

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: MAY 9, 2017

Item 5 - Environmental document determination and possible project decision for Tentative Parcel Map No. 2864 proposing the division of 241+/- acres into two (2) parcels of 130+/- and 111+/- acres.

Applicant: The Reed Leasing Group, LLC

Supervisory District: 2

Location: Lying north and south of SR88, approximately one-half mile west of the intersection of SR88 and Martin Lane in the Ione area (APNs 005-240-001 and 005-190-005).

- A. Current Zoning Designation:** “AG,” Exclusive Agricultural
- B. Current General Plan Designation:** A-G, Agriculture General (40-acre minimum density)
- C. Source of Water:** Individual wells (proposed)
- D. Sewage Disposal:** Individual septic systems (proposed)
- E. Description:** The applicant is requesting to create two legal parcels from a 241-acre parcel that was bifurcated by right-of-way acquisition for Highway 88. While the north and south portions of the parcel have been assigned separate Assessor’s Parcel Numbers, it officially remains a single parcel of record. The proposed parcels of 130 acres and 111 acres would follow the boundaries established by the right-of-way acquisition. The current zoning and General Plan designations limit the development potential to two single-family homes and two detached second family dwellings.
- F. TAC Review & Recommendation:** The Amador County Technical Advisory Committee (TAC) reviewed this project on February 14, 2017, and found it complete. TAC subsequently met March 8, 2017 to complete the CEQA Initial Study and prepare conditions and recommendations for the Planning Commission. A primary concern for TAC was the effect of the project on the agricultural preserve that was established on the parcel in 1969 through a California Land Conservation Act contract. The creation of two legal parcels will require the applicant to secure separate CLCA contracts for the new parcels, or submit a request to non-renew the existing CLCA contract. TAC has no technical objections to the Planning Commission approving this Parcel Map with the adoption of a Mitigated Negative Declaration and the conditions and findings included with the staff report.
- G. Planning Commission Action:** The action of the Planning Commission should first include a decision on the adequacy of the environmental document, proposed for a Mitigated Negative Declaration. A decision on the tentative map with the proposed conditions (attached) can then be made.
- H. Findings:** Section 66474 of the California Subdivision Map Act requires a County to deny approval of a Tentative Map if it makes any of the following findings:

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

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

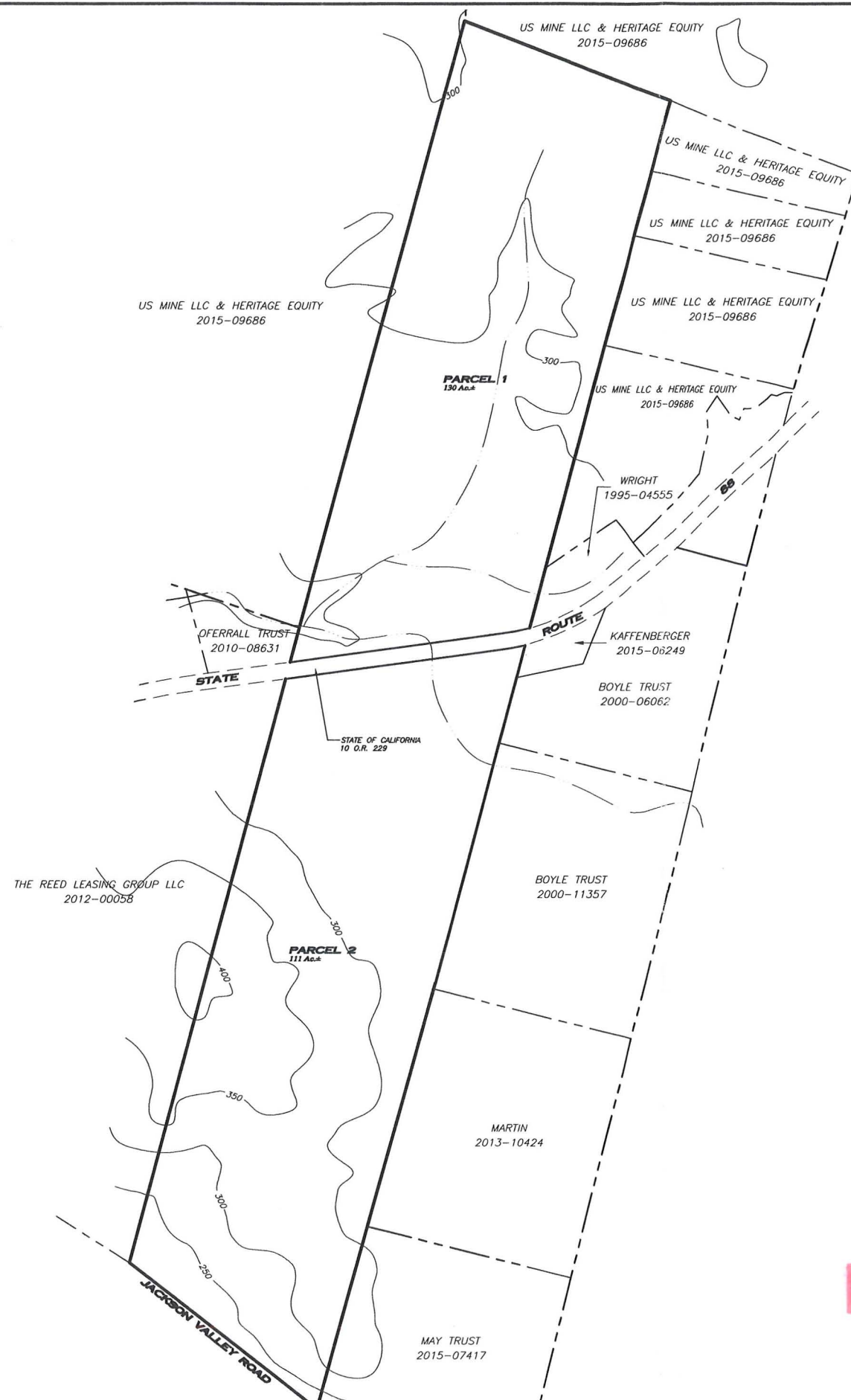
- a. The proposed map (Tentative Parcel Map No. 2864) is consistent with the Amador County General Plan;
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and Amador County development standards;
- c. The site is physically suitable for land uses compatible 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 2864 (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 2864 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. 2864
for
THE REED LEASING GROUP LLC

BEING A PORTION OF THE RANCHO ARROYO SECO IN
 AMADOR COUNTY, CALIFORNIA

JANUARY 2017

OWNER: THE REED LEASING GROUP LLC P.O. Box 3191 Modesto, CA 95353	SUBDIVIDER: THE REED LEASING GROUP LLC P.O. Box 3191 Modesto, CA 95353 Jeff Welch (209) 521-9771	PREPARED BY: CAL STATE ENGINEERING, INC. Robin D. Peters, P.E. RCE No. 58604 427 Broadway Jackson, CA 95642 (209) 223-1441
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GENERAL NOTES

1. DEED REFERENCE: INS. NO. 2016-0005832-00
2. MAP REFERENCES: N/A
3. ASSESSOR'S PARCEL NUMBER: 005-240-001 & 005-190-005
4. TOTAL ACREAGE: 240± AC.
5. TOTAL NUMBER OF PARCELS: 2
6. EXISTING LAND USE: AGRICULTURAL
7. PROPOSED LAND USE: NO CHANGE
8. EXISTING ZONING: AG
9. PROPOSED ZONING: NO CHANGE
10. EXISTING GENERAL PLAN DESIGNATION: A-G
11. PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
12. WATER SUPPLY: PRIVATE WELLS
13. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
14. POWER: PACIFIC GAS & ELECTRIC CO.
15. TELEPHONE SERVICE: A.T. & T.
16. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
17. FIRE PROTECTION: JACKSON VALLEY FIRE DISTRICT
18. CONTOUR INTERVAL: 50 FEET BASED ON USGS 7.5' QUADRANGLE "IONE"
19. THE PURPOSE OF THIS SUBDIVISION IS TO FORMALIZE DIVISION OF THE PROPERTY BY HIGHWAY 88.
20. BUILDING SETBACKS ARE TO COMPLY WITH COUNTY ZONING CHAPTER 19.44 AND WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS). THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS.
21. THIS PROPERTY IS NOT WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A LOW LEVEL FLIGHT PATH OR WITHIN SPECIAL AIRSPACE AS DEFINED IN SECTION 21098 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN URBANIZED AREA AS DEFINED IN SECTION 65944.

