

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

Item 6 - Environmental document determination and possible project decision for Tentative Parcel Map No. 2862 proposing the division of 7,971+/- acres into 8 parcels ranging from 65 to 778 acres, and a 5,757-acre remainder.

Applicant: Greenrock Ranch Lands, LLC

Supervisory District: 2

Location: Southwest of the Ione City Limits, immediately south of Five Mile Drive and north of Jackson Valley Road (APNs 005-090-009, 005-100-010, 005-120-008, 005-120-010, 005-130-052, 005-140-008, 005-150-011, 005-150-012, 005-180-019, and 005-190-020).

- A. Current Zoning Designation:** “R1A,” Single-family Residential and Agricultural district and “X,” Special Use district.
- B. Current General Plan Designation:** A-G, Agriculture General (40-acre minimum density), Mineral Resource Zone (40-acre minimum density), and R-L, Residential Low Density (1 to 7 units per acre density).
- C. Source of Water:** Individual wells (proposed)
- D. Sewage Disposal:** Individual septic systems (proposed)
- E. Description:** The applicant is requesting to create eight legal parcels, ranging in size from 65 acres to 778 acres, plus a 5,757-acre remainder. While the project involves 10 Assessor’s parcels, they are included in a single legal parcel of 7,971 acres that was part of the Howard Ranch and, previously, Rancho Arroyo Seco. The development potential under the current zoning and General Plan designations would be 16 single-family homes (eight principal dwellings and eight second-family dwellings) and agricultural use for an overall density of one dwelling per 138 acres. Proposed Parcel 5 has been configured to follow the boundary of the Smokey Laterite Mine Use Permit area (UP-97;5-4).
- F. TAC Review & Recommendation:** The Amador County Technical Advisory Committee (TAC) reviewed this project on January 25, 2017, and found it incomplete pending submittal of information related to existing and potential land application of recycled wastewater from the City of Ione Waste Water Treatment Plant.

Citizens in attendance inquired if filing of the Parcel Map required a new environmental review and use permit for the Smokey Laterite Mine. County Counsel subsequently opined that the Parcel Map did not provide grounds for revisiting the mine use permit. TAC attendees also requested staff to verify whether or not commercial zoning was required on land used for application of treated wastewater, and if the proposed Ione bypass would affect the project.

The Regional Water Quality Control Board confirmed that commercial zoning was not a requirement for land application of wastewater. County staff verified that the Ione

bypass does not have a designed route, which precludes the County from requesting right-of-way for it. However, the Conditions of Approval do request right-of-way and road improvements for Cook Road, Dave Brubeck Road, and Jackson Valley Road through the project.

TAC found the application complete on February 15, 2017, and prepared the CEQA Initial Study and Conditions of Approval on March 8 and 29, 2017. TAC has no technical objection to the Planning Commission approving the 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, a proposed Mitigated Negative Declaration. A decision on the tentative map with the proposed conditions (attached) can then be made.

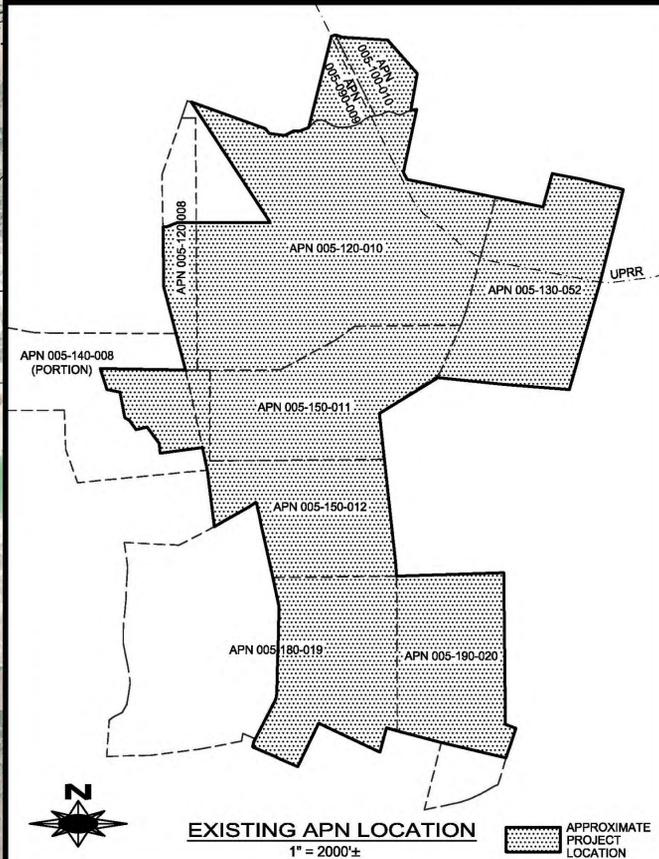
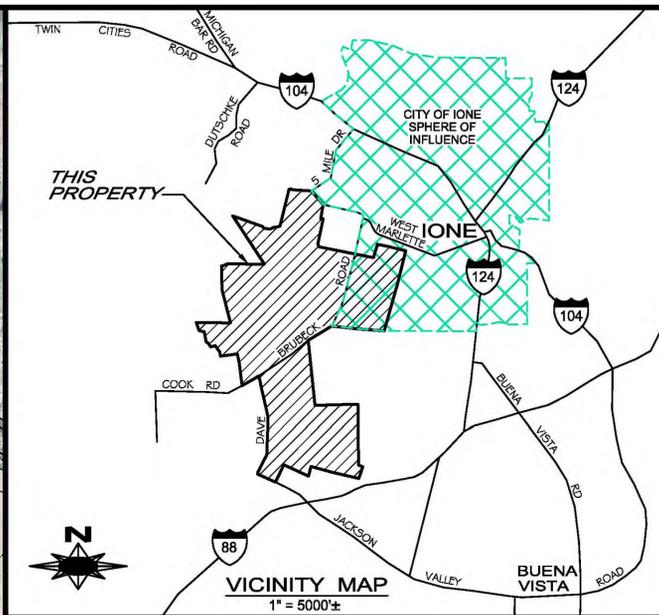
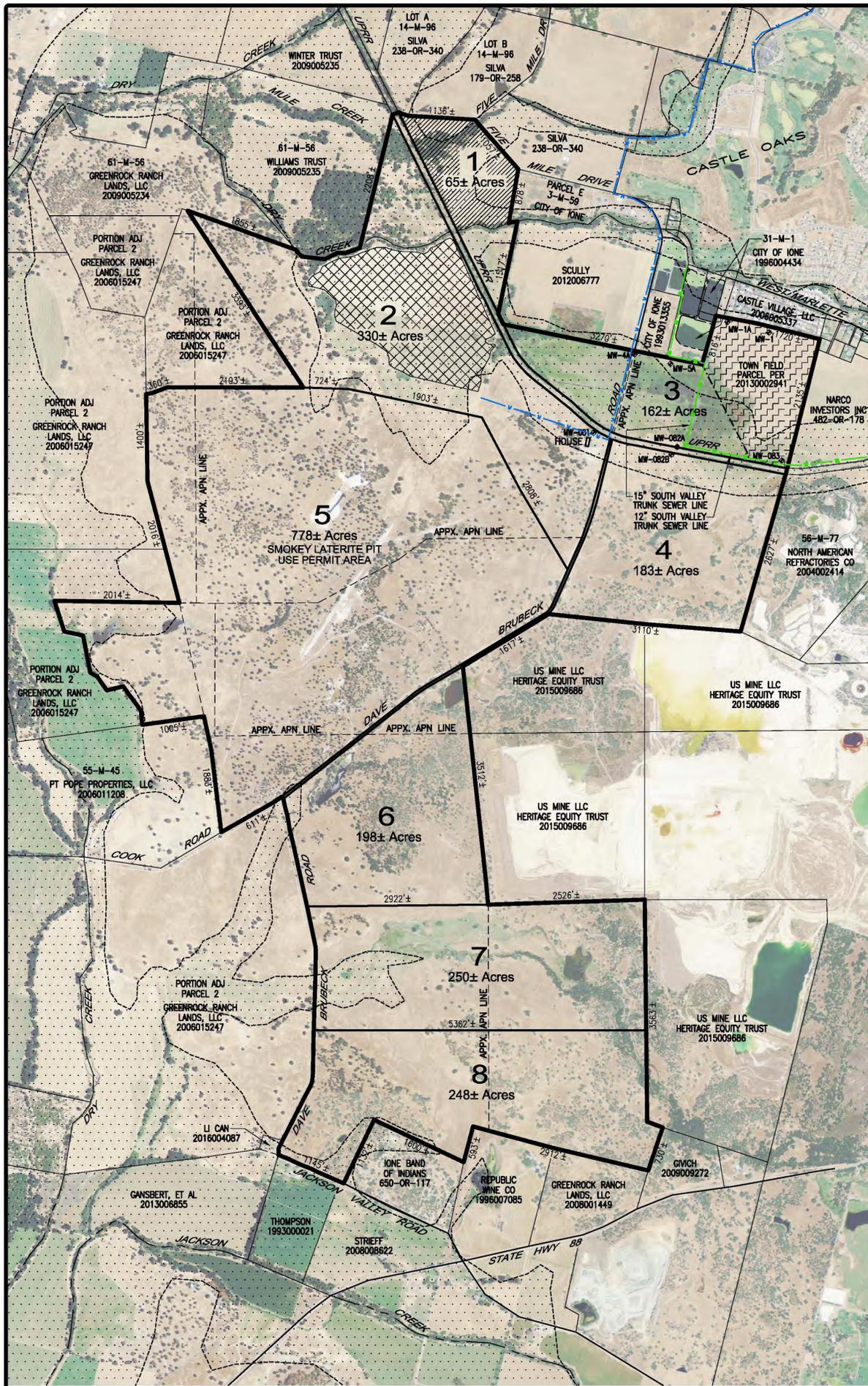
H. Findings: Section 66474 of the California Subdivision Map Act requires a County to deny approval of a Tentative Map if it makes any of the following findings:

- 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. 2862) is consistent with the Amador County General Plan;
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and Amador County development standards;
- c. The site is physically suitable for residential development and is compatible with surrounding residential uses;
- d. The site is physically suitable for the proposed density of development;
- e. The Environmental Document prepared for Tentative Parcel Map 2862 (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 2862 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.



TENTATIVE MAP LEGEND

- APPROXIMATE AREA SUBJECT TO FLOOD WATER INUNDATION PER FEMA MAP (SEE NOTE 17 OF GENERAL NOTES AND STATEMENTS)
- APPROXIMATE TOWN FIELD PARCEL PER RECYCLED WATER AGREEMENT 20130002941
- GREENROCK LAND APPLICATION AREA (PHASE II) PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD DOCUMENT ORDER R5-2013-0022
- PROPOSED AG SPRAY FIELD 100 AC PER CDCR DOCUMENT R5-2015-0129 AND CDCR DOCUMENT DATED 2.10.2015
- EXISTING MONITORING WELL
- EXISTING ASSESSOR'S PARCEL LINE
- PROPOSED PROJECT BOUNDARY
- PROPOSED INTERIOR LOT LINE
- EXISTING TRUNK SEWER LINE
- PROPOSED 12" RECYCLED WATER PIPELINE PER CDCR DOCUMENT DATED 2.10.2015

VESTING TENTATIVE PARCEL MAP No. 2862

for
GREENROCK RANCH LANDS, LLC
 a Delaware limited liability company
 20060015247

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

Scale: 1" = 1000'

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

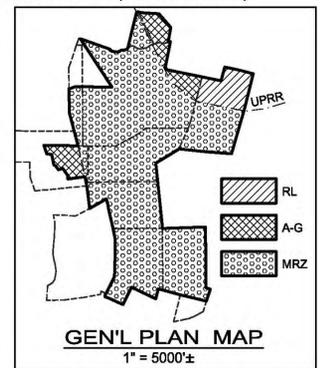
January, 2017

GENERAL NOTES AND STATEMENTS

- RECORD OWNER: GREENROCK RANCH LANDS, LLC, a Delaware limited liability company
 ATTN: TOM SWETT
 PO BOX 1730
 IONE, CA 95640
 (209) 274.2777 OR (209) 256.5802
- SURVEYOR: TOMA and ASSOCIATES
 LICENSED LAND SURVEYORS
 41 SUMMIT STREET
 JACKSON, CA 95642
 (209) 223.0156
- A.P.N.: SEE APN-ZONING-GENERAL PLAN TABLE
- ZONING: SEE APN-ZONING-GENERAL PLAN TABLE
- GENERAL PLAN: SEE APN-ZONING-GENERAL PLAN TABLE
- DEED REFERENCE: 20060015247
- PROPOSED USE: RESIDENTIAL AND AGRICULTURAL
- WATER: INDIVIDUAL WELLS (1 EXISTING, 7 PROPOSED)
- SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS (1 EXISTING, 7 PROPOSED)
- FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
- SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
- UTILITIES: POWER WILL BE SERVED BY PG AND E
 TELEPHONE WILL BE SERVED BY AT and T
- EASEMENTS: PUBLIC UTILITY EASEMENTS WILL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ALONG THE EXTERIOR BOUNDARY OF THIS PROJECT.
- SETBACKS: THERE WILL BE A TWENTY-FIVE FOOT BUILDING SETBACK FROM ALL ROAD RIGHT-OF-WAYS, A THIRTY FOOT BUILDING SETBACK FROM ALL SIDE LOT LINES AND A THIRTY FOOT BUILDING SETBACK FROM ALL REAR LOT LINES. DRAINAGE SETBACKS (IF NECESSARY) WILL BE TWENTY FEET ALONG ALL DRAINAGE COURSES.
- SPECIAL DISTRICTS: AMADOR FIRE PROTECTION DISTRICT
- PHASING: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FILINGS.
- FLOOD ZONE: A PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD WATER INUNDATION AND IS WITHIN THE "SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL FLOOD" AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010.
 PANELS 527, 529 AND 530 OF 700
 MAP No. 06005C0527F, 06005C0529F AND 06005C0530F
- MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 40± ACRES.
- THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FILING OF A FINAL MAP AS REQUIRED BY ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
- THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.
- THIS PROJECT DOES NOT LIE WITH 1000 FEET OF A MILITARY INSTALLATION, BENEATH A FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE.
- TOPOGRAPHIC MAPPING AND FEATURES ARE PER USGS QUAD SHEET. NO FIELD SURVEY WAS MADE TO ESTABLISH TOPOGRAPHIC LINES AND FEATURES.
- THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No.40988-FMG UPDATE #1 PREPARED BY WESTERN LAND TITLE COMPANY AND DATED DECEMBER 8, 2016 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):
 15-OR-73 SOUTHERN PACIFIC RAILROAD COMPANY
 64-OR-137 PACIFIC TELEPHONE AND TELEGRAPH COMPANY
 20130002941 RECYCLED WATER AGREEMENT - CITY OF IONE (TOWN FIELD PARCEL)

