2011000694
B	GELATOS TRUST	2014004688	P ROBINSON TRUST	2007010548
C	JOHNSTON ESTATE	2015000205	O VAN SCYOC/TREVASKIS	2000001609
D	SMALLFIELD TRUST	1996003740	R DANERI TRUST	2001006730
E	PROFUMO TRUST	2004013486	S FANCHER TRUST	1999001728
F	FRENN/DAVIS	2005001517	I PICCARDO TRUST, ET AL	2014004573
G	HUTTENMAYER, ET AL	2002012428	U BERGLUND TRUST	2015008024
H	ARNESE/BROWN	2004001312	V RHOADES	2015002010
I	DAMORE TRUST, ET AL	2011000128	W RHOADES	2015002007
J	HARDENBURGH/ONEAL	2015009164	X KROECK TRUST	NO REF
K	MARTIN TRUST	2014008626	Y ARMSTRONG TRUST	2014005516
L	ADKINS, ET AL	2002006472	Z TEN FIFTEEN LLC/LUNDGREN	2005013845
M	ARMSTRONG TRUST	2016003023	AA CUNEO TRUST	2015001060
N	HALL TRUST	2011000693		

30-DEEDS-47	SILVER LAKE OVERFLOW	ROAD/ACCESS/PUE:	15-OR-52
NO DOCUMENT REF	LANDS LYING WITHIN SILVER LAKE RIGHTS TO THE PUBLIC		15-OR-85
45-DEEDS-229	INGRESS, EGRESS, WATER PIPE LINE		16-OR-86
132-OR-503	INGRESS, EGRESS AND WATER SYSTEM FACILITIES		16-OR-91
171-OR-318	INGRESS, EGRESS AND WATER SYSTEM FACILITIES		21-OR-66
182-OR-120	USA / 66' WIDE STRIP		30-OR-52
294-OR-518	SEWER LINE AND LEACH FIELD		34-OR-16
299-OR-512	NON-EXCLUSIVE INGRESS/EGRESS		36-OR-43
300-OR-126	USA / 20' WIDE STRIP		45-OR-66
423-OR-341	NON-EXCLUSIVE INGRESS/EGRESS		48-OR-93
1993010016	10' WIDE SEWAGE DISPOSAL		
48-M-9 THRU 12	ROAD, PUE, DRAINAGE, R/W AND UTILITY MANT, WATER LINES, BSLs		
20020009128	EASEMENT AGRMT PLASSE HOMESTEAD WATER ASSOC.		
20020009300	WATER OR WATER RIGHTS		
2007000862	EASEMENT AGREEMENT		



REDUCED COPY  
NOT TO SCALE