RECEIVED
Amador County

JAN 26 2017

PLANNING DEPARTMENT

AGENT'S CERTIFICATE:

I AM THE AGENT FOR SUBDIVIDER, THE REED LEASING GROUP LLC, WHO CONSENTS TO THE FILING OF THIS PARCEL MAP APPLICATION IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 7 DIVISION 2 OF THE CALIFORNIA GOVERNMENT CODE, THE SUBDIVISION MAP ACT.

[Signature]

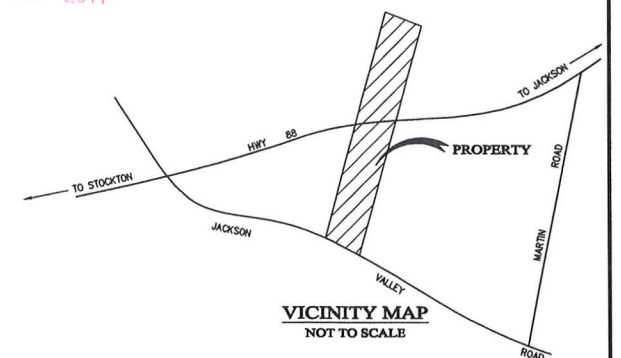
ROBIN D. PETERS, P.E.
RCE No. 58604

DATE:

JAN 13 2017



REDUCED



CAL STATE ENGINEERING
INCORPORATED

427 BROADWAY
JACKSON, CA. 95642

PHONE: (209) 223-1441
FAX: (209)-223-5044

AMADOR COUNTY PLANNING COMMISSION

**Conditions of Approval
and Mitigation Monitoring Program**

PROJECT: Tentative Parcel Map No. 2864.

SUBDIVIDER: The Reed Leasing Group, LLC

DESCRIPTION: Tentative Parcel Map No. 2864, by The Reed Leasing Group, LLC, proposes the division of 241+/- acres into 2 parcels of 130+/- and 111+/- acres each. The project is located north and south of Highway 88, approximately 1/2 west of the intersection of Highway 88 and Martin Lane, near Ione, CA (APNs 005-240-001 and 005-190-005).

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration.

PLANNING COMMISSION APPROVAL DATE:

NOTICE OF INTENT (TO FILE A NEGATIVE DECLARATION):

NOTICE OF DETERMINATION DATE:

TENTATIVE PARCEL MAP EXPIRATION DATE:

EXTENSION OF EXPIRATION DATE:

IMPORTANT NOTES:

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

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

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

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Parcel Map No. 2864 – Reed Leasing Group, LLC

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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 Wildlife Filing Fee for a Notice of Determination or a No Effect Determination from Fish and Wildlife. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.*

PARCEL MAP RECORDATION CONDITIONS:

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

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Parcel Map No. 2856 – Toma

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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.

SEWAGE DISPOSAL:

10. Prior to recordation of any final map, the subdivider shall demonstrate compliance with Amador County Code Section 14.12.130 by retaining the services of a qualified professional to complete the following:
 - A. Perform soil profile testing in the sewage disposal sites for all undeveloped proposed parcels and to demonstrate repair area for all developed proposed parcels.
 - B. Perform percolation testing in the sewage disposal sites for all undeveloped proposed parcels.
 - C. Unless waived by the Environmental Health Department, perform wet weather testing in the proposed sewage disposal site for all undeveloped proposed parcels.
 - D. Submit a report to the Environmental Health Department for review and approval which includes a plot plan for each proposed undeveloped parcel locating and dimensioning the designated disposal site, soil profile logs, perc test results, wet weather testing results, and slope stability assessment. The designated disposal site polygons shall include dimensions and at least one tie to a property corner pin including distance and bearing. The locations of pertinent field testing, any existing or proposed wells within 200 feet of the disposal site, and any water bodies within 200 feet of the disposal site shall be shown. If the disposal site does not comply with the criteria for conventional systems, the qualified professional shall demonstrate compliance with siting and design criteria for modified conventional, mound, at-grade or supplemental treatment by including a conceptual disposal system design which includes, at a minimum, a typical trench or bed cross section, a foot print or layout of the disposal system, topography in the disposal site, and required linear footage per bedroom. In all cases the conceptual design shall demonstrate that the area available is capable of serving at least a three (3) bedroom residential equivalent including 100% replacement area. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THESE CONDITIONS.

RIPARIAN HABITAT PROTECTION:

11. Prior to recordation of any Final Map(s), provide an undisturbed riparian-type setback 25 feet from centerline of all seasonal (intermittent) streams and 50 feet from centerline of all perennial streams on any Final Parcel Map. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION SHALL MONITOR THIS CONDITION.

DRAINAGE:

12. Prior to recordation of any Final Map, provide a 10-foot minimum setback from each side of centerline of drainage swales for non-County maintained storm drain purposes (as required).

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Project: Parcel Map No. 2856 – Toma

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THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION SHALL MONITOR THIS CONDITION.

WATER SUPPLY

13. Prior to recordation of any final map the subdivider shall demonstrate potable water availability by completing the following:

A. Prove adequate potable water supply by submitting a yield report for a well located within the project boundary or on an adjoining parcel demonstrating a minimum production of 10 gallons per minute if by a 30-minute “air-flow” drill rig test or 5 gallons per minute if by a 24 hour minimum pump step draw-down test.

B. Submit results of bacteriological and inorganic chemical analysis of water produced by the test well. Test results must show no detectible levels of coliform bacteria and demonstrate that the water produced does not exceed any of the maximum contaminant levels listed in title 22, California Code of Regulations, Table 64431-A. Any constituents which exceed secondary drinking water standards as listed in Tables 64449-A and 64449-B of Title 22, California Code of Regulations, must be disclosed to future buyers. A record of water quality testing will be kept on file with the Environmental Health Department. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

PUBLIC ROAD IMPACT FEE:

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

SOLID WASTE:

15. Prior to recordation of any Final Map(s), provide evidence that the Transfer Station has sufficient capacity to serve the proposed project. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.

FLOOD PREVENTION:

16. Any Final Map shall include a notice prohibiting the location of habitable space within 350 of the man-made dam on proposed Parcel 2. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

FIRE PROTECTION:

17. To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640, the developer shall participate in the formation of, or annexation to the County's proposed Community Facilities District No. 2006-1 (Fire Protection Services), including

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Parcel Map No. 2856 – Toma

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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 conduction the procedure. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION.

ARCHAEOLOGICAL, CULTURAL, HISTORICAL MITIGATION:

18. 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:

19. 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.

WILLIAMSON ACT CONTRACT

20. Prior to recording any Final Map(s), the project proponent shall secure separate California Land Conservation Act contracts for the proposed new parcels, or file a request to non-renew the current California Land Conservation Act. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

Chairman
Amador County Planning Commission

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

Print Form

Appendix C

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: Parcel Map #2864 - The Reed Leasing Group, LLC

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

Project Location: County: Amador City/Nearest Community: lone
Cross Streets: CA Highway 88 & Martin Lane Zip Code: 95640
Longitude/Latitude (degrees, minutes and seconds): 38 ° 46 ' N / -120 ° 57 ' 04 " W Total Acres: 241
Assessor's Parcel No.: 005-240-001 & 005-190-005 Section: Ranch Twp.: Arroyo Range: Seco Base:
Within 2 Miles: State Hwy #: 88 Waterways:
Airports: Railways: Schools:

Document Type:

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

Local Action Type:

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

Development Type:

[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[X] Other: Agricultural

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Present land use is dry pasture; Zoning is "AG," Exclusive Agricultural; General Plan designation is General Agriculture

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

The subject property was bifurcated in 1940 when the State of California acquired right-of-way for State Route 88, leaving approximately 111 acres to the north of the highway and 130 acres to the south. Parcel Map #2864 proposes to formalize the division by establishing two legal parcels separated by the highway right-of-way. The property is included in a California Land Conservation Act contract, and no improvements or changes in land use are proposed.