APN-ZONING-GEN'L PLAN TABLE

APN	ZONING	GEN'L PLAN
005-090-009	"R1-A"	A-G
005-100-010	"R1-A"	A-G
005-120-008	"R1-A"	MRZ
005-120-010	"R1-A"	MRZ
005-130-052	"R1-A"	MRZ AND RL
005-140-008	"R1-A"	A-G
005-150-011	"R1-A"	MRZ
005-150-012	"R1-A"	A-G
005-180-019	"X"	A-G
005-190-020	"X"	MRZ



REVISIONS

NO.	DATE	BY

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

VESTING TENTATIVE PARCEL MAP No. 2862 GREENROCK RANCH LANDS, LLC
 BEING A PORTION OF THE RANCHO ARROYO SECO AMADOR COUNTY, CALIFORNIA

PREPARED FOR:
 GREENROCK RANCH LANDS, LLC
 ATTN: TOM SWETT
 PO BOX 1730
 IONE, CA 95640
 PHONE (209) 274-2777 OR (209) 256-5802
 DATE: 2.03.2017
 SCALE: 1" = 1000'
 DRAWN BY: GMW
 JOB NO.: 1609-12
 SHEET
1
 OF 1 SHEET

AMADOR COUNTY PLANNING COMMISSION

Conditions of Approval and Mitigation Monitoring Program

PROJECT: Tentative Parcel Map No. 2862

SUBDIVIDER: Greenrock Ranch Lands, LLC

DESCRIPTION: Tentative Parcel Map No. 2862, submitted by Greenrock Ranch Lands, LLC, proposing the division of 7,971± acres into eight parcels ranging from 65+ acres to 778+ acres, with a 5,757-acre remainder. The project is located southwest of the Ione City limits, immediately south of Five Mile Drive and north of Jackson Valley Road (APNs 005-090-009, 005-100-010, 005-120-008, 005-120-010, 005-130-052, 005-140-008, 005-150-011, 005-150-012, 005-180-019, and 005-190-020).

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. 2862 – Greenrock Ranch Lands, LLC

Page 2 of 7

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 Government Code Section 66491 (a).
 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

Page 3 of 7

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.

WATER SUPPLY

10. Prior to recordation of any final map, the subdivider shall provide a report for a well located on parcel 2 demonstrating a minimum yield 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. The report shall include results of bacteriological, general mineral, general physical, 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.

A constructive notice document shall be recorded at the time of final map recordation creating each affected parcel disclosing that no water wells may be constructed within 150 feet of any recycled water land application area. The disclosure shall indicate that no residential structures may be constructed within 100 feet of any recycled water land application area. The disclosure shall also state that any water supply wells located on parcels 2, 3 or 4 within 500 feet of the City of Ione wastewater treatment facility ponds and any water supply well located anywhere on parcel 1 must be tested for bacteriological, general mineral, general physical, 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. If results exceed the levels in Table 64431-A, an alternate approved potable source shall be provided or a qualified professional shall be retained to submit for review and approval by the Environmental Health Department an appropriate treatment method to achieve compliance with health-based drinking water standards and the condition must be disclosed to future buyers. 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.

THE ENVIRONMENTLA HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

SEWAGE DISPOSAL:

11. 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:

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Parcel Map No. 2856 – Toma

Page 4 of 7

- 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.**

EROSION CONTROL:

12. Construction activities for public road improvements are subject to State of California requirements for storm water discharges associated with construction and land disturbance activities. Prior to construction activities, submit evidence of compliance with such requirements to the Department of Transportation and Public Works for approval. **THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION SHALL MONITOR THIS CONDITION.**

RIPARIAN HABITAT PROTECTION:

13. 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.**

DEDICATIONS:

14. Prior to recordation of any Final Map(s), provide an irrevocable offer of dedication for a 60-foot right-of-way, dedicating a 30-foot right-of-way on the northwest side of the centerline along Cook Road from the southwestern property boundary of Parcel 5 to the intersection with Dave Brubeck Road. All rights-of-way shall be curvilinear.
15. Prior to recordation of any Final Map(s), provide an irrevocable offer of dedication for an 80-foot right-of-way, dedicating a 40-foot right-of-way on the northeast side of the centerline along Jackson Valley Road from the most southern property boundary corner of Parcel 8 to the most

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Parcel Map No. 2856 – Toma

Page 5 of 7

southwestern property boundary of Parcel 8 where Jackson Valley Road becomes Dave Brubeck Road. All rights-of-way shall be curvilinear.

16. Prior to recordation of any Parcel Map(s), provide an irrevocable offer of dedication for an 80-foot right-of-way, dedicating a 40-foot right-of-way on the east side of the centerline along Dave Brubeck Road from the most southwestern property boundary corner of Parcel 8 where Jackson Valley Road becomes Dave Brubeck Road to the intersection with Cook Road. All rights-of-way shall be curvilinear.
17. Prior to recordation of any Final Map(s), provide an irrevocable offer of dedication for an 80-foot right-of-way (40-foot right-of-way on each side of the existing road centerline) along Dave Brubeck Road from the intersection with Cook Road to the southern right-of-way boundary line of Union Pacific Railroad. All rights-of-way shall be curvilinear.
18. Prior to recordation of any Final Map(s), provide an irrevocable offer of dedication for an 80-foot right-of-way (40 feet on each side of the existing road centerline) along Dave Brubeck Road from the northern right-of-way boundary line of Union Pacific Railroad to the northern property boundary of Parcel 3. All rights-of-way shall be curvilinear.
19. Prior to recordation of any Final Map(s), provide an irrevocable offer of dedication for an 80-foot right-of-way at specific portions of Jackson Valley Road and Dave Brubeck Road for future road improvements to be made by the County to correct below standard horizontal curve radius at three (3) locations; 1) Jackson Valley Road/Dave Brubeck Road Intersection; 2) Cook Road/Dave Brubeck Road Intersection; 3) Post Mile 2.1 on Dave Brubeck Road. All horizontal curve radius geometry shall be designed to a minimum 55 mph design speed and tangent to existing road alignments at each Begin Curve and End Curve. All rights-of-way shall be curvilinear.

PUBLIC ROAD IMPROVEMENTS:

20. In accordance with County Code 17.88.140, prior to recordation of any Final Map(s), submit street and drainage improvement plans prepared by a Registered Civil Engineer for the following: Cook Road, Dave Brubeck Road, and Jackson Valley Road. Street and drainage improvement plans shall be prepared for segments of roadway where the subdivider is dedicating right-of-way.
21. In accordance with County Code 17.88.140, prior to recordation of any Final Map(s), construct street and drainage improvements conforming to the requirements set forth in County Code 12.08, 17.90 and Standard Plan PW-7 for the following: Cook Road (Minor Local Road), Dave Brubeck Road (Minor Collector Road), and Jackson Valley Road (Minor Collector Road). Street and drainage improvements shall be constructed on segments of roadway where the subdivider is dedicating right-of-way.

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Parcel Map No. 2856 – Toma

Page 6 of 7

22. Enter into a land development improvement agreement and submit accompanying bonds, fees, and related documents for any required improvements not completed prior to recordation of any Final Map(s).

PUBLIC WORKS FEES:

23. The subdivider shall pay the actual costs of Plan Checking, Inspection, and Testing in accordance with County Code 17.40 prior to recordation of any Final Map(s). Five (5%) of a Registered Civil Engineer's Estimate of the improvement costs shall be deposited with the Department of Transportation and Public Works (2 1/2% at the time of improvement plan submission and 2 1/2% prior to inspection and testing).

PERMITS:

24. Obtain permits from the County and other jurisdictions as required by the Department of Transportation and Public Works Director from the construction of street and drainage improvements, including any required appurtenances.

PUBLIC ROAD IMPACT FEE:

25. 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:

26. 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.**

FIRE PROTECTION:

27. 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 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:

28. 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

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Parcel Map No. 2856 – Toma

Page 7 of 7

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:

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

Chairman
Amador County Planning Commission

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

MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title: Parcel Map #2862 - Greenrock Ranch Lands

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

Contact Person/Phone Number: Chuck Beatty, Planner III
209-23-6380

Project Location: Southwest of the lone City Limits, immediately south of Five Mile Drive and north of Jackson Valley Road (APNs 005-090-009, 005-100-010, 005-120-008, 005-120-010, 005-130-052, 005-140-008, 005-150-011, 005-150-012, 005-180-019, and 005-190-020)

Project Sponsor's Name and Address: Greenrock Ranch Lands, LLC
45 Koch Road, Suite A
Corte Madera, CA 94925

General Plan Designation(s): Mineral Resource Zone; Agricultural-General; Residential Low Density

Zoning: "R1A," Single-family Residential and Agricultural; "X," Special Use District

Description of project:
(Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)
The division of 7,971± acres into 8 parcels ranging from 65± acres to 778± acres, plus a 5,757-acre remainder.

Surrounding land uses and setting: Briefly describe the project's surroundings:
The project is located in western Amador County, southwest of the lone city limits, and is generally bordered by the US Mine Corporation/lone Minerals plant to the east, the Union Pacific railroad line to the north, CA Highway 88 to the south, and Dry Creek to the west. Land uses adjacent to the project area are predominantly agricultural (grazing and crop production), scattered dwellings, and various mining and mineral processing operations.

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

Project Name: Parcel Map #2862 – Greenrock Ranch Lands	INITIAL STUDY
---	----------------------

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

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

Signature – Name

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

Project Name: Parcel Map #2862 – Greenrock Ranch Lands	INITIAL STUDY
---	----------------------

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: Existing views would not be obstructed by the project or the allowable by-right uses due to the requirements outlined in County Code for setbacks and height limitations of the project’s zoning districts (“R1A,” and “X”) which allow a maximum of two dwellings per parcel and a maximum building height of 35 feet. The impact is less than significant.

Scenic Highways: The project is not located within a scenic highway corridor. Therefore, there is no impact.

Visual Character: The Parcel Map will result in eight parcels zoned for single-family residential and agricultural use. Potential by-right development of 15 single-family homes and associated accessory uses, would be in harmony with the uses already found in the area at a density 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 15 additional single family residences across 2,214 acres. 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.

Project Name: Parcel Map #2862 – Greenrock Ranch Lands	INITIAL STUDY
---	----------------------

Chapter 2. AGRICULTURE AND FOREST RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC §12220(g)), timberland (as defined in PRC §4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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” or “Other Lands” on the Amador County Important Farmland 2014 map, published by the California Department of Conservation, Division of Land Resource Protection. There is no impact to Farmland.

Williamson Act: The project does not include land subject to a California Land Conservation Act contract. Therefore, there is no impact.

Timberland Zoning and Zoning for Forest Lands: The project site is located within the Mineral Resource Zone, Agricultural-General, and Residential Low Density General Plan land use designations. The potential by-right development will not conflict with forest or timberland zoning. The project does not propose a General Plan or zoning change that would convert existing 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, forest, low density residential, and mining uses. Future development of by-right uses (residential and agricultural) on the project site would be consistent with the current development pattern. There is adequate space for the creation of typical low density residential and agricultural building footprints would have a less than significant impact on wooded land within the scope of the 2,214-acre project area.

<i>Project Name: Parcel Map #2862 – Greenrock Ranch Lands</i>	<i>INITIAL STUDY</i>
---	----------------------

Other Changes to the Existing Environment: The project would not permit development at densities that would result in the conversion or loss of significant agricultural or forest areas. The impact is less than significant.

Mitigation: None required.

Source: Amador County Important Farmland Map 2014; Amador County General Plan; Planning Department.

DRAFT 2010 CHECKLIST

Project Name: Parcel Map #2862 – Greenrock Ranch Lands	INITIAL STUDY
---	----------------------

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

Discussion:

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. A less than significant impact is anticipated.

Increase in Criteria Pollutant: Amador County is a Non-attainment area for the State of California’s 1-Hour Ozone Standard (0.09 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. A less than significant impact is anticipated.

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. A less than significant impact is anticipated.

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 Tentative Parcel Map. All air contaminants generated by activities on this property must comply with the Rules and Regulations of the Air District. A less than significant impact is anticipated.

Mitigation: None required.

Source: Amador Air District; Amador Planning Department

Project Name: Parcel Map #2862 – Greenrock Ranch Lands	INITIAL STUDY
---	----------------------

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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Candidate, Sensitive, or Special Status Species: A review of Exhibits 4.4-1, Critical Habitat, and 4.4-4b, Special-Status Species Occurrences – South Detail Map, from the Amador County General Plan Final EIR (October, 2016) indicates there are occurrences of Pincushion Navarretia, lone Manzanita, and Tuolumne Button-celery within the project site. The creation of eight parcels and the potential by-right land uses have a less than significant impact on Candidate, Sensitive, and Special Status Species.

Riparian Habitat and other Sensitive Natural Communities: Approximately 15% of the project site is located within the designated Flood Hazard Areas of Dry Creek, Jackson Creek, Mule Creek, and Sutter Creek, as shown on the effective FEMA Flood Insurance Rate Maps. Development of structures within the Flood Hazard Areas will be subject to the Floodplain Management Regulations in effect at the time of construction. Floodplain Development Permits for by-right uses on the project are considered ministerial permits and are not subject to CEQA review. The

project does not propose the disturbance of riparian areas or sensitive natural habitats. Therefore, the impact is less than significant.

Federally Protected Wetlands: There are approximately 20 acre of freshwater emergent wetlands located on the project site. The project does not propose the disturbance of protected wetland areas. Therefore, the impact is less than significant.

Movement of Fish and Wildlife: The project is a 2,214-acre site that includes approximately 868 acres of oak woodlands. While the tree canopy may provide food and shelter for migratory birds, the project and the limited potential development of the site will not significantly impact the movement of native resident or migratory fish or wildlife or their corridors and nursery sites. The impact is less than significant.

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

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

Mitigation: None required.

Source: Amador County General Plan and Municipal Codes; Planning Department; and Amador County General Plan Final EIR (October, 2016); Vollmar Natural Lands Consulting (oak woodland study); CA Department of Fish and Wildlife's Biogeographic Information and Observation System (BIOS).

Project Name: Parcel Map #2862 – Greenrock Ranch Lands	INITIAL STUDY
---	----------------------

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

Discussion:

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

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

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

Mitigation:

Mitigation Measure 5.1 - Prior to the recording of any Final Map(s), the applicant shall provide a statement, for the review and approval of the Planning Department, that if historic, archaeological, and/or paleontological resources are encountered during site grading or other

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

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

DRAFT 2010 CHECKLIST

Project Name: Parcel Map #2862 – Greenrock Ranch Lands	INITIAL STUDY
---	----------------------

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 California Geological Survey has determined there are no sufficiently active, or well defined faults or areas subject to strong ground shaking, liquefaction, landslides, or other ground failure in Amador County as to constitute a potential hazard to structures from surface faulting or fault creep. Additionally, Figure 4H of the California Geological Survey’s Index to Official Maps of Earthquake Fault Zones does not include the project site as an area with known geologic faults. The impact is considered less than significant.

Soil Erosion and Loss of Topsoil: Any grading activity moving more than 50 CY of soil will require a grading permit. Grading Permits are reviewed and approved by the County in accordance with Ordinance 1619 (County Code 15.40), and conditions/requirements are applied to minimize potential erosion. The issuance of a grading permit, along with implementation of Erosion Control requirements, will minimize potential erosion resulting to a less than significant impact.

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

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

Project Name: Parcel Map #2862 – Greenrock Ranch Lands

INITIAL STUDY

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

Discussion:

Greenhouse Gas Emissions: Greenhouse gas emissions include carbon dioxide, methane, and nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride. The most common form of greenhouse gas emissions from this project would be CO₂ emissions from vehicles traveling to and from the site, and limited emissions from equipment on site during development and construction. The project has the potential to increase vehicle trips associated with potential future development of 15 detached dwellings. This impact is not expected to contribute significantly to greenhouse gas levels within Amador County. The impact is less than significant.

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

Mitigation: None required.

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

Project Name: Parcel Map #2862 – Greenrock Ranch Lands	INITIAL STUDY
---	----------------------

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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 however it will slightly increase the potential for residential use in an area of historic and ongoing mining activity. The impact is less than significant.

Hazardous Materials Upset and Release: A Use Permit, issued in 1997, exists for the Smokey Laterite Pit located on proposed parcel 5. Though the mine is not currently active, the right to mine pursuant to conditions of that use permit exists regardless of this land division application. State laws and regulations regarding handling of hazardous substances and hazardous waste management, in conjunction with use permit conditions and reclamation plan specific for this

mine, mitigate potential hazards due to potential upset or release of hazardous materials or hazardous waste. 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 GeoTracker database indicates that a leaking underground fuel tank was discovered on proposed parcel 6 in 1987 and the case was closed in 2001. The impact is less than significant.

Hazards and Airports (Public and Private): The project is not located within two miles of an airport or an area covered by an Airport Land Use Plan. There is no impact.

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

Wildland Fire Hazards: According to the California Department of Forestry and Fire Protection the project is located in the State Responsibility Area for wildland fire protection and is within the Moderate Fire Hazard Severity Zone. Any future construction is required to comply with the Wildland-Urban Interface Building Codes (adopted by reference by Amador County in Chapter 15.04 of County Codes). Therefore, the impact is less than significant.

Mitigation: None required.

Sources: Amador County Environmental Health Department and Planning Department; California Department of Forestry and Fire Protection; Amador County Code; State Water Resources Control Board's GeoTracker database.

Project Name: Parcel Map #2862 – Greenrock Ranch Lands	INITIAL STUDY
---	----------------------

Chapter 9. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate or pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

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

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

Erosion/Siltation: The project includes the potential for 15 additional 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 into intermittent and perennial streams. No planned stormwater drainage systems are proposed by the project. The project area consists of very low density residential and agricultural land use and the construction of single-family residences at the density permitted by the General Plan and zoning classifications will not provide substantial additional sources of polluted runoff. There is no impact.

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

Flood Hazard: Approximately 15% of the project site is located in Zone A (100-year floodplain) as identified on the most recent FEMA Flood Insurance Rate Maps dated May 20, 2010. Development of any structures within the floodplain will be required to follow the Floodplain Management Regulations within County Code. The impact is less than significant.

Dam/Levee Failure: There is no know dam or levee that could affect the project site, there will be no impact.

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

Mitigation: None required.

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

Project Name: Parcel Map #2862 – Greenrock Ranch Lands	INITIAL STUDY
---	----------------------

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

Discussion:

Divide an Established Community: The project site is in an area designated in the General Plan for parcels at least 40 acres in size, and is surrounded by parcels ranging in size from 40 acres to over 5,000 acres with various residential, agricultural, and mining uses. Due to the size of the resulting parcels (65 to 778 acres) and the connection to the existing roadways, 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 MRZ, Mineral Resource Zone, and AG, Agricultural-General. Zoning is "X," Special Use, and "R1A," Single-family Residential and Agricultural. The Parcel Map will result in lots that are consistent with these land use codes.

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; Amador County General Plan; Planning Department.

Project Name: Parcel Map #2862 – Greenrock Ranch Lands	INITIAL STUDY
---	----------------------

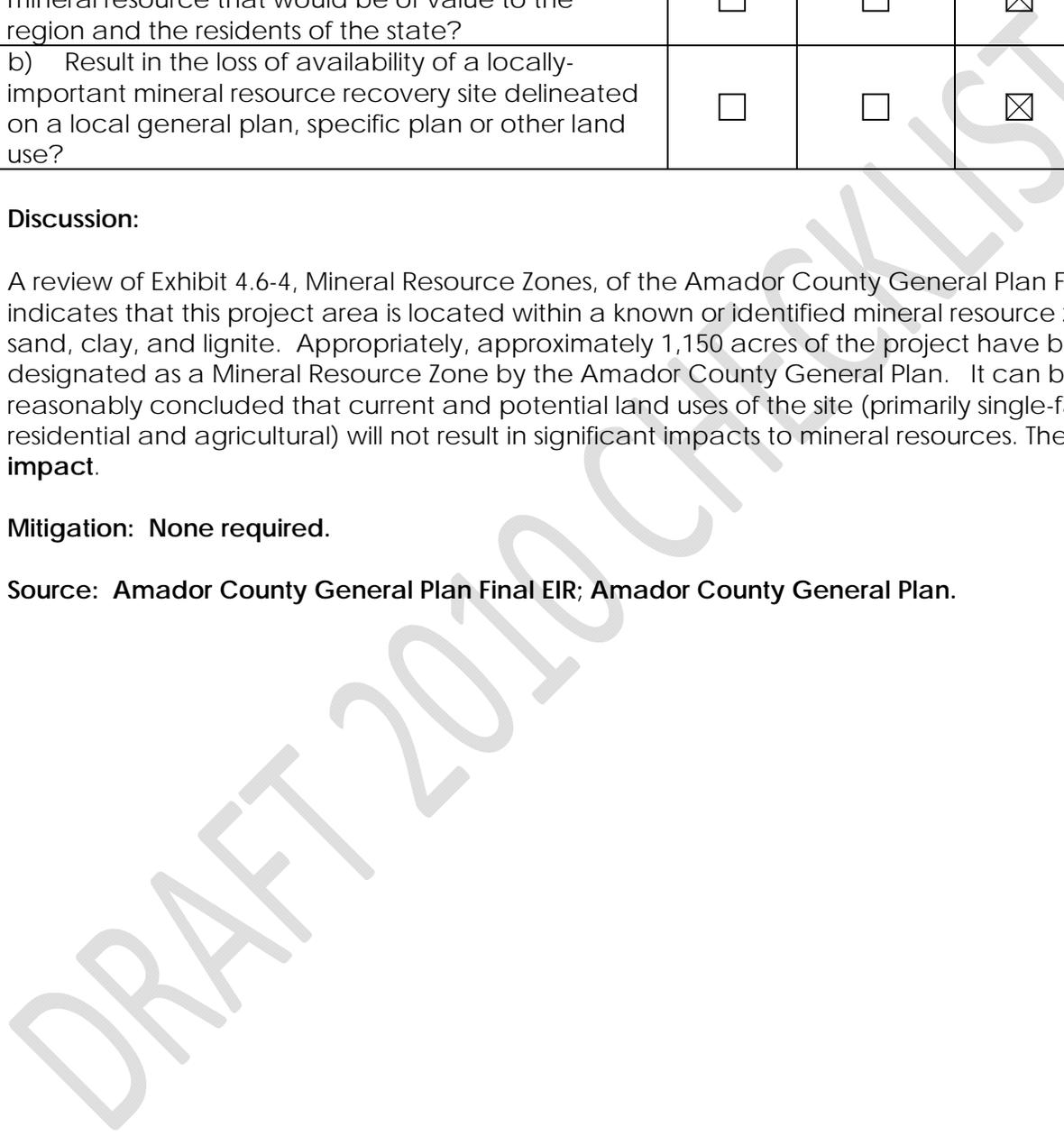
Chapter 11. MINERAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

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. Appropriately, approximately 1,150 acres of the project have been designated as a Mineral Resource Zone by the Amador County General Plan. It can be reasonably concluded that current and potential land uses of the site (primarily single-family residential and agricultural) will not result in significant impacts to mineral resources. There is **no impact**.

Mitigation: None required.

Source: Amador County General Plan Final EIR; Amador County General Plan.



Project Name: Parcel Map #2862 – Greenrock Ranch Lands	INITIAL STUDY
---	----------------------

Chapter 12. NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Noise Levels in Excess of Standards: The project’s build-out under the current zoning and General Plan designations of two additional single-family dwellings per parcel would create noise levels within the expected standards for the area. The impact is **less than significant**.

Ground borne vibrations and noise levels: The project and the potential allowable development will not increase ground borne vibrations or noise levels; therefore, there is **no impact**.

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

Substantial Temporary or Periodic Increase in Ambient Noise Levels: There is the potential, during construction of potential future dwellings, for noise levels to increase temporarily 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 an area covered by an airport land use plan or within two miles of an airport. There is **no impact**.

Mitigation: None required.

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

Project Name: Parcel Map #2862 – Greenrock Ranch Lands	INITIAL STUDY
---	----------------------

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

Discussion:

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

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

Mitigation: None required.

Source: Amador County General Plan; Planning Department.

Project Name: Parcel Map #2862 – Greenrock Ranch Lands	INITIAL STUDY
---	----------------------

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:				
• 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 is 8 single-family dwellings and 8 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 a dwelling is permitted for construction. 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 a dwelling is permitted for construction. 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.

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

Project Name: Parcel Map #2862 – Greenrock Ranch Lands	INITIAL STUDY
---	----------------------

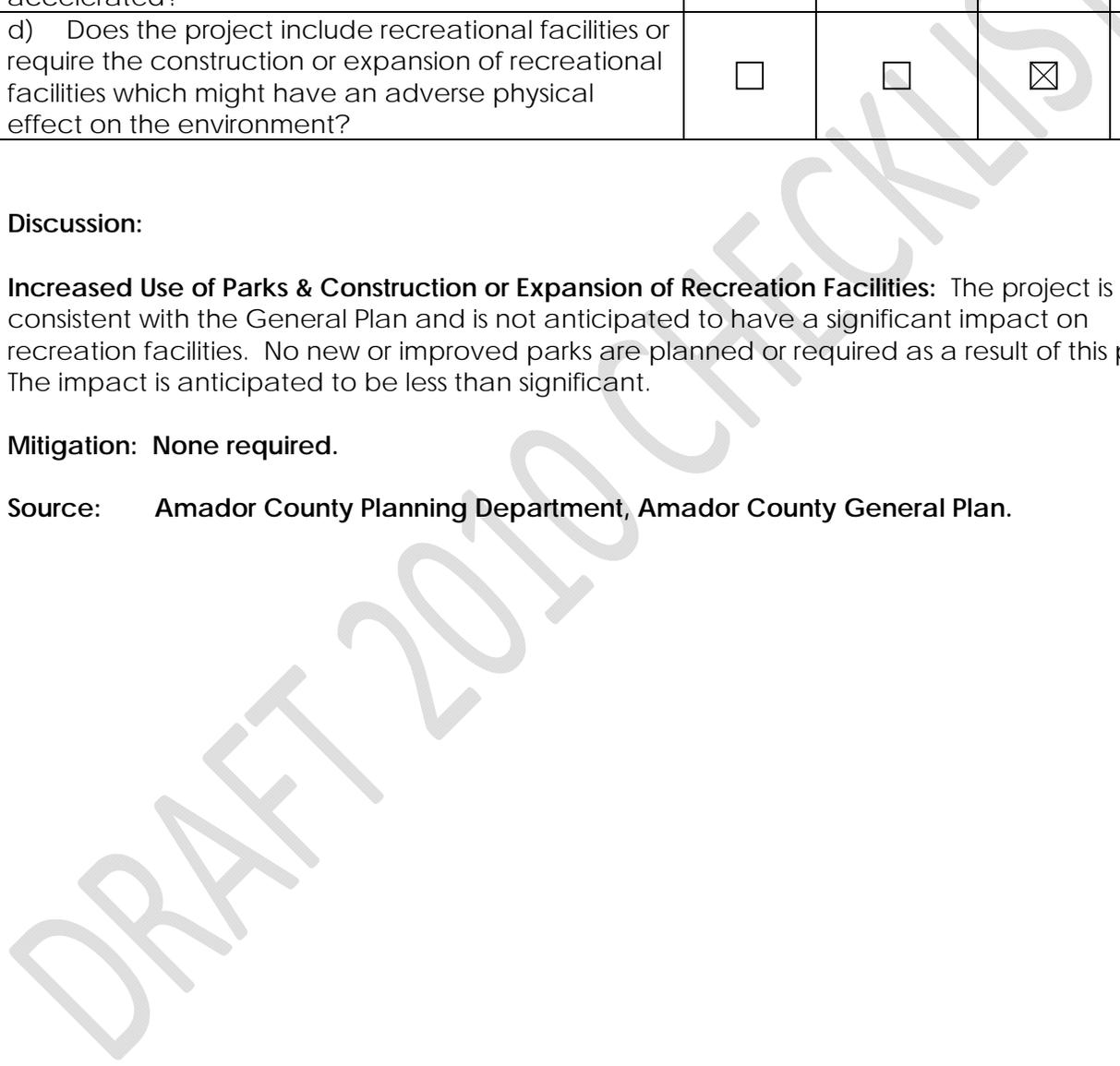
Chapter 15. RECREATION – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial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

Discussion:

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

Mitigation: None required.