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

Reviewing Agencies Checklist

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

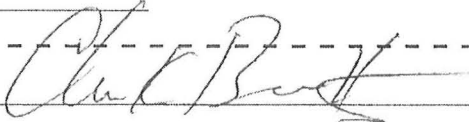
- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management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

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

Starting Date April 7, 2017 Ending Date May 9, 2017

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 4-7-17

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

MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title: Parcel Map #2864 – Reed Leasing Group, LLC

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

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

Project Location: Lying north and south of SR88, approximately one-half mile west of the intersection of SR88 and Martin Lane (APNs 005-240-001 and 005-190-005)

Project Sponsor’s Name and Address: The Reed Leasing Group, LLC

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

Zoning: “AG,” Exclusive Agriculture

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 is a land division proposing to create two legal parcels from a 241-acre tract that was bifurcated by right-of-way acquisition for State Route 88. The roadway separates the proposed 130-acre and 111-acre parcel.

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

The surrounding land uses include agriculture, open space, low-density residential development, mining.

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

Signature – Name

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

Chapter 1. AESTHETICS – Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: The most significant views of the area focus on the rolling hills, mixed hardwood trees, and surrounding ranches, homes, and mining operations. The proposed land division could result in the construction of four single-family homes, which would have a less than significant impact on scenic vistas.

Scenic resources: The site is not located within a scenic highway corridor; there is no impact.

Visual character: The Parcel Map will result in two parcels for single-family residential and/or agricultural use. Potential dwellings would be in harmony with the residential uses already found in the area at a density already anticipated in the general plan. The impact to visual character is less than significant.

Light and Glare: The project will result in the ability to place 4 additional single family residences on the 241-acre site. Although there will be some potential for increase in outdoor lighting from these additional residences, this increase is not anticipated to be substantial. Impacts due to light and glare are less than significant.

Mitigation: None required.

Source: Amador County Planning Department.

<p>Chapter 2. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the CA Dept. of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:</p>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Farmland Conversion: The project will not result in the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance. The project site is located in an area designated as Grazing Land on the Amador County Important Farmland 2014 map, published by the California Department of Conservation, Division of Land Resource Protection. The impact to Farmland is less than significant.

Williamson Act Contract and Agricultural Zoning: The tract is included in a Williamson Act contract. Prior to recording the final map, the project proponent will be required to secure separate Williamson Act contracts for the proposed parcels, or file for non-renewal of the current

contract. The impact to agricultural zoning is less than significant with the implementation of Mitigation Measure 2.1, below.

Timberland Zoning and Zoning for Forest Lands: The project site is located within the A-G (Agricultural-General) General Plan district and "AG," (Exclusive Agriculture) zoning district, and the potential residential and agricultural uses are not in conflict with forest or timberland zoning. There is no impact to Timberland zoning or zoning for Forest Lands.

Loss or Conversion of Forest Lands: The project is located in an area developed with agricultural (grazing), residential, mining, and large open space uses. Any future development of the project site would be consistent with these uses. The impact is less than significant.

Other Changes to the Existing Environment: The project site is currently covered in native grasses and scattered patches of hardwoods, described as Grazing Land on the Amador County Important Farmland 2014 map. The current zoning and General Plan designation of the site would allow future a maximum of four residential units in areas that would not significantly impact the existing vegetation. The impact is less than significant.

Mitigation:

Mitigation Measure 2.1 – Prior to recording any Final Map(s), the project proponent shall secure separate California Land Conservation Act contracts for the proposed new parcels, or file a request to non-renew the current California Land Conservation Act.

Source: Amador County Important Farmland Map, 2014; Amador County General Plan; Planning Department; CA Public Resources Code.

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Chapter 3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<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 Parcel Map will not cause a violation of an air quality standard or contribute substantially to an existing air quality violation. Conditions to control fugitive dust emissions may be imposed at the time any building permits are issued. Outdoor fires ignited on the property must comply with the rules and regulations of this District. All air contaminants that may be generated by activities on this property must comply with the Rules and Regulations of the Amador Air District. There is no impact.

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 this Parcel Map. 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 Air District, Amador Planning Department.

Chapter 4. BIOLOGICAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CA Dept. of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the CA Dept. of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? The US Fish & Wildlife Office’s Information for Planning and Conservation (IPaC) database was employed to identify potentially managed or regulated species within the project area.

The IPaC Resource Report identified habitat potential for the following threatened and/or endangered species within the project area: California red-legged frog (*Rana draytonii*), California tiger salamander (*Ambystoma californiense*); Vernal pool fairy shrimp (*Branchinecta lynchi*); Delta smelt (*Hypomesus transpacificus*); Steelhead (*Oncorhynchus mykiss*); lone mazanita (*Arctostaphylos myrtifolia*); lone/Irish Hill Buckwheat (*Eriogonum apicum, incl. var. prostratum*); and Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*).

According to the IPaC Resource Report, no critical habitats or wildlife refuges were identified within the project area.

The impact to Candidate, Sensitive, and Special Status Species is expected to be **less than significant** because the 241-acre site will continue to be used for grazing land and very low density residential development (4 units, maximum).

Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? A one-acre man-made freshwater pond is located on the southern portion of the project site. The anticipated use of the parcels created by the land division, as governed by the zoning and General Plan designations, will not have an adverse impact on riparian areas. The impact is **less than significant**.

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

Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? Due to the limited development potential of the site, and its location in a low-density area, the project is not anticipated to impair or conflict with the movement of native resident or migratory fish or wildlife or their corridors and nursery sites. Therefore, the impact is anticipated to be **less than significant**.

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

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

Mitigation: None.

Source: US Fish & Wildlife Service's Information for Planning and Conservation (IPaC) database; Amador County General Plan; Amador County Code.

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Chapter 5. CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input 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, Archaeological, and Paleontological Resources: A review of Exhibit 4.5-1, Known Cultural Resources, of the Amador County General Plan Final EIR indicates that the project site is located in an area identified as having a high to moderate cultural resource sensitivity. Implementation of Mitigation Measure 5.1, below, would reduce any potential impacts to unknown historic, archaeological, or paleontological resources to a less than significant level. Therefore, the impact is **less than significant with mitigation incorporated**.

Human Remains: In the event of a 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 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, the impact is **less than significant level with mitigation incorporated**.

Mitigation: MM 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, or paleontological resources, or human remains 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 and the Amador County Coroner 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 Coroner and 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; Public Resources Code.

Chapter 6. GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

Risk of Loss Injury or Death due to Geologic Hazards: Pursuant to Division 2, Chapter 7.5, Section 2622 of the Public Resources Code (Alquist-Priolo Earthquake Fault Zoning Act), the State Geologist has determined there are no sufficiently active, or well defined faults or areas subject to strong ground shaking, liquefaction, landslides, or other ground failure in Amador County as to constitute a potential hazard to structures from surface faulting or fault creep. Additionally, Section 4.6 (Geology, Soils, Mineral Resources, and Paleontological Resources) of the Amador County General Plan Final EIR does not include the project site as an area with historic problems for landslides or mudslides. The impact is considered **less than significant**.

Soil Erosion and Loss of Topsoil: 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 during construction will minimize potential erosion resulting to a **less than significant impact**.

Potential Subsidence or Liquefaction: As indicated above, the State Geologist has determined there are no sufficiently active or well-defined faults or areas subject to strong ground shaking, liquefaction, landslides, or other ground failure in Amador County as to constitute a potential hazard to structures. Therefore, the impact is **less than significant**.

Expansive Soils: The project is not located in an area having a high "shrink-swell" potential, as displayed in Exhibit 4-6.2, Soil Limitations, of the Amador County General Plan Final EIR. Therefore, the impact is **less than significant**.

Soils Capable of Sewage Disposal: Soil conditions within the project may not be suitable for on-site sewage systems capable of supporting proposed uses. The impact is **less than significant with the implementation of Mitigation Measure 6.1, below:**

Mitigation:

Mitigation Measure 6.1 - Prior to recordation of any final map, the subdivider shall demonstrate compliance with Amador County Code Section 14.12.130 by retaining the services of a qualified professional to complete the following:

- A. Perform soil profile testing in the sewage disposal sites for all undeveloped proposed parcels and to demonstrate repair area for all developed proposed parcels.
- B. Perform percolation testing in the sewage disposal sites for all undeveloped proposed parcels.
- C. Unless waived by the Environmental Health Department, perform wet weather testing in the proposed sewage disposal site for all undeveloped proposed parcels.
- D. Submit a report to the Environmental Health Department for review and approval which includes a plot plan for each proposed undeveloped parcel locating and dimensioning the designated disposal site, soil profile logs, perc test results, wet weather testing results, and slope stability assessment. The designated disposal site polygons shall include dimensions and at least one tie to a property corner pin including distance and bearing. The locations of pertinent field testing, any existing or proposed wells within 200 feet of the disposal site, and any water bodies within 200 feet of the disposal site shall be shown. If the disposal site does not comply with the criteria for conventional systems, the qualified professional shall demonstrate compliance with siting and design criteria for modified conventional, mound, at-grade or supplemental treatment by including a conceptual disposal system design which includes, at a minimum, a typical trench or bed cross section, a foot print or layout of the disposal system, topography in the disposal site, and required linear footage per bedroom. In all cases the conceptual design shall demonstrate that the area available is capable of serving at least a three (3) bedroom residential equivalent including 100% replacement area.

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

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

Discussion:

Generation of Greenhouse Gas Emissions: Greenhouse gas emissions include Carbon Dioxide (CO₂), Methane (CH₄), and Nitrous Oxide (N₂O). The most common form of greenhouse gas emissions from a project such as this would be from CO₂ emissions from vehicles traveling to and from the site and limited emissions from equipment on site during development and construction. The project has the potential to increase vehicle trips to the site attributed to a maximum of four additional single-family residences and 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.

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

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Chapter 8. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Hazardous Materials Transport and Handling: The project will not significantly increase the potential for transport, use, or disposal of hazardous materials. The impact is **less than significant**.

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

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

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

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

Hazards and Airports (Public and Private): The project is not located within an area covered by an airport land use plan, or within two miles of any public or private airport or airstrip. 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 Low 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.

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

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

Discussion:

Water Quality Standards and Waste Discharge Requirements: The project will not be subject to waste discharge requirements and is unlikely to significantly contribute to a violation of water quality standards. The impact is **less than significant**.

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

Erosion/Siltation: The project includes the potential for four single-family residences, which 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 or area. The project area consists of low-density housing, crop and grazing lands, and mining operations. Construction of additional residences at the current zoning and general plan densities will not provide substantial additional sources of polluted runoff. There is **no impact**.

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 is an earthen dam on the property that holds water for a pond with a surface area of approximately one acre. The risk of property damage and person injury from failure of the dam will be mitigated to a **less than significant level with the incorporation of Mitigation Measure 9.1**, below.

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

Mitigation:

Mitigation Measure 9.1 – The Final Map(s) shall include a restriction prohibiting the location of habitable space within 350 feet of the man-made dam on proposed Parcel 2.

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

Project Name: PARCEL MAP #2864 - Reed	INITIAL STUDY/NEGATIVE DECLARATION
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Chapter 10. LAND USE AND PLANNING – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Divide an Established Community: The project site is in an area designated in the General Plan (A-G, Agriculture-General) for parcels 40 acres and larger, and is surrounded by parcels ranging in size from 10 to 200 acres with various residential, agricultural, and mining uses. Due to the sizes of the resulting parcels (111 and 130 acres), and the fact that State Route 88 already bifurcates the parcel, this project will not result in any physical barriers that will divide the existing community. There is **no impact**.

General Plan and Zoning Consistency: The General Plan designation for the area is A-G, Agriculture-General, and is zoned "A-G," Exclusive Agriculture. The Parcel Map will result in lots that are consistent with these land use codes. There is **no impact**.

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

Mitigation: None required.

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

Project Name: PARCEL MAP #2864 - Reed

INITIAL STUDY/NEGATIVE DECLARATION

Chapter 11. MINERAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Loss of Availability of Mineral Resources and Mineral Resource Recovery Sites: A review of Exhibit 4.6-4, Mineral Resource Zones, of the Amador County General Plan Final EIR, indicates that this project area is located within a known or identified mineral resource zone for sand, clay, and lignite. It can be reasonably concluded that current and potential land uses of the site (primarily residential and agricultural) will not result in negative impacts to mineral resources. There is **no impact**.

Mitigation: None required.

Source: Amador County General Plan Final EIR.

Chapter 12. NOISE – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance?	<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 type="checkbox"/>

Discussion:

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

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

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

Substantial Temporary or Periodic Increase in Ambient Noise Levels: There is the potential, during construction of the potential future dwellings, for noise levels to increase temporarily or periodically. 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 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.

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

Discussion:

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

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

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

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

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

Mitigation:

Mitigation Measure 14.1: Annexation into the County’s Community Facilities District #2006-1, pursuant to County Code Chapter 17.14.

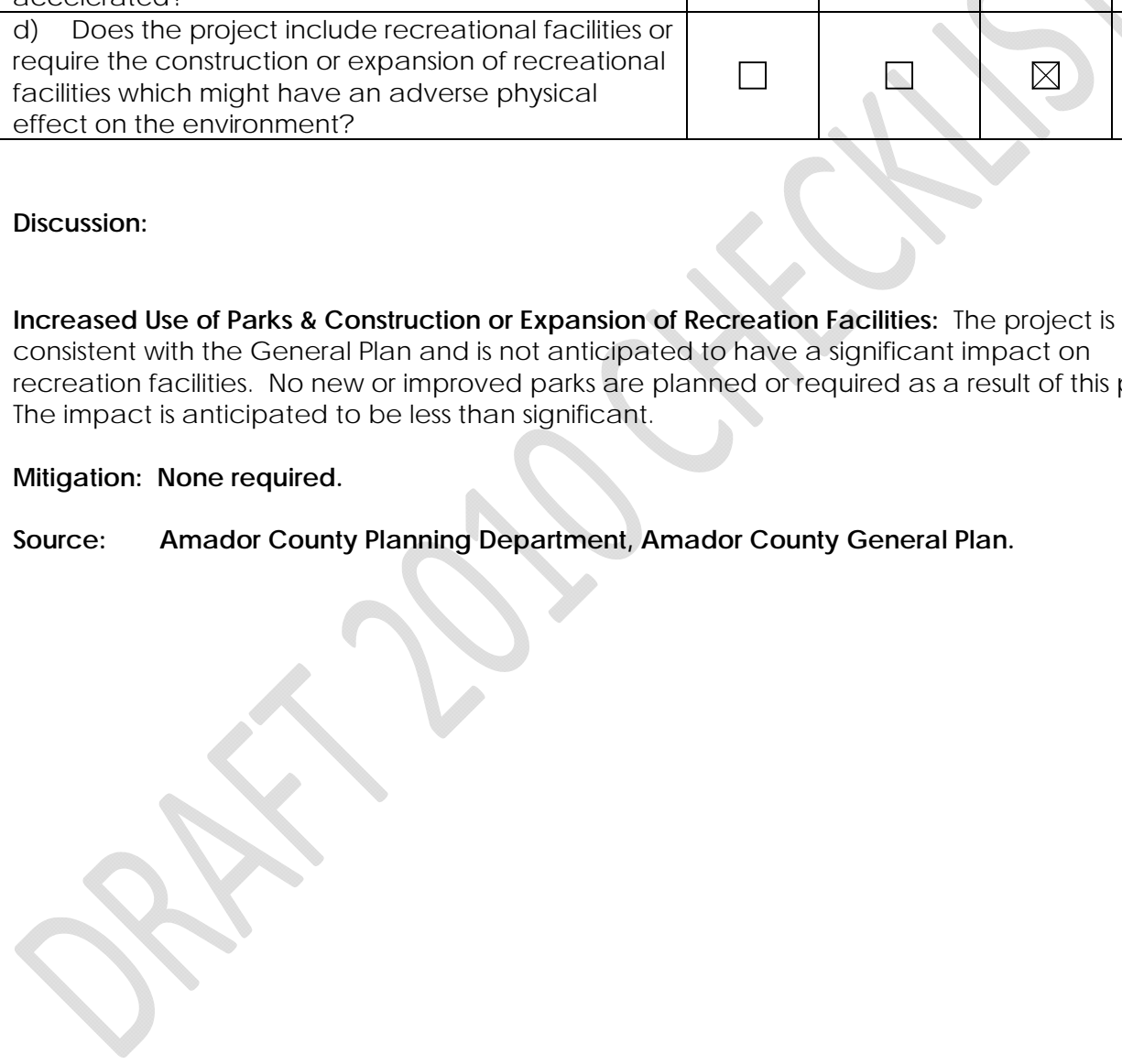
Chapter 15. RECREATION – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial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