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



Project Name: Parcel Map #2862 – Greenrock Ranch Lands	INITIAL STUDY
---	----------------------

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 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 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 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 type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 existing County-maintained roadways. Should construction of single-family dwellings occur, the encroachments would be required to be constructed to residential access standards. The impact is less than significant.

Emergency Access: The access to each parcel shall conform to County Code 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.

DRAFT 2010 CHECKLIST

Project Name: Parcel Map #2862 – Greenrock Ranch Lands	INITIAL STUDY
---	----------------------

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 may result in the construction of individual water supply wells and onsite wastewater treatment systems. Such construction is relatively limited in scope. **The impact is less than significant.**

Stormwater facilities: The potential development of the site, a maximum of 16 single-family dwellings on 2,214 acres, would have no impact on existing stormwater facilities or require new or improved stormwater infrastructure.

Sufficient Water Supplies Available: The project is not located in an area of the County recognized as challenging in terms of groundwater yield. The project is unlikely to demand unusually high amounts of water. There are some concerns about groundwater quality, however. The east end of parcel 3, and all that part of parcel 1 north of Dry Creek are committed to land application of recycled wastewater. The central portion of parcel 2 is also

under consideration for land application of recycled wastewater. No water wells may be constructed within 150 feet of any recycled water land application area. No residential structures may be approved within 100 feet of any recycled water land application area. Some impacts to groundwater quality associated with the City of Lone wastewater treatment facility located immediately north of parcel 3 have been documented. This potential 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. Provided the project utilizes the Amador County franchise waste hauler, permitted waste disposal capacity is achieved. Kiefer landfill has is expected to approach capacity between the years 2035 - 2060. The franchise hauler also contracts with Lockwood Landfill in Nevada to provide backup capacity. **The impact is less than significant.**

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

Mitigation:

Mitigation Measure 17.1 - Prior to recordation of any final map, the subdivider shall provide a report for a well located on parcel 2 demonstrating a minimum yield 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. The report shall include results of bacteriological, general mineral, general physical, 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.

A constructive notice document shall be recorded at the time of final map recordation creating each affected parcel disclosing that no water wells may be constructed within 150 feet of any recycled water land application area. The disclosure shall indicate that no residential structures may be constructed within 100 feet of any recycled water land application area. The disclosure shall also state that any water supply wells located on parcels 2, 3 or 4 within 500 feet of the City of Lone wastewater treatment facility ponds and any water supply well located anywhere on parcel 1 must be tested for bacteriological, general mineral, general physical, 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. If results exceed the levels in Table 64431-A, an alternate approved potable source shall be provided or a qualified professional shall be retained to submit for review and approval by the Environmental Health Department an appropriate treatment method to achieve compliance with health-based drinking water standards and the condition must be disclosed to future buyers. 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.

Project Name: Parcel Map #2862 – Greenrock Ranch Lands	INITIAL STUDY
---	----------------------

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, Agricultural Resources, Air Quality, Biological Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Recreation, and Transportation would result in a less than significant impact on the environment.

Impacts to, Cultural Resources, Geology and Soils, Public Services, and Utilities and Service Systems would be significant unless mitigated. Therefore, Mitigation Measures 5.1, 6.1, 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 Cultural Resources, Geology & Soils, Public Services, Transportation, 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; Amador County General Plan Final EIR; 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.



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
TRANSPORTATION & PUBLIC WORKS

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

MEMORANDUM

TO: Chuck Beatty, Planner III
FROM: Jered Reinking, Senior Civil Engineer
DATE: April 17, 2017
SUBJECT: TPM #2862 Greenrock Ranch Lands, LLC - Proposed Conditions

SOILS:

✓ 1. Preliminary Soils Report

_____ Prepare and submit Preliminary Soils Report by a Registered Civil Engineer required under Section 17.28.240 of the County Ordinance Code.

X Waived as defined in Government Code Section 66491 (a).

EROSION CONTROL

2. Construction activities for public road improvements are subject to State of California requirements for storm water discharges associated with construction and land disturbance activities. Prior to construction activities, submit evidence of compliance with such requirements to the Department of Transportation and Public Works for approval.

RIPARIAN HABITAT PROTECTION

- ✓ 3. Prior to recordation of any Parcel Map, 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.

DEDICATIONS:

4. Prior to recordation of any Parcel Map(s), provide an irrevocable offer of dedication for a 60-foot right-of-way, dedicating a 30-foot right-of-way on the northwest side of the centerline along Cook Road from the southwestern property boundary of Parcel 5 to the intersection with Dave Brubeck Road. All right-of-way shall be curvilinear.
5. Prior to recordation of any Parcel Map(s), provide an irrevocable offer of dedication for an 80-foot right-of-way, dedicating a 40-foot right-of-way on the northeast side of the centerline along Jackson Valley Road from the most southern property boundary corner of Parcel 8 to the most southwestern property boundary of Parcel 8 where Jackson Valley Road becomes Dave Brubeck Road. All right-of-way shall be curvilinear.
6. Prior to recordation of any Parcel Map(s), provide an irrevocable offer of dedication for an 80-foot right-of-way, dedicating a 40-foot right-of-way on the east side of the centerline along Dave Brubeck Road from the most southwestern property boundary corner of Parcel 8 where Jackson Valley Road becomes Dave Brubeck Road to the intersection with Cook Road. All right-of-way shall be curvilinear.
7. Prior to recordation of any Parcel Map(s), provide an irrevocable offer of dedication for an 80-foot right-of-way (40-foot right-of-way on each side of the existing road centerline) along Dave Brubeck Road from the intersection with Cook Road to the southern right-of-way boundary line of Union Pacific Railroad. All

PW COA

TPM#2862 Greenrock Ranch Lands, LLC.

04/17/2017

right-of-way shall be curvilinear.

8. Prior to recordation of any Parcel Map(s), provide an irrevocable offer of dedication for an 80-foot right-of-way (40 feet on each side of the existing road centerline) along Dave Brubeck Road from the northern right-of-way boundary line of Union Pacific Railroad to the northern property boundary of Parcel 3. All right-of-way shall be curvilinear.
9. Prior to recordation of any Parcel Map(s), provide an irrevocable offer of dedication for an 80-foot right-of-way at specific portions of Jackson Valley Road and Dave Brubeck Road for future road improvements to be made by the County to correct below standard horizontal curve radius at three (3) locations; 1) Jackson Valley Road/Dave Brubeck Road Intersection; 2) Cook Road/Dave Brubeck Road Intersection; 3) Post Mile 2.1 on Dave Brubeck Road. All horizontal curve radius geometry shall be designed to a minimum 55 mph design speed and tangent to existing road alignments at each Begin Curve and End Curve. All right-of-way shall be curvilinear.

PUBLIC ROAD IMPROVEMENTS:

10. In accordance with County Code 17.88.140, prior to recordation of any Parcel Map(s), submit street and drainage improvement plans prepared by a Registered Civil Engineer for the following: Cook Road, Dave Brubeck Road, and Jackson Valley Road. Street and drainage improvement plans shall be prepared for segments of roadway where the subdivider is dedicating right-of-way
11. In accordance with County Code 17.88.140, prior to recordation of any Parcel Map(s), construct street and drainage improvements conforming to the requirements set forth in County Code 12.08, 17.90 and Standard Plan PW-7 for the following: Cook Road (Minor Local Road), Dave Brubeck Road (Minor Collector Road), and Jackson Valley Road (Minor Collector Road). Street and drainage improvements shall be constructed on segments of roadway where the subdivider is dedicating right-of-way.
12. Enter into a land development improvement agreement and submit accompanying bonds, fees, and related documents for any required improvements not completed prior to recordation of any Parcel Map(s).

PUBLIC WORKS FEES:

13. The subdivider shall pay the actual costs of Plan Checking, Inspection, and Testing in accordance with County Code 17.40 prior to recordation of any Final Map(s). Five (5%) of a Registered Civil Engineer's Estimate of the improvement costs shall be deposited with the Department of Transportation and Public Works (2 1/2% at the time of improvement plan submission and 2 1/2% prior to inspection and testing).

PERMITS:

14. Obtain permits from the County and other jurisdictions as required by the Department of Transportation and Public Works Director from the construction of street and drainage improvements, including any required appurtenances.

Attachments: Report on Dave Brubeck Road, Dated 4/13/17

cc: File

Aaron Brusatori, Director



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
TRANSPORTATION & PUBLIC WORKS

Item 6 Page 44 of 93

PHONE: (209) 223-6429

FAX: (209) 223-6395

WEBSITE: www.amadorgov.org

EMAIL: PublicWorks@amadorgov.org

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

MEMORANDUM

TO: Aaron Brusatori, Director
FROM: Jered Reinking, Senior Civil Engineer
DATE: April 13, 2017
SUBJECT: TPM #2862 Greenrock Ranch Lands, LLC
 Report on Dave Brubeck Road

Aaron:

I visited site today to inspect the condition of the existing segments of Cook Road and Jackson Valley Road/Dave Brubeck Road/Five Mile Drive. Based on the County General Plan, Jackson Valley Road/Dave Brubeck Road/Five Mile Drive is a planned Minor Collector. Cook Road is to remain a Local Road. County Road Standards for road/street typical sections are defined by County Code 12.08 and County Standard Plan PW-7. A standard minor collector road in Amador County consists of a basic 80-foot right-of-way, two 12-foot paved lanes, and a 5.25-foot graded shoulder (4.25-foot aggregate base) with side slope or ditch. Below is the current condition of Jackson Valley Road/Dave Brubeck Road/Five Mile Drive within and near the limits of the proposed tentative parcel map.

Dave Brubeck Road, Post Mile 0.0 20-foot paved, 9-foot lanes, 3-foot graded shoulder	No Photo Taken - Similar to Post Mile 1.0
---	---

Dave Brubeck Road, Post Mile 0.5: 20-foot paved, 9-foot lanes, 3-foot graded shoulder	No Photo Taken - Similar to Post Mile 1.0
--	---

Dave Brubeck Road, Post Mile 1.0: 20-foot paved, 9-foot lanes, 3-foot graded shoulder	
--	--



Dave Brubeck Road, Post Mile 1.5: 22-foot paved, 11-foot lanes, 5-foot graded shoulder	No Photo Taken - Similar to Post Mile 2.0
---	---

Report on Dave Brubeck Road
TPM#2862 Greenrock Ranch Lands, LLC.
04/13/2017

Dave Brubeck Road, Post Mile 2.0:
21.5-foot paved, 10.5 to 11-foot lanes, 5-foot graded
shoulder



Dave Brubeck Road, Post Mile 2.5:
20-foot paved, 10-foot lanes, 3-foot graded shoulder



Dave Brubeck Road, Post Mile 2.96:
19-foot paved, 9-foot lanes, 0-foot graded shoulder



Dave Brubeck Road, Post Mile 3.25:
20-foot paved, 10-foot lanes, 1 to 2-foot graded
shoulder



Report on Dave Brubeck Road
TPM#2862 Greenrock Ranch Lands, LLC.
04/13/2017

Conclusion:

Jackson Valley Road/Dave Brubeck Road/Five Mile Drive does not meet the required road standard of a minor collector within or near the limits of the proposed tentative parcel map.

Recommendation:

As conditions of approval for the proposed tentative parcel map, the developer should:

1. Make irrevocable offers of dedications for right-of-way along segments of existing road to meet current County standards.
2. Construct frontage street and drainage improvements along Cook Road and Jackson Valley Road/Dave Brubeck Road/Five Mile Drive. Street and drainage improvements would include, but may not be limited to; widening lane widths, widening grading shoulders, regrading side ditches, restriping centerline and fog lines and relocating fence.
3. Make irrevocable offers of dedication of right-of-way at specific portions of Jackson Valley and Dave Brubeck Road for future road improvements to be made by the County to correct below standard horizontal curve radius at three locations (i.e. Jackson Valley Road/Dave Brubeck Road Intersection, Cook Road/Dave Brubeck Road Intersection, and Post Mile 2.1 on Dave Brubeck Road).