Discussion:

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

Mitigation: None required.

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



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

Discussion:

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

Level of Service Standards: The LOS Standard criteria as established in the Circulation Element is the established congestion management program in effect for the County of Amador. While creation of one additional parcel allowed by current zoning would add potentially up to 20 Average Daily Trips to the site, Level Of Service would not fall below a LOS of C as a result, triggering the Significance Criteria requiring a traffic Impact Study. There is a less than significant impact.

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

Hazards due to Design Features / Incompatible Uses: The project proposes to utilize existing encroachments onto Jackson Valley Road and State Route 88 for continued agricultural activities. Should construction of single-family dwellings occur, the encroachments would be required to be improved to residential access standards. The impact is less than significant.

Emergency Access: The access to each parcel shall conform to County Code and/or Caltrans requirements at the time development occurs. The impact is less than significant.

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.

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**.

Construction of New Water or Wastewater Treatment Facilities: The project could result in the construction of additional water wells and on-site sewage systems. Due to the scope and probable timing of these construction projects, potentially significant impacts are highly unlikely. The impact is **less than significant**.

Stormwater facilities: The potential development of the site, a maximum of four dwellings on 241 acres, would have no impact on existing stormwater facilities or require new or improved stormwater infrastructure.

Sufficient Water Supplies Available: The project is located in an area of the County where well yield and groundwater quality are relatively unpredictable. The project is unlikely to demand

unusually large amounts of groundwater. The impact is **less than significant with the implementation of Mitigation Measure 17.1, below.**

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. Capacity at Kiefer Landfill is expected to remain available until 2035 - 2060. The local franchise hauler also has a contract with Lockwood Landfill in Nevada as backup capacity. Provided the applicant/project utilizes the Amador County franchise waste hauler, permitted waste disposal capacity is achieved. The impact is **less than significant.**

Compliance with Solid Waste Statutes and Regulations: The project is limited scope and extremely unlikely to generate high volumes of solid waste or problem waste streams. It is highly unlikely to result in noncompliance with federal, state, and local statutes and regulations regarding solid waste. The impact is **less than significant.**

Mitigation:

Mitigation Measure 17.1 - Prior to recordation of any final map the subdivider shall demonstrate potable water availability by completing the following:

A. Prove adequate potable water supply by submitting a yield report for a well located within the project boundary or on an adjoining parcel demonstrating a minimum production of 10 gallons per minute if by a 30-minute "air-flow" drill rig test or 5 gallons per minute if by a 24 hour minimum pump step draw-down test.

B. Submit results of bacteriological and inorganic chemical analysis of water produced by the test well. Test results must show no detectible levels of coliform bacteria and demonstrate that the water produced does not exceed any of the maximum contaminant levels listed in title 22, California Code of Regulations, Table 64431-A. Any constituents which exceed secondary drinking water standards as listed in Tables 64449-A and 64449-B of Title 22, California Code of Regulations, must be disclosed to future buyers. A record of water quality testing will be kept on file with the Environmental Health Department.

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

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

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

Discussion/Conclusion/Mitigation:

POTENTIAL DEGRADATION OF THE QUALITY OF THE ENVIRONMENT:

Based on the analysis contained in this Initial Study, impacts to Aesthetics, Air Quality, Biological Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, 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 Agricultural Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Public Services, and Utilities and Service Systems would be significant unless mitigated. Therefore, Mitigation Measures 2.1, 5.1, 6.1, 9.1, 14.1, and 17.1 are required of the project.

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

CUMULATIVELY CONSIDERABLE IMPACTS:

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

SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS:

As discussed in Sections 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: Sections 1 through 17 of this Initial Study.

REFERENCES

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

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



Chuck Beatty [REDACTED]

SCH# 2017042034 Parcel Map #2864

Demetras, Michele@DOT [REDACTED] >
To: Chuck Beatty <[REDACTED]>
Cc: "state.clearinghouse@opr.ca.gov" <state.clearinghouse@opr.ca.gov>

Fri, Apr 14, 2017 at 3:18 PM

Thank you for giving Caltrans the opportunity to review the MND for the project designated State Clearinghouse Number 2017042034 for parcel map#2864. Development of the parcel(s) would require an encroachment permit from Caltrans. We suggest collecting any applicable traffic mitigation fees for any development.

Please let me know if you have any questions.

Michele Demetras

Associate Transportation Planner

Caltrans District 10 - Office of Rural Planning

(209) 948-7647

AMADOR FIRE PROTECTION DISTRICT

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



MEMORANDUM

To : Planning Department
From : David Bellerive, Fire Chief
Date : February 10, 2017
Subject : The Reed Leasing Group, LLC; Parcel Map 2864

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.



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
ENVIRONMENTAL HEALTH DEPARTMENT

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

MEMORANDUM

TO: Planning Department

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

DATE: March 28, 2017

SUBJECT: PM #2864; Reed Leasing Group - Conditions

This office proposes the following conditions of tentative map approval.

SEWAGE DISPOSAL

Prior to recordation of any final map, the subdivider shall demonstrate compliance with Amador County Code Section 14.12.130 by retaining the services of a qualified professional to complete the following:

- A. Perform soil profile testing in the sewage disposal sites for all undeveloped proposed parcels and to demonstrate repair area for all developed proposed parcels.
- B. Perform percolation testing in the sewage disposal sites for all undeveloped proposed parcels.
- C. Unless waived by the Environmental Health Department, perform wet weather testing in the proposed sewage disposal site for all undeveloped proposed parcels.
- D. Submit a report to the Environmental Health Department for review and approval which includes a plot plan for each proposed undeveloped parcel locating and dimensioning the designated disposal site, soil profile logs, perc test results, wet weather testing results, and slope stability assessment. The designated disposal site polygons shall include dimensions and at least one tie to a property corner pin including distance and bearing. The locations of pertinent field testing, any existing or proposed wells within 200 feet of the disposal site, and any water bodies within 200 feet of the disposal site shall be shown. If the disposal site does not comply with the criteria for conventional systems, the qualified professional shall demonstrate compliance with siting and design criteria for modified conventional, mound, at-grade or supplemental treatment by including a conceptual disposal system design which includes, at a minimum, a typical trench or bed cross section, a foot print or layout of the disposal system, topography in the disposal site, and required linear footage per bedroom. In all cases the conceptual design shall demonstrate that the area available is capable of serving at least a three (3) bedroom residential equivalent including 100% replacement area.