Attachments:

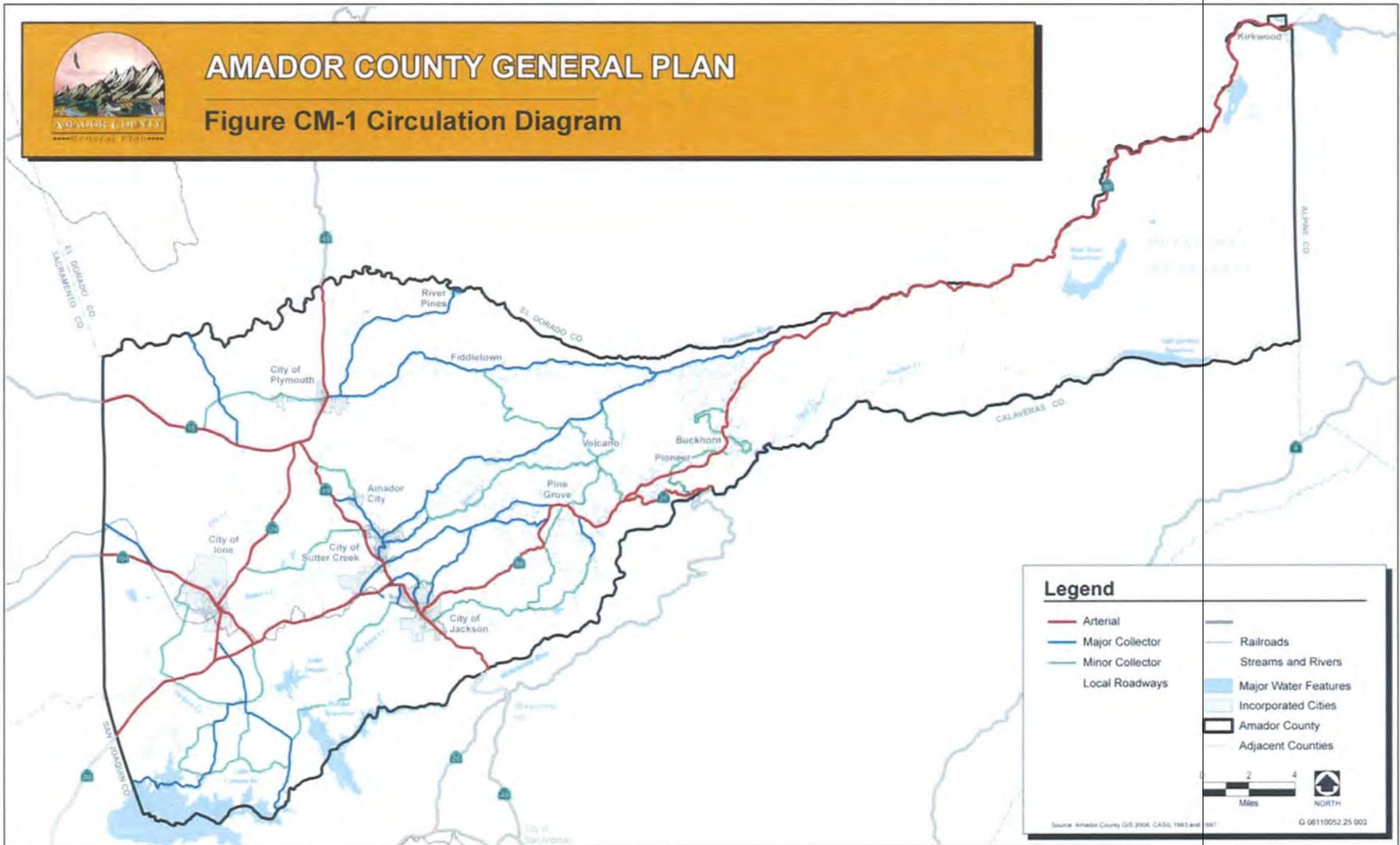
General Plan - Figure CM-1 Circulation Diagram

General Plan - Table CM-1 Roadway Classifications

General Plan - Table CM-2 Major Routes and Roadways (Five Mile Drive/Dave Brubeck Road/Jackson Valley Road)

Standard Plan PW-7 Typical Sections for Streets and Roads

cc: File





CIRCULATION AND MOBILITY

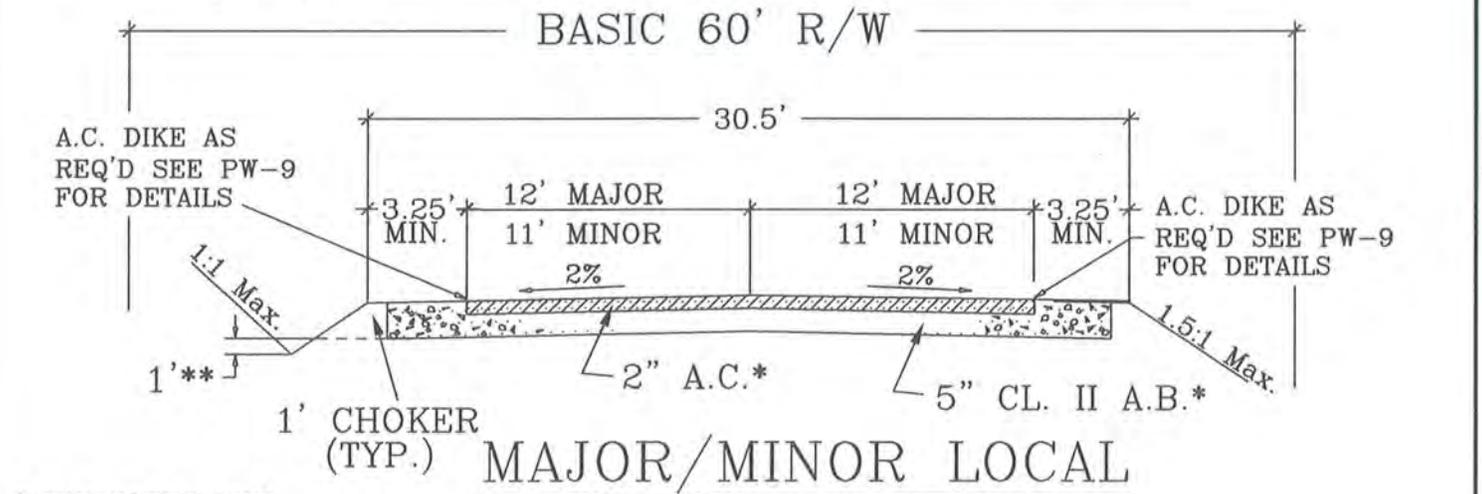
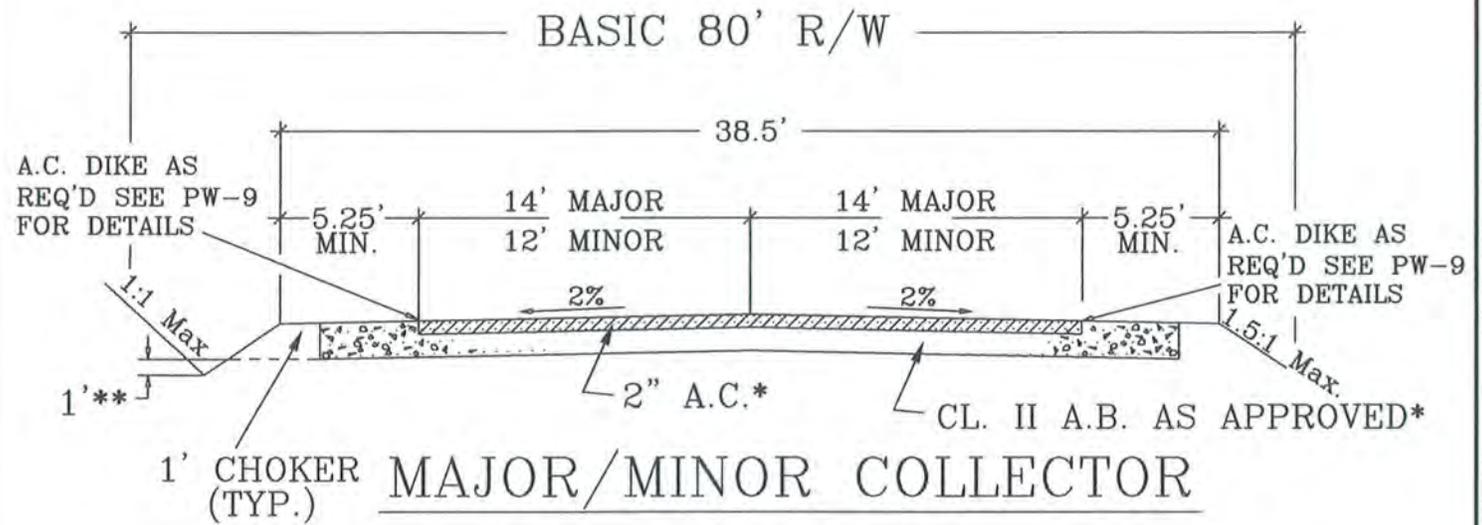
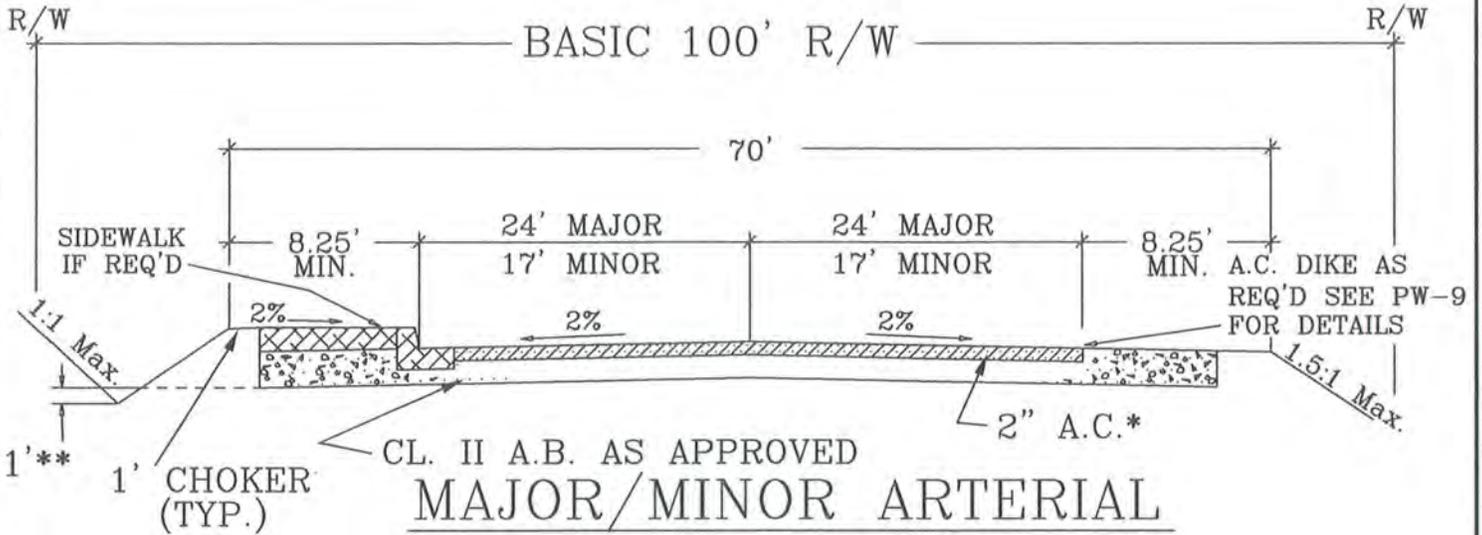
Final

**Table CM-1
Roadway Classifications**

Classification	Function
Arterials	Link cities and larger towns (and other traffic generators, such as major resort areas) and form an integrated network of arterial highways providing interstate and intercounty service.
Major Collectors	Generally serve intracounty travel rather than statewide travel with shorter routes and travel distances than arterials.
Minor Collectors	Serve adjacent and nearby communities with shorter routes and travel distances than major collectors.
Local Roads	Provide access to adjacent properties. Provide service to travel over relatively short distances as compared to higher order facilities.

**Table CM-2
Major Routes and Roadways**

Arterials	Major Collectors	Minor Collectors
State Route 16	Argonaut Lane	Buckhorn Ridge Road
State Route 26	Buena Vista Road	Bunker Hill Road (<i>portion</i>)
State Route 49	Camanche Road	Camanche Parkway North (<i>portion</i>)
State Route 88	Climax Road	Cedar Heights Drive (<i>off Silver Drive</i>)
State Route 104 (<i>from SR 88 to County line</i>)	Fiddletown Road	Charleston Road
State Route 124	Industry Blvd.	China Graveyard Road
	Jackson Gate Road	Clinton Road
	Jackson Valley Road (<i>From Camanche Rd to Buena Vista</i>)	Coal Mine Road
	Latrobe Road	Consolation Street (<i>Volcano</i>)
	Martell Road	Curran Road
	Michigan Bar Road	Defender Grade
	New York Ranch Road	East School Street (<i>Amador City</i>)
	Old Highway 49	Five Mile Drive
	Prospect Drive	Hale Road
	Ridge Road	Irishtown Road
	Shakeridge Road	Jackson Valley Road (<i>portions</i>)
	Shenandoah Road	Kennedy Flat Road
	Sutter Creek Road (<i>from Sutter Creek city limits to Pine Gulch Road</i>)	Main Street (<i>portion</i>)- Volcano
	Tabaud Road (<i>from Clinton Bar Rd. to SR 88</i>)	Mc Kenzie Drive (<i>portion</i>)
	Wicklow Way	Meadow Drive
		New Chicago Road (<i>portion</i>)
		Old Ridge Road
		Old Sacramento Road
		Old Stockton Road
		Pine Grove – Volcano Road
		Pine Gulch Road
		Pioneer Creek Road (<i>portion</i>)
		Pioneer Volcano Road (<i>portion</i>)
		Rams Horn Grade
		Silver Drive (<i>portion</i>)
		Stony Creek Road
		Sugar Pine Drive
		Sutter Creek Road (<i>east of Pine Gulch Rd</i>)
		Sutter – Ione Road
		Tabaud Rd (<i>Clinton Rd to Clinton Bar Rd</i>)



* INDICATES MIN.
ENGINEERED DESIGN MAY
DICTATE MORE MATERIAL.

**MIN. DEPTH BELOW SUBGRADE.
HYDROLOGY AND HYDRAULICS
MAY DETERMINE A LARGER
ROADSIDE DITCH CROSS SECTION.
SEE STD. PLAN P.W.-9 & 12 FOR
MORE SPECIFICS.

		AMADOR COUNTY		PUBLIC WORKS AGENCY	
		TYPICAL SECTION FOR		STD. PLAN	
		STREETS AND ROADS		PW-7	
SCALE: N.T.S.	DATE: 9/30/95	REV.: BY BS 2/11/08	ADOPT: 03/03/97		
DRAWN BY: B. SELMAN	APPROVED BY: LARRY S. PETERSON, P.E.		Page 49 of 93		
CHECKED BY: M. PRICE			SHT 1 OF 1		



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
ENVIRONMENTAL HEALTH DEPARTMENT

Item 6 Page 50 of 93

PHONE: (209) 223-6439

FAX: (209) 223-6228

WEBSITE: www.amadorgov.org

EMAIL: ACEH@amadorgov.org

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

MEMORANDUM

TO: Planning Department

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

DATE: March 29, 2017

SUBJECT: PM #2862; Greenrock Ranch Lands - 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 provide a report for a well located on parcel 2 demonstrating a minimum yield 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. The report shall include results of bacteriological, general mineral, general physical, 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.