WATER

Prior to recordation of any final map the subdivider shall demonstrate potable water availability by completing the following:

A. Prove adequate potable water supply by submitting a yield report for a well located within the project boundary or on an adjoining parcel demonstrating a minimum production of 10 gallons per minute if by a 30-minute "air-flow" drill rig test or 5 gallons per minute if by a 24 hour minimum pump step draw-down test.

B. Submit results of bacteriological and inorganic chemical analysis of water produced by the test well. Test results must show no detectible levels of coliform bacteria and demonstrate that the water produced does not exceed any of the maximum contaminant levels listed in title 22, California Code of Regulations, Table 64431-A. Any constituents which exceed secondary drinking water standards as listed in Tables 64449-A and 64449-B of Title 22, California Code of Regulations, must be disclosed to future buyers. A record of water quality testing will be kept on file with the Environmental Health Department.

IPaC

U.S. Fish & Wildlife Service

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

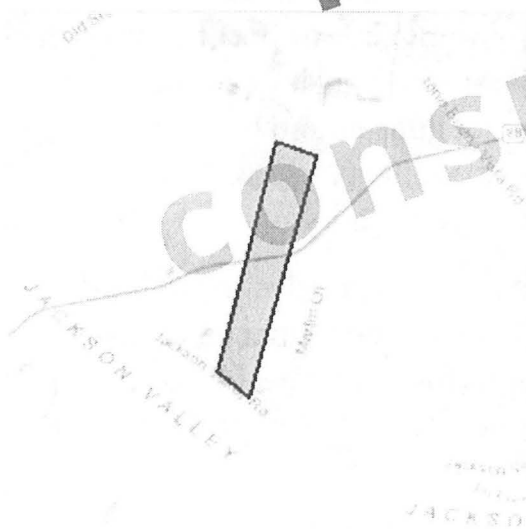
Project information

NAME

Parcel Map #2864 - The Reed Leasing Group, LLC

LOCATION

Amador County, California



DESCRIPTION

The

project is a land division proposing to create two legal parcels from a 241-acre tract that was bifurcated by right-of-way acquisition for State Route 88. The roadway separates the proposed 130-acre and 111-acre parcels. No improvements or change in land use are proposed.

Local office

Sacramento Fish And Wildlife Office

☎ (916) 414-6600

📅 (916) 414-6713

Federal Building

2800 Cottage Way, Room W-2605

Sacramento, CA 95825-1846

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

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

and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Log in to IPaC.
2. Go to your My Projects list.
3. Click PROJECT HOME for this project.
4. Click REQUEST SPECIES LIST.

Listed species

¹ are managed by the Endangered Species Program of the U.S. Fish and Wildlife Service.

-
1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information.

The following species are potentially affected by activities in this location:

Amphibians

NAME	STATUS
California Red-legged Frog <i>Rana draytonii</i> There is a final <u>critical habitat</u> designated for this species. Your location is outside the designated critical habitat. https://ecos.fws.gov/ecp/species/2891	Threatened
California Tiger Salamander <i>Ambystoma californiense</i> There is a final <u>critical habitat</u> designated for this species. Your location is outside the designated critical habitat. https://ecos.fws.gov/ecp/species/2076	Threatened

Crustaceans

NAME	STATUS
Vernal Pool Fairy Shrimp <i>Branchinecta lynchi</i> There is a final <u>critical habitat</u> designated for this species. Your location is outside the designated critical habitat. https://ecos.fws.gov/ecp/species/498	Threatened

Fishes

NAME	STATUS
Delta Smelt <i>Hypomesus transpacificus</i> There is a final <u>critical habitat</u> designated for this species. Your location is outside the designated critical habitat. https://ecos.fws.gov/ecp/species/321	Threatened
Steelhead <i>Oncorhynchus (=Salmo) mykiss</i> There is a final <u>critical habitat</u> designated for this species. Your location is outside the designated critical habitat. https://ecos.fws.gov/ecp/species/1007	Threatened

Flowering Plants

NAME	STATUS
Lone (incl. Irish Hill) Buckwheat <i>Eriogonum apricum</i> (incl. var. <i>prostratum</i>) No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8301	Endangered
Lone Manzanita <i>Arctostaphylos myrtifolia</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1806	Threatened

Insects

NAME	STATUS
Valley Elderberry Longhorn Beetle <i>Desmocerus californicus dimorphus</i> There is a final <u>critical habitat</u> designated for this species. Your location is outside the designated critical habitat. https://ecos.fws.gov/ecp/species/7850	Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act

¹ and the Bald and Golden Eagle Protection Act².

Any activity that results in the take (to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct) of migratory birds or eagles is prohibited unless authorized by the U.S. Fish and Wildlife Service

³. There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

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

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Additional information can be found using the following links:

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

The migratory birds species listed below are species of particular conservation concern (e.g. Birds of Conservation Concern) that may be potentially affected by activities in this location. It is not a list of every bird species you may find in this location, nor a guarantee that all of the bird species on this list will be found on or near this location. Although it is important to try to avoid and minimize impacts to all birds, special attention should be made to avoid and minimize impacts to birds of priority concern. To view available data on other bird species that may occur in your project area, please visit the AKN Histogram Tools and Other Bird Data Resources. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

NAME	SEASON(S)
Bald Eagle <i>Haliaeetus leucocephalus</i> https://ecos.fws.gov/ecp/species/1626	Year-round
Black Rail <i>Laterallus jamaicensis</i> https://ecos.fws.gov/ecp/species/7717	Breeding
Burrowing Owl <i>Athene cunicularia</i> https://ecos.fws.gov/ecp/species/9737	Year-round
Fox Sparrow <i>Passerella iliaca</i>	Year-round
Green-tailed Towhee <i>Pipilo chlorurus</i> https://ecos.fws.gov/ecp/species/9444	Breeding
Lewis's Woodpecker <i>Melanerpes lewis</i> https://ecos.fws.gov/ecp/species/9408	Wintering

Loggerhead Shrike <i>Lanius ludovicianus</i> https://ecos.fws.gov/ecp/species/8833	Year-round
Long-billed Curlew <i>Numenius americanus</i> https://ecos.fws.gov/ecp/species/5511	Wintering
Marbled Godwit <i>Limosa fedoa</i> https://ecos.fws.gov/ecp/species/9481	Wintering
Nuttall's Woodpecker <i>Picoides nuttallii</i> https://ecos.fws.gov/ecp/species/9410	Year-round
Oak Titmouse <i>Baeolophus inornatus</i> https://ecos.fws.gov/ecp/species/9656	Year-round
Olive-sided Flycatcher <i>Contopus cooperi</i> https://ecos.fws.gov/ecp/species/3914	Breeding
Peregrine Falcon <i>Falco peregrinus</i> https://ecos.fws.gov/ecp/species/8831	Wintering
Short-eared Owl <i>Asio flammeus</i> https://ecos.fws.gov/ecp/species/9295	Wintering
Snowy Plover <i>Charadrius alexandrinus</i>	Breeding
Swainson's Hawk <i>Buteo swainsoni</i> https://ecos.fws.gov/ecp/species/1098	Breeding
Tricolored Blackbird <i>Agelaius tricolor</i> https://ecos.fws.gov/ecp/species/3910	Year-round
Western Grebe <i>aechmophorus occidentalis</i> https://ecos.fws.gov/ecp/species/6743	Wintering

Williamson's Sapsucker *Sphyrapicus thyroideus* Year-round
<https://ecos.fws.gov/ecp/species/8832>

Yellow-billed Magpie *Pica nuttalli* Year-round
<https://ecos.fws.gov/ecp/species/9726>

What does IPaC use to generate the list of migratory bird species potentially occurring in my specified location?

Landbirds:

Migratory birds that are displayed on the IPaC species list are based on ranges in the latest edition of the National Geographic Guide, Birds of North America (6th Edition, 2011 by Jon L. Dunn, and Jonathan Alderfer). Although these ranges are coarse in nature, a number of U.S. Fish and Wildlife Service migratory bird biologists agree that these maps are some of the best range maps to date. These ranges were clipped to a specific Bird Conservation Region (BCR) or USFWS Region/Regions, if it was indicated in the 2008 list of Birds of Conservation Concern (BCC) that a species was a BCC species only in a particular Region/Regions. Additional modifications have been made to some ranges based on more local or refined range information and/or information provided by U.S. Fish and Wildlife Service biologists with species expertise. All migratory birds that show in areas on land in IPaC are those that appear in the 2008 Birds of Conservation Concern report.

Atlantic Seabirds:

Ranges in IPaC for birds off the Atlantic coast are derived from species distribution models developed by the National Oceanic and Atmospheric Association (NOAA) National Centers for Coastal Ocean Science (NCCOS) using the best available seabird survey data for the offshore Atlantic Coastal region to date. NOAA/NCCOS assisted USFWS in developing seasonal species ranges from their models for specific use in IPaC. Some of these birds are not BCC species but were of interest for inclusion because they may occur in high abundance off the coast at different times throughout the year, which potentially makes them more susceptible to certain types of development and activities taking place in that area. For more refined details about the abundance and richness of bird species within your project area off the Atlantic Coast, see the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other types of taxa that may be helpful in your project review.

About the NOAA/NCCOS models: the models were developed as part of the NOAA/NCCOS project: [Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#). The models resulting from this project are being used in a number of decision-support/mapping products in order to help guide decision-making on activities off the Atlantic Coast with the goal of reducing impacts to migratory birds. One such product is the [Northeast Ocean Data Portal](#), which can be used to explore details about the relative occurrence and abundance of bird species in a particular area off the Atlantic Coast.

All migratory bird range maps within IPaC are continuously being updated as new and better information becomes available.

Can I get additional information about the levels of occurrence in my project area of specific birds or groups of birds listed in IPaC?

Landbirds:

The [Avian Knowledge Network \(AKN\)](#) provides a tool currently called the "Histogram Tool", which draws from the data within the AKN (latest, survey, point count, citizen science datasets) to create a view of relative abundance of species within a particular location over the course of the year. The results of the tool depict the frequency of detection of a species in survey events, averaged between multiple datasets within AKN in a particular week of the year. You may access the histogram tools through the [Migratory Bird Programs AKN Histogram Tools](#) webpage.

The tool is currently available for 4 regions (California, Northeast U.S., Southeast U.S. and Midwest), which encompasses the following 32 states: Alabama, Arkansas, California, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Iowa, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Rhode Island, South Carolina, Tennessee, Vermont, Virginia, West Virginia, and Wisconsin.

In the near future, there are plans to expand this tool nationwide within the AKN, and allow the graphs produced to appear with the list of trust resources generated by IPaC, providing you with an additional level of detail about the level of occurrence of the species of particular concern potentially occurring in your project area throughout the course of the year.

Atlantic Seabirds:

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAANCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Facilities

Wildlife refuges

Any activity proposed on [National Wildlife Refuge](#) lands must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGES AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

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

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location overlaps the following wetlands:

FRESHWATER POND

PUBFh

A full description for each wetland code can be found at the National Wetlands Inventory website: <https://ecos.fws.gov/ipac/wetlands/decoder>

Data limitations

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

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

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

Data exclusions

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

Data precautions

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

Not for
consultation




PLANNING DEPARTMENT
LAND USE AGENCY

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

APPLICATION REFERRAL

TO: Ione Band of Miwok Indians**
Washoe Tribe of Nevada & California**
Buena Vista Band of Me-Wuk Indians**
Environmental Health Department
Transportation and Public Works Department
Building Department
Waste Management/Air District
Surveying Department
County Counsel
Undersheriff
Amador Transit
Amador Water Agency
Caltrans, District 10
Cal Fire
ACTC
CDFW, Region 2

DATE: February 3, 2017

FROM:  Chuck Beatty, AICP, Planner III

PROJECT: Parcel Map 2864, submitted by The Reed Leasing Group, LLC, proposing the division of 241± acres into two parcels of 130± acres and 111± acres.

LOCATION: Lying north and south of SR88, approximately one-half mile west of the intersection of SR88 and Martin Lane (APNs 005-240-001 and 005-190-005).

REVIEW: As part of the preliminary review process, this project is being sent to State, tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will review the project for completeness during its regular meeting on **Wednesday, February 15, 2017, 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.

Vesting Tentative Parcel Map No. 2864

ENVIRONMENTAL INFORMATION

General Information

Project Name: Vesting Tentative Parcel Map No. 2864

Applicant & Landowner: The Reed Leasing Group LLC
P.O. Box 3191
Modesto, CA 95353
[REDACTED] (Jeff Welch)

Agent: Robin D. Peters, P.E.
Cal State Engineering, Inc.
427 Broadway
Jackson, CA 95642
(209) 223-1441
[REDACTED]

Assessor's Parcel No.: 005-240-001 & 005-190-005

Existing Zoning District: AG

Existing General Plan: A-G

Existing Use of Parcels: Vacant land & agriculture

Proposed Use of Parcels: No change

Written Project Description

The subject property was bifurcated in 1940 when the State of California acquired right-of-way for State Route 88, leaving approximately 130 acres north of the highway and 111 acres south. Parcel Map no. 2846 proposes to formalize the division by establishing two legal parcels separated by existing highway right-of-way. No improvements or changes in land use are proposed.

1. Site Size: Approximately 241 acres.
2. Square Footage of Existing/Proposed Structures: None
3. Number of Floors of Construction: N/A
4. Amount of Off-street Parking: N/A

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5. Source of Water: Individual on-site domestic wells
6. Sewage Disposal: Individual on-site septic systems
7. Plans: N/A
8. Proposed Scheduling of Construction: N/A
9. Phasing: N/A
10. Associated Projects: None
11. Land Division Project: See attached Vesting Tentative Parcel Map

Additional Information. Are the following items applicable to the project or its effects?

YES NO

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features of any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes or odors in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Site on filled land or has slopes of 10 percent or more. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Use or disposal of potentially hazardous materials such as toxic substances, flammables or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |

27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
28. Does this project have a relationship to a larger project or series of projects?

Environmental Setting

29. Existing Site: The project comprises approximately 241 acres of land located on State Route 88 approximately 2.9 miles south of the City of Lone. The project site currently supports no infrastructure or improvements other than those necessary to support agricultural operations. The site slopes gently to moderately, with slopes ranging from nearly level to roughly 15 percent. Vegetative cover consists primarily of stands of oak, gray pine and non-native grasses. Soils are mapped by the USDA as those of the Red Bluff – Mokelumne Complex (northerly two-thirds) and Auburn-Argonaut series (southerly third). Red Bluff-Mokelumne soils are well drained gravelly loams and the Auburn-Argonaut soils are well drained but shallow silt loams of metavolcanic parent. One small stock pond is present on Parcel 2, and several minor drainage dissect the property.
30. Surrounding Properties: Surrounding land uses consist of rural-density single-family dwellings and agriculture (south and east) and natural resource production (north and west). Surrounding property sizes range from roughly two acres to more than two hundred acres.
31. Hazardous Excavations: The presence or absence of mine shafts, tunnels, air shafts or open hazardous excavations has not been confirmed.

Proposed Improvements

Improvements associated with the project include the following:

- None

Military Installations & Airspace Considerations

The project site is not located within 1000' of a military installation, beneath a low-level flight path, or within special use airspaces.