A constructive notice document shall be recorded at the time of final map recordation creating each affected parcel disclosing that no water wells may be constructed within 150 feet of any recycled water land application area. The disclosure shall indicate that no residential structures may be constructed within 100 feet of any recycled water land application area. The disclosure shall also state that any water supply wells located on parcels 2, 3 or 4 within 500 feet of the City of Lone wastewater treatment facility ponds and any water supply well located anywhere on parcel 1 must be tested for bacteriological, general mineral, general physical, 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. If results exceed the levels in Table 64431-A, an alternate approved potable source shall be provided or a qualified professional shall be retained to submit for review and approval by the Environmental Health Department an appropriate treatment method to achieve compliance with health-based drinking water standards and the condition must be disclosed to future buyers. 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.



Chuck Beatty [REDACTED]

Parcel Map No. 2862 Comments

1 message

Steve Zanetta <[REDACTED]>
To: Chuck Beatty <[REDACTED]>

Mon, Jan 23, 2017 at 11:13 AM

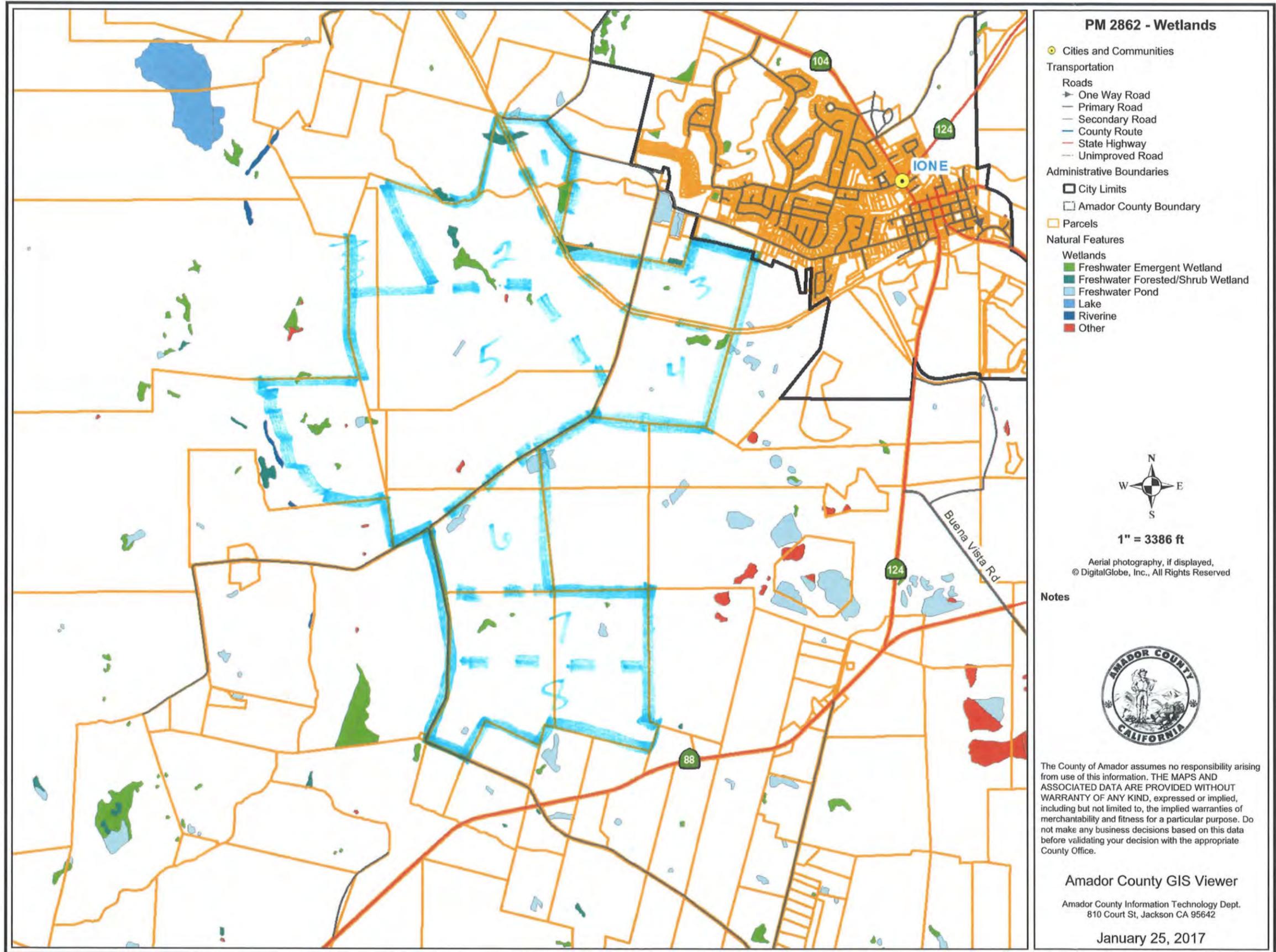
Chuck,

Here are the comments from the Surveying Department:

Survey all parcels and set monuments per 17.28.070,
Submit a Public Report for recording with the map per 17.90.160,
Dedicate on the map public utility easements per 17.28.030,
Street dedications on map per 17.28.200 and 210,
Show on map setback line along road right-of-ways per 17.28.090,
Submit a current title report with the map, a Parcel Map Title Guaranty required prior to the map going to the Board for approval.

Thanks,
Steve

—
Steven Zanetta, County Surveyor, PLS No. 6245
Amador County Surveying Department
209-223-6371





RECEIVED
Amador County

JAN - 5 2017

PLANNING DEPARTMENT

BAY AREA OFFICE
1720 Solano Avenue
Berkeley, CA 94707
Phone: 510/559-9603
Fax: 510/559-9605
www.vollmarconsulting.com

MEMORANDUM

To: Tom Swett

Date: 01/01/17

From: John Vollmar and Jake Schweitzer, VNLC

No. Pages: 4 plus
Attachments

Subject: Summary of Oak Woodland Mapping Methods and Results
on Eight Proposed Parcels, Old Stockton Road, Amador County, CA

This memo describes the methods and results of oak woodland mapping on eight contiguous proposed parcels located adjacent to Old Stockton Road (also called Dave Brubeck Road), approximately three miles southwest of the town of Ione, Amador County, California. Attached to this memo are individual figures of each of the proposed parcels and their mapped oak woodlands. The oak woodland mapping data was developed by Wetlands Research Associates (WRA) in 2007. The individual parcel maps were prepared by Vollmar Natural Lands Consulting, Inc. (VNLC) using the WRA data.

Oak woodlands are afforded regulatory protection under the California Oak Woodlands Conservation Act of 2001 (Cal. State Fish and Game Code, Section 1360, et seq.). This Act sets standards for determining what constitutes regulated 'oak woodland' as well as how the Act is enforced. Oak woodlands subject to regulation under the Act must typically have a canopy cover of 10% or greater, though this can be subject to scale and other variables. Potential impacts to regulated oak woodlands are typically addressed through the CEQA process, often at the county level. Given these general provisions, this report differentiates between mapped 'oak woodland' with a canopy cover of 10% or greater and 'oak savanna or grassland' with a canopy cover of less than 10%.

Methods

The oak woodland mapping methods employed by WRA (2007) are briefly summarized below. They are presented in more detail in WRA's original report. **Figure 1** below is a flow chart from the WRA report, showing the general steps taken to develop the oak woodland mapping.

The oak woodland classification in A Manual of California Vegetation (MCV) (Sawyer and Keeler-Wolf 1995) was used as the basis for mapping given its currency and relevancy for a broad audience of planners, land managers, and resource agencies in the state. Canopy cover classes were based on the California Wildlife Habitat Relationships System (WHR System; 0-10%, 10-25%, 25-40%, 40-60%, and >60%). Potential oak stands in the study area were identified by reviewing aerial photography provided by the landowner (2005 2-meter resolution, high contrast display, and 2002 1-foot resolution, low contrast display). Analysis of the aerial photography was conducted using aerial image interpretation software to identify each tree canopy, or canopy complex where individual trees could not be distinguished. Canopy cover values were calculated using statistical tools in ArcGIS using a minimum mapping unit of 0.5 acre and then field-verified using a densiometer. Vegetation polygons were created using the WHR system.

A random sample of vegetation polygons were selected for field verification and stand characteristics measurements. In September 2007, WRA biologists conducted a field review, collecting data including species composition, tree size characteristics, density characteristics, and descriptive stand information for a representative set of tree plots. Intensive inventories of tree plots were conducted within 5% of the mapped habitat, with plot locations stratified by stand density and then randomly selected. Sampled tree plots consisted of individual oak woodland stands that were mapped during the aerial image interpretation. At least 90% of the study area was then surveyed on a reconnaissance level to assess general mapping accuracy, and notes were taken on special habitat features and anthropogenic factors in order to extrapolate tree plot data for the entire study area.

Staff members from VNLC have recently conducted surveys for other biological resources on the proposal parcels, and have found that the mapped oak cover has not changed significantly since the mapping was conducted by WRA.

Results

VNLC has recorded the presence of three oak species within the study area and surrounding lands during past surveys. These species include, in general order of abundance, blue oak (*Quercus douglasii*), interior live oak (*Quercus wislizeni*), and valley oak (*Quercus lobata*). WRA (2007) classified the mapped oak stands into two WHR habitat types and six MCV subseries. The figures in the attachment to this memo show the extent of mapped oak woodland habitat on the proposed parcels according to cover classes. The mapping does not differentiate by oak species or oak woodland habitat type or subseries. **Table 1** presents the acreage of each of the proposed parcels along with breakdown of oak woodland mapping by canopy cover class as well as areas of open oak savanna/grassland or farm field (non-oak woodland habitat).

The cover of oak woodland on the parcels ranges from 3%-64%. Conversely, the cover of oak savanna/grasslands/farm fields on the parcels ranges from 36%-97%, with an average of 61%. The actual cover of oak savanna/grasslands/farm field ranges from 50 to 437 acres. These statistics indicate that all of the parcels have sufficient space to accommodate rural residential development, as contemplated by Amador County's R-1-A Zoning, without impacting oak woodland habitat.

TABLE 1. Oak Woodland Habitat Statistics by Canopy Cover Class on Eight Proposed Parcels adjacent to Old Stockton Road, Ione, Amador County, CA.

Parcel	Total Area (Acres)	Oak Woodland by Canopy Cover Class (Acres)			TOTAL Oak Woodland Cover (Acres & Percent of Total Area)	Other Habitat* (Acres & Percent of Total Area)
		>40% Canopy Cover	25-40% Canopy Cover	10-25% Canopy Cover	>10% Canopy Cover	<10% Canopy Cover
1	~66	14	2	0	16 ac. 24%	50 ac. 76%
2	~330	39	50	9	98 ac. 30%	233 ac. 70%
3	~163	2	2	0	4 ac. 3%	159 ac. 97%
4	~183	3	58	5	66 ac. 36%	117 ac. 64%
5	~786	50	69	231	349 ac. 44%	437 ac. 56%
6	~199	56	25	21	101 ac. 51%	98 ac. 49%
7	~248	35	31	8	74 ac. 30%	174 ac. 70%
8	~250	77	40	42	160 ac. 64%	91 ac. 36%

*Consisting of grassland, oak savanna, or farm field.

Figure 1. Oak Woodland Mapping Process Overview



ATTACHMENT
INDIVIDUAL PARCEL MAPS



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Proposed Parcel 1 Legend

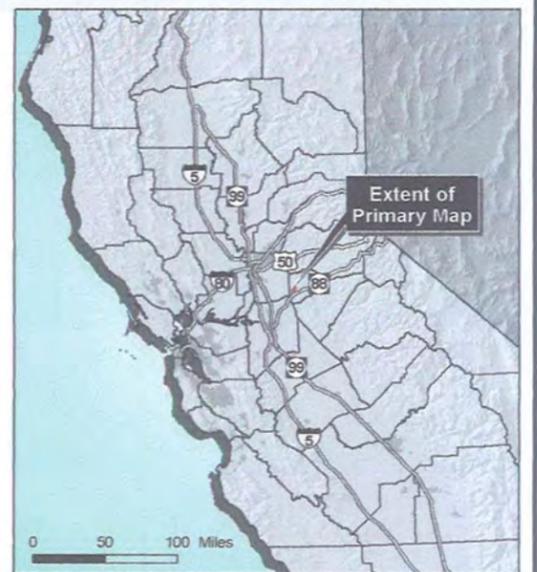
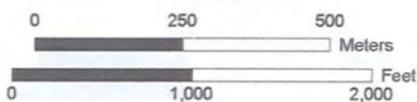
- == Highway or Road
- Proposed Parcel Boundary
- Oak Woodland Classification (from WRA)***
- Oak Woodland Canopy Cover > 40% (13.63 ac.)
- Oak Woodland Canopy Cover 25-40% (1.99 ac.)
- Oak Woodland Canopy Cover 10-25% (0 ac.)

* Most of the remaining habitat is grassland

**PROPOSED PARCEL 1
Greenrock Ranch Lands Parcel Map
Western Amador County, California**



1:12,000



Data Source: Amador Ranch, 2016 | VNLC, 2016
GAP Analysis Project, 1998 | WRA, 2007
Map File: Greenrock_171_B-P_2016-1125.mxd



Proposed Parcel 2 Legend

- Highway or Road
- Proposed Parcel Boundary
- Oak Woodland Classification (from WRA)***
- Oak Woodland Canopy Cover > 40% (38.52 ac.)
- Oak Woodland Canopy Cover 25-40% (50.15 ac.)
- Oak Woodland Canopy Cover 10-25% (8.96 ac.)

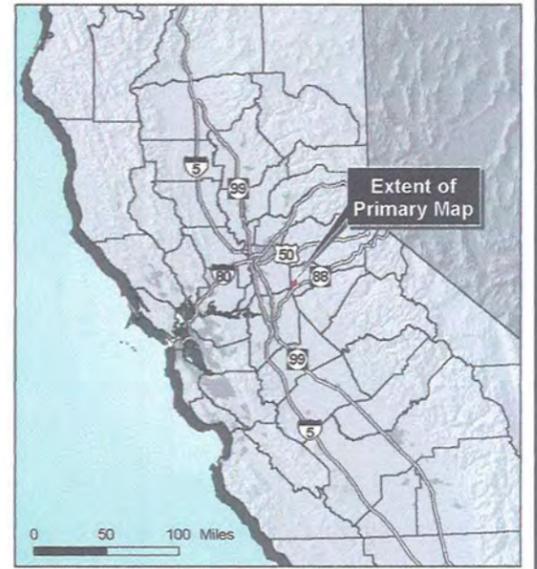
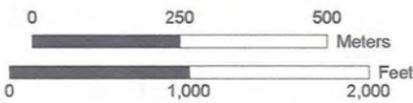
* Most of the remaining habitat is agriculture/pasture and/or grassland/oak savanna

Data Source: Amador Ranch, 2016 | VNLC, 2016
GAP Analysis Project, 1998 | WRA, 2007
Map File: Greenrock_171_B-P_2016-1216.mxd

**PROPOSED PARCEL 2
Greenrock Ranch Lands Parcel Map
Western Amador County, California**



1:12,000





Source: Esri, DigitalGlobe, GeoEye, I-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Proposed Parcel 3 Legend

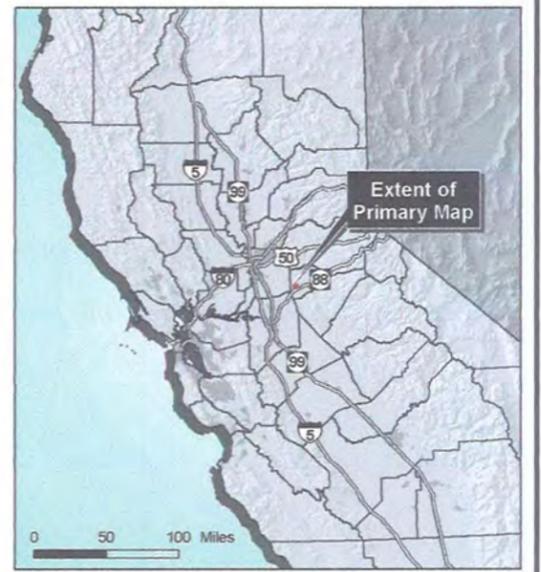
- Highway or Road
- Proposed Parcel Boundary
- Oak Woodland Classification (from WRA)***
- Oak Woodland Canopy Cover > 40% (2.09 ac.)
- Oak Woodland Canopy Cover 25-40% (1.67 ac.)
- Oak Woodland Canopy Cover 10-25% (0.45 ac.)

* Most of the remaining habitat is agriculture/pasture and/or grassland

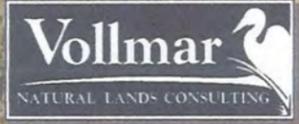
**PROPOSED PARCEL 3
Greenrock Ranch Lands Parcel Map
Western Amador County, California**



1:12,000



Data Source: Amador Ranch, 2016 | VNLC, 2016
GAP Analysis Project, 1998 | WRA, 2007
Map File: Greenrock_171_B-P_2016-1216.mxd



PROPOSED PARCEL 4
Greenrock Ranch Lands Parcel Map
 Western Amador County, California

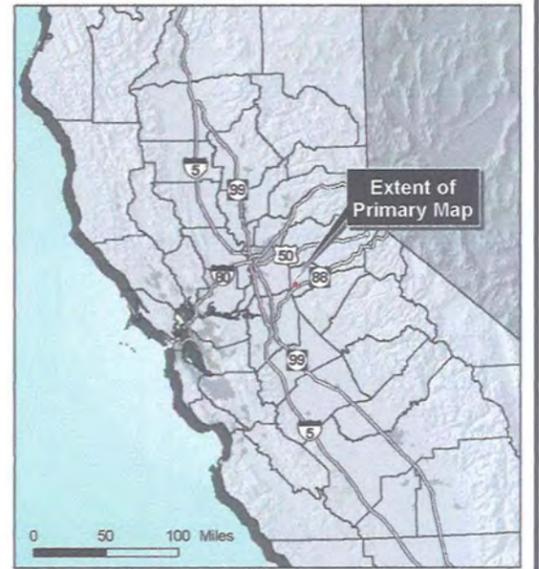
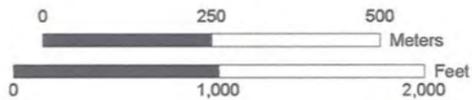
Proposed Parcel 4 Legend

- == Highway or Road
- Proposed Parcel Boundary
- Oak Woodland Classification (from WRA)***
- Oak Woodland Canopy Cover > 40% (3.38 ac.)
- Oak Woodland Canopy Cover 25-40% (58.00 ac.)
- Oak Woodland Canopy Cover 10-25% (4.83 ac.)

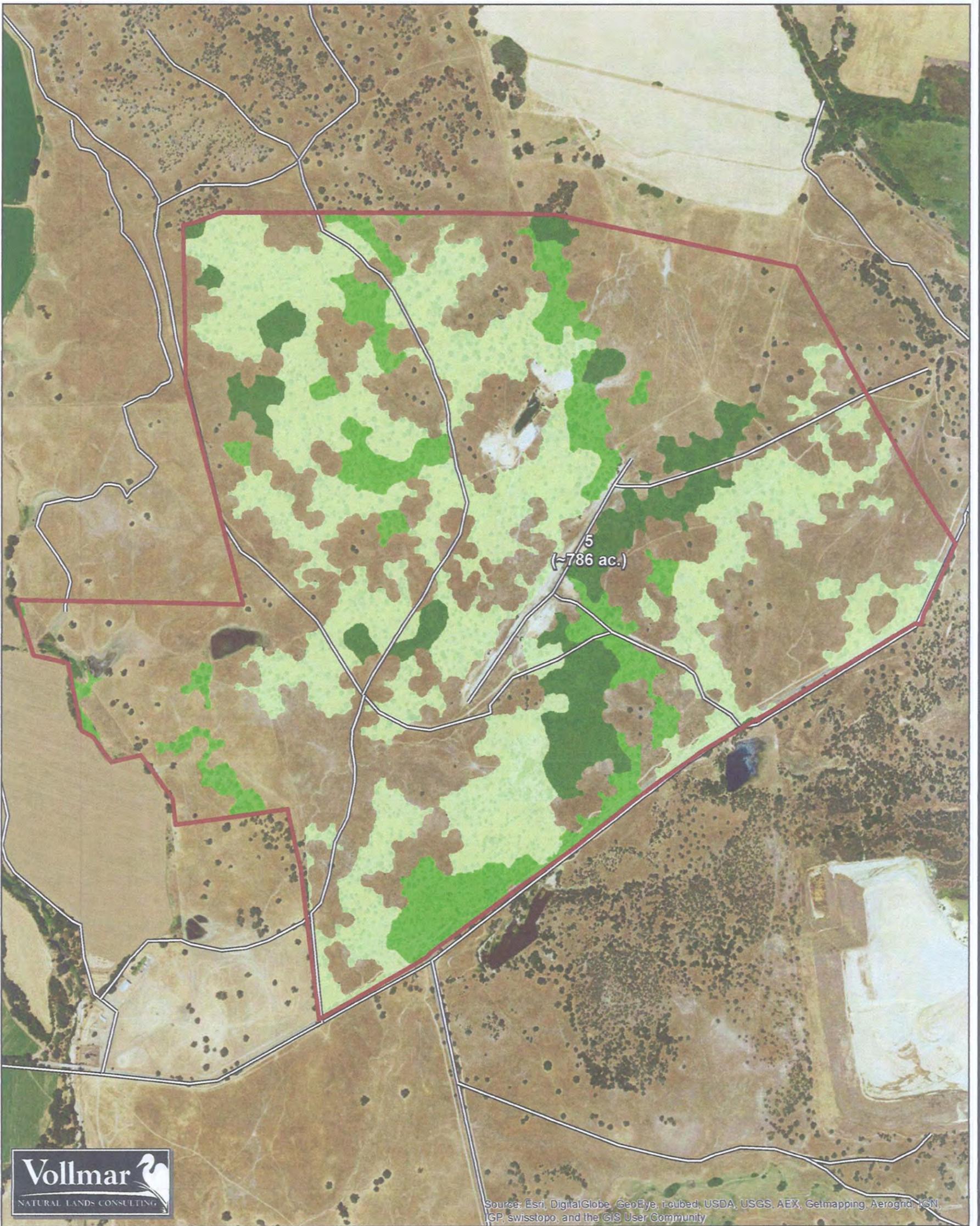
* Most of the remaining habitat is grassland/oak savanna



1:10,500



Data Source: Amador Ranch, 2016 | VNLC, 2016
 GAP Analysis Project, 1998 | WRA, 2007
 Map File: Greenrock_171_B-P_2016-1216.mxd



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

PROPOSED PARCEL 5
Greenrock Ranch Lands Parcel Map
 Western Amador County, California

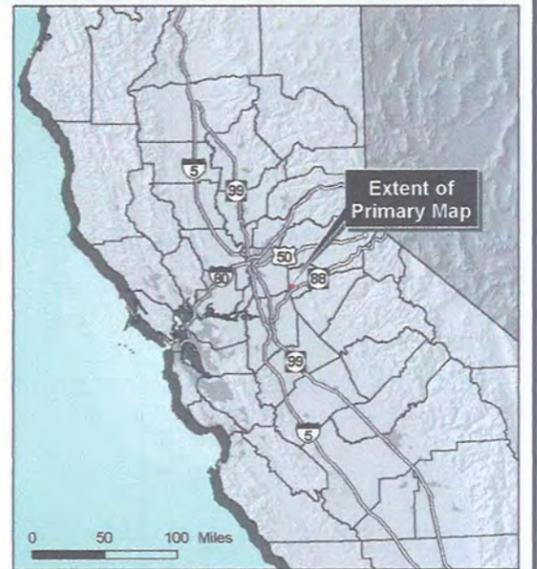
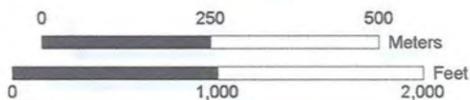
Proposed Parcel 5 Legend

- Highway or Road
- Proposed Parcel Boundary
- Oak Woodland Classification (from WRA)***
- Oak Woodland Canopy Cover > 40% (49.72 ac.)
- Oak Woodland Canopy Cover 25-40% (68.67 ac.)
- Oak Woodland Canopy Cover 10-25% (231.00 ac.)

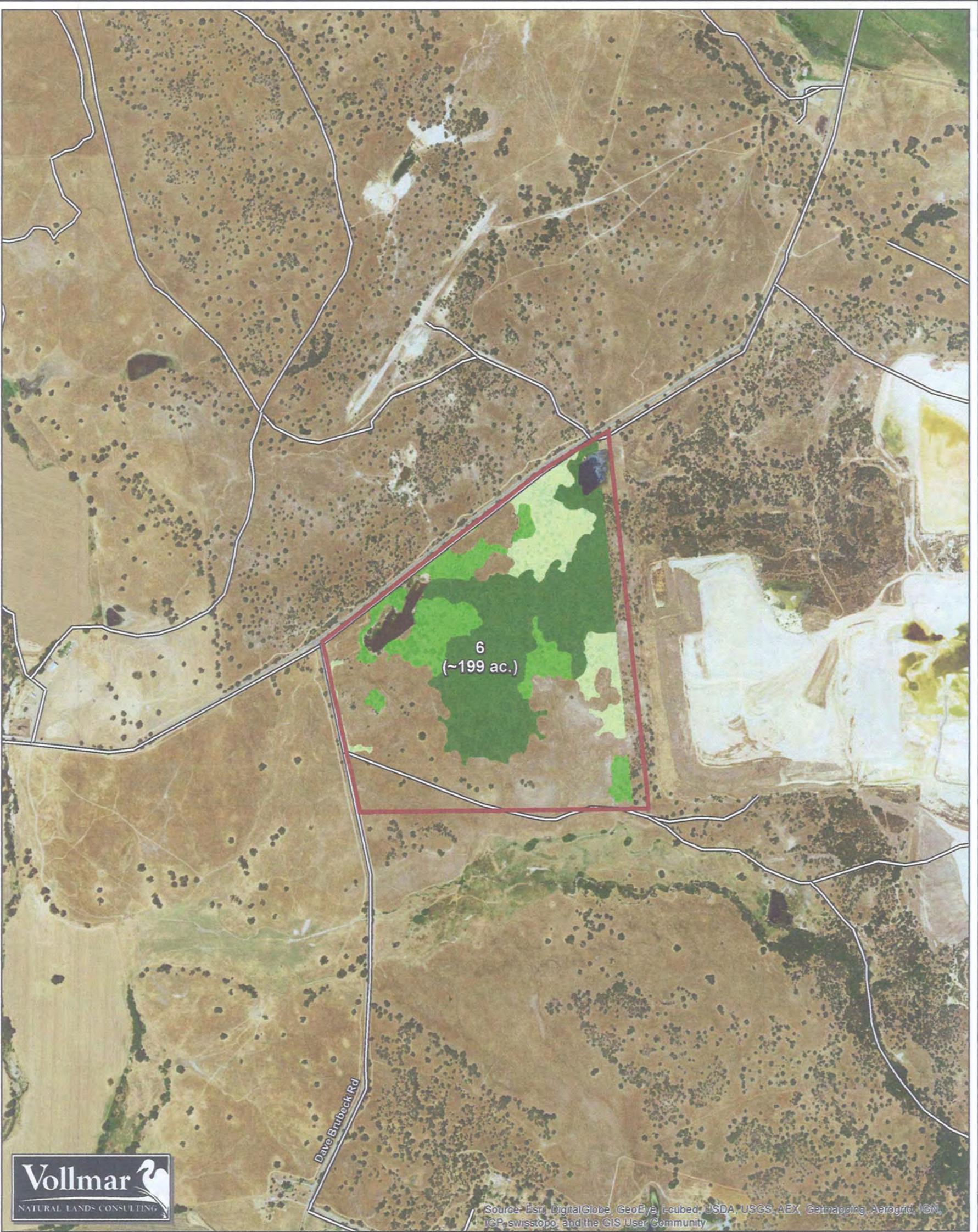
* Most of the remaining habitat is grassland/oak savanna



1:10,500



Data Source: Amador Ranch, 2016 | VNLC, 2016
 GAP Analysis Project, 1998 | WRA, 2007
 Map File: Greenrock_171_B-P_2016-1216.mxd



Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

PROPOSED PARCEL 6
Greenrock Ranch Lands Parcel Map
 Western Amador County, California

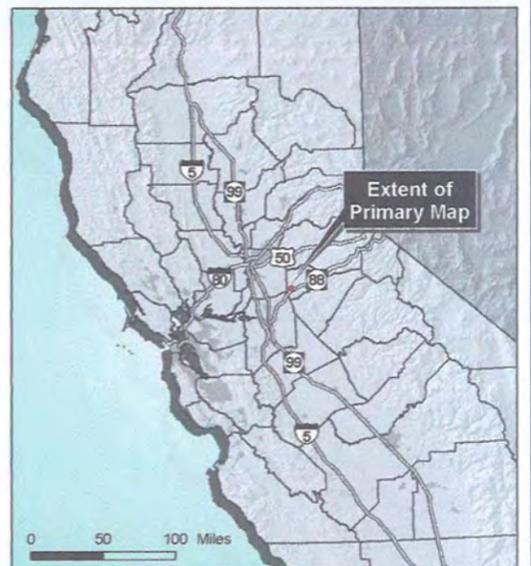
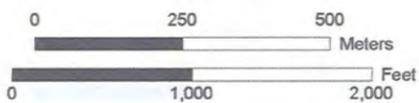
Proposed Parcel 6 Legend

- Highway or Road
- Proposed Parcel Boundary
- Oak Woodland Classification (from WRA)***
- Oak Woodland Canopy Cover > 40% (55.88 ac.)
- Oak Woodland Canopy Cover 25-40% (24.53 ac.)
- Oak Woodland Canopy Cover 10-25% (20.71 ac.)