Parcel Map no. 2864 The Reed Leasing Group LLC



View northerly from State Route 88 at existing
driveway encroachment

1

Parcel Map no. 2864 The Reed Leasing Group LLC



View northwesterly from State Route 88 along
highway frontage

2

Parcel Map no. 2864 The Reed Leasing Group LLC



View southwesterly from State Route 88 along
highway frontage

3

Parcel Map no. 2864 The Reed Leasing Group LLC



View southeasterly from State Route 88 along
highway frontage

4

Parcel Map no. 2864 The Reed Leasing Group LLC



View northerly from Jackson Valley Road

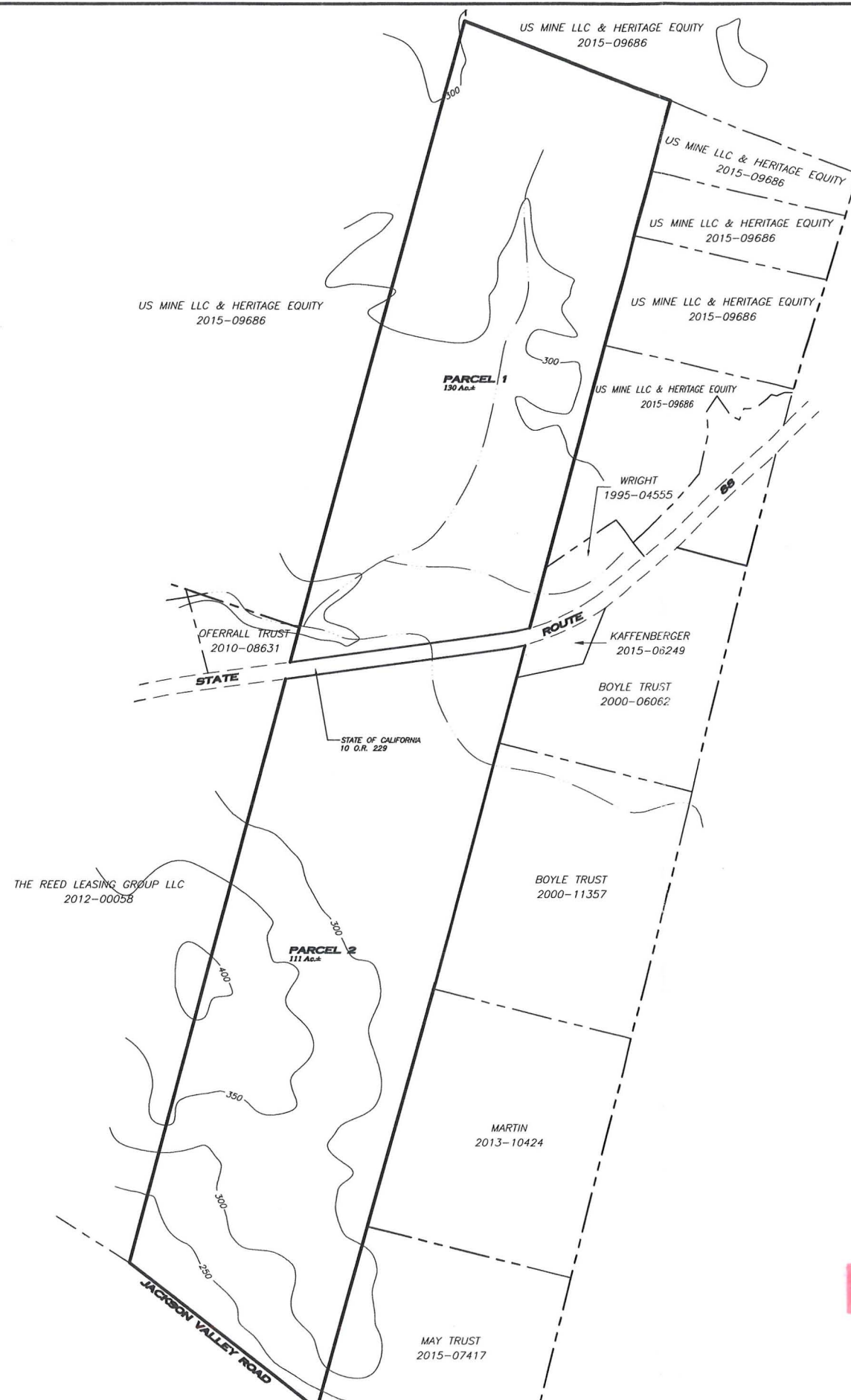
5

VESTING
TENTATIVE PARCEL MAP No. 2864
for
THE REED LEASING GROUP LLC

BEING A PORTION OF THE RANCHO ARROYO SECO IN
 AMADOR COUNTY, CALIFORNIA

JANUARY 2017

OWNER: THE REED LEASING GROUP LLC P.O. Box 3191 Modesto, CA 95353	SUBDIVIDER: THE REED LEASING GROUP LLC P.O. Box 3191 Modesto, CA 95353 Jeff Welch (209) 521-9771	PREPARED BY: CAL STATE ENGINEERING, INC. Robin D. Peters, P.E. RCE No. 58604 427 Broadway Jackson, CA 95642 (209) 223-1441
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GENERAL NOTES

1. DEED REFERENCE: INS. NO. 2016-0005832-00
2. MAP REFERENCES: N/A
3. ASSESSOR'S PARCEL NUMBER: 005-240-001 & 005-190-005
4. TOTAL ACREAGE: 240± AC.
5. TOTAL NUMBER OF PARCELS: 2
6. EXISTING LAND USE: AGRICULTURAL
7. PROPOSED LAND USE: NO CHANGE
8. EXISTING ZONING: AG
9. PROPOSED ZONING: NO CHANGE
10. EXISTING GENERAL PLAN DESIGNATION: A-G
11. PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
12. WATER SUPPLY: PRIVATE WELLS
13. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
14. POWER: PACIFIC GAS & ELECTRIC CO.
15. TELEPHONE SERVICE: A.T. & T.
16. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
17. FIRE PROTECTION: JACKSON VALLEY FIRE DISTRICT
18. CONTOUR INTERVAL: 50 FEET BASED ON USGS 7.5' QUADRANGLE "IONE"
19. THE PURPOSE OF THIS SUBDIVISION IS TO FORMALIZE DIVISION OF THE PROPERTY BY HIGHWAY 88.
20. BUILDING SETBACKS ARE TO COMPLY WITH COUNTY ZONING CHAPTER 19.44 AND WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS). THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS.
21. THIS PROPERTY IS NOT WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A LOW LEVEL FLIGHT PATH OR WITHIN SPECIAL AIRSPACE AS DEFINED IN SECTION 21098 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN URBANIZED AREA AS DEFINED IN SECTION 65944.

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AGENT'S CERTIFICATE:

I AM THE AGENT FOR SUBDIVIDER, THE REED LEASING GROUP LLC, WHO CONSENTS TO THE FILING OF THIS PARCEL MAP APPLICATION IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 7 DIVISION 2 OF THE CALIFORNIA GOVERNMENT CODE, THE SUBDIVISION MAP ACT.

Robin D. Peters

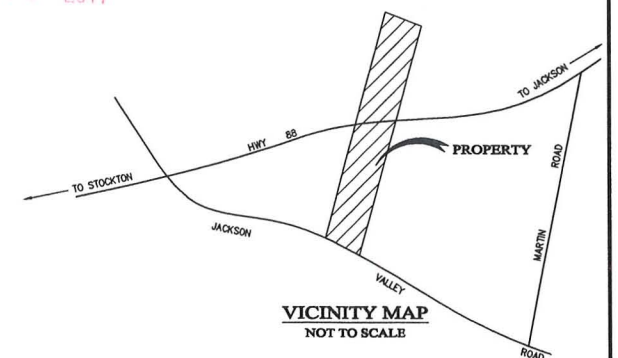
ROBIN D. PETERS, P.E.
RCE No. 58604

DATE:

JAN 13 2017



REDUCED



CAL STATE ENGINEERING
INCORPORATED

427 BROADWAY
JACKSON, CA. 95642

PHONE: (209) 223-1441
FAX: (209)-223-5044