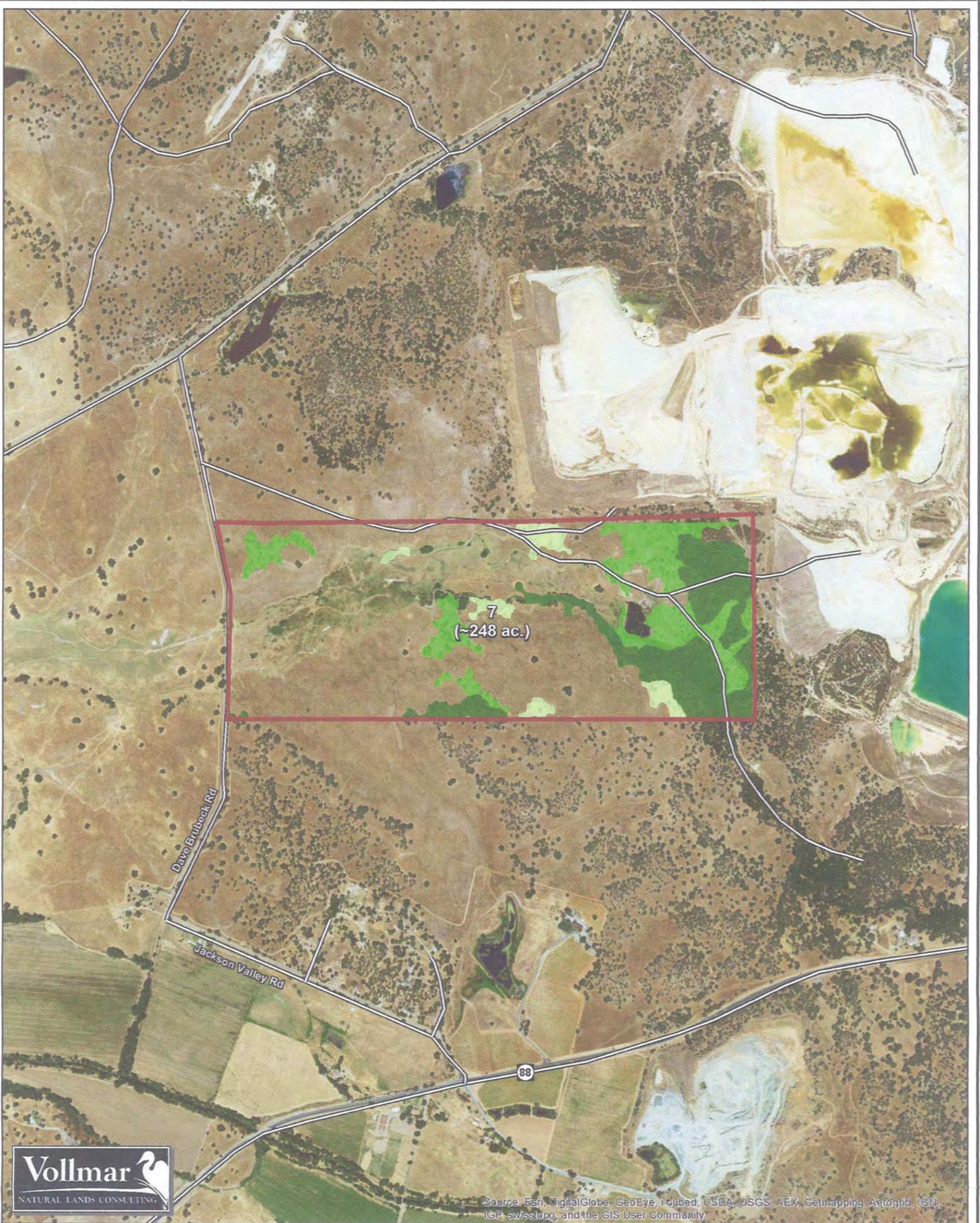
* Most of the remaining habitat is grassland and/or oak savanna



1:12,000



Data Source: Amador Ranch, 2016 | VNLC, 2016
 GAP Analysis Project, 1998 | WRA, 2007
 Map File: Greenrock_171_B-P_2016-1216.mxd



Proposed Parcel 7 Legend

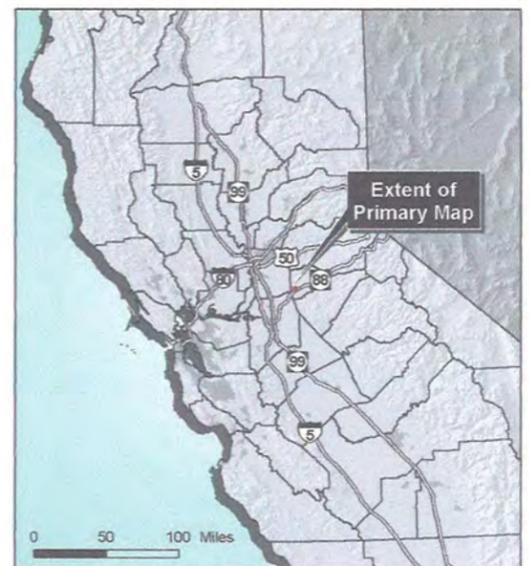
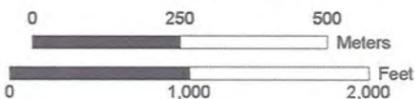
- Highway or Road
- Proposed Parcel Boundary
- Oak Woodland Classification (from WRA)***
- Oak Woodland Canopy Cover > 40% (35.10 ac.)
- Oak Woodland Canopy Cover 25-40% (30.98 ac.)
- Oak Woodland Canopy Cover 10-25% (7.79 ac.)

* Most of the remaining habitat is grassland and/or oak savanna

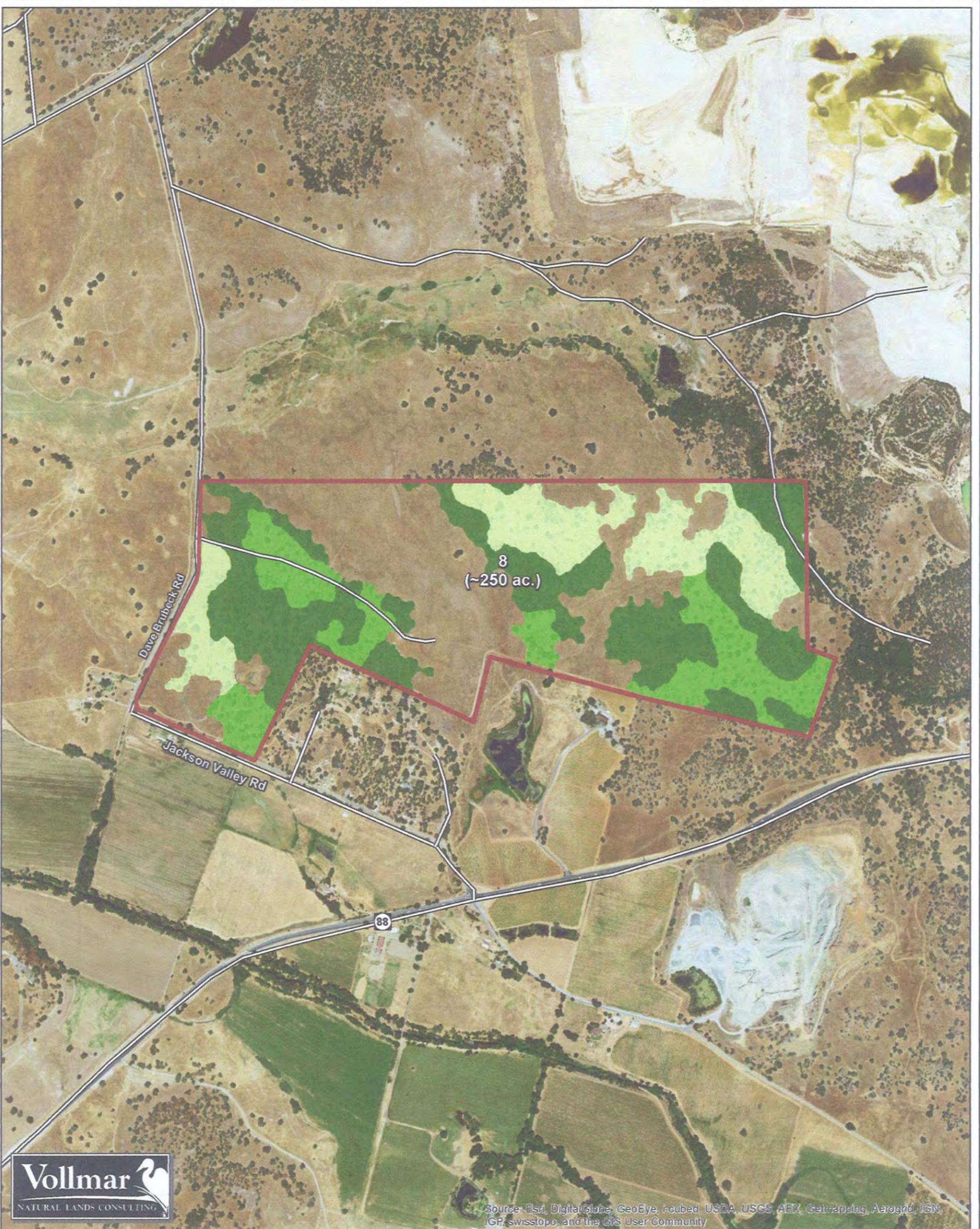
**PROPOSED PARCEL 7
Greenrock Ranch Lands Parcel Map
Western Amador County, California**



1:12,000



Data Source: Amador Ranch, 2016 | VNLC, 2016
 GAP Analysis Project, 1998 | WRA, 2007
 Map File: Greenrock_171_B-P_2016-1216.mxd



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

PROPOSED PARCEL 8
Greenrock Ranch Lands Parcel Map
 Western Amador County, California

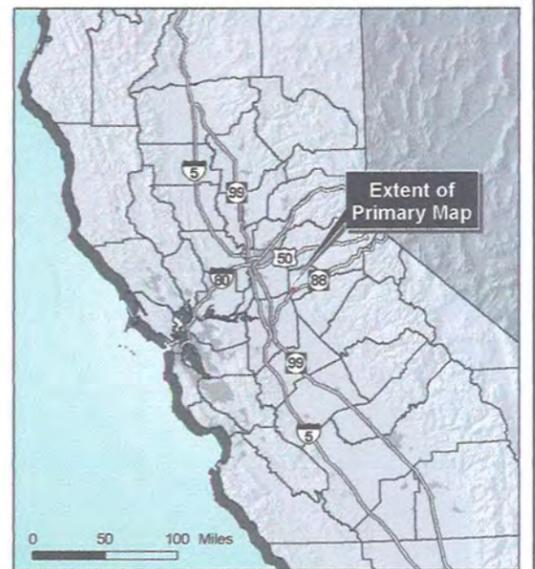
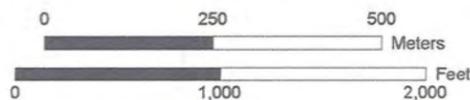
Proposed Parcel 8 Legend

- Highway or Road
- Proposed Parcel Boundary
- Oak Woodland Classification (from WRA)***
- Oak Woodland Canopy Cover > 40% (76.81 ac.)
- Oak Woodland Canopy Cover 25-40% (40.44 ac.)
- Oak Woodland Canopy Cover 10-25% (42.36 ac.)

* Most of the remaining habitat is grassland/oak savanna



1:10,500



Data Source: Amador Ranch, 2016 | VNLC, 2016
 GAP Analysis Project, 1998 | WRA, 2007
 Map File: Greenrock_171_B-P_2016-1216.mxd

BIOS Layers

Vernal Pool Distribution - California's Great Valley - 2012 [ds1070]

Converted_2012

- Converted / Habitat Extirpated
- Modified / Habitat Altered
- New / Habitat Not Previously Mapped
- Not Converted / Habitat Extant

Reference Layers

- Geolocation References
- Hydrography
- Natural_Resources
- Land_Ownership



BIOS Layers

Vernal Pool Distribution - California's Great Valley - 2012 [ds1070]

Converted_2012

- Converted / Habitat Extirpated
- Modified / Habitat Altered
- New / Habitat Not Previously Mapped
- Not Converted / Habitat Extant

Reference Layers

- >
- >
- >
- >



BIOS Layers

Vernal Pool Distribution - California's Great Valley - 2012 [ds1070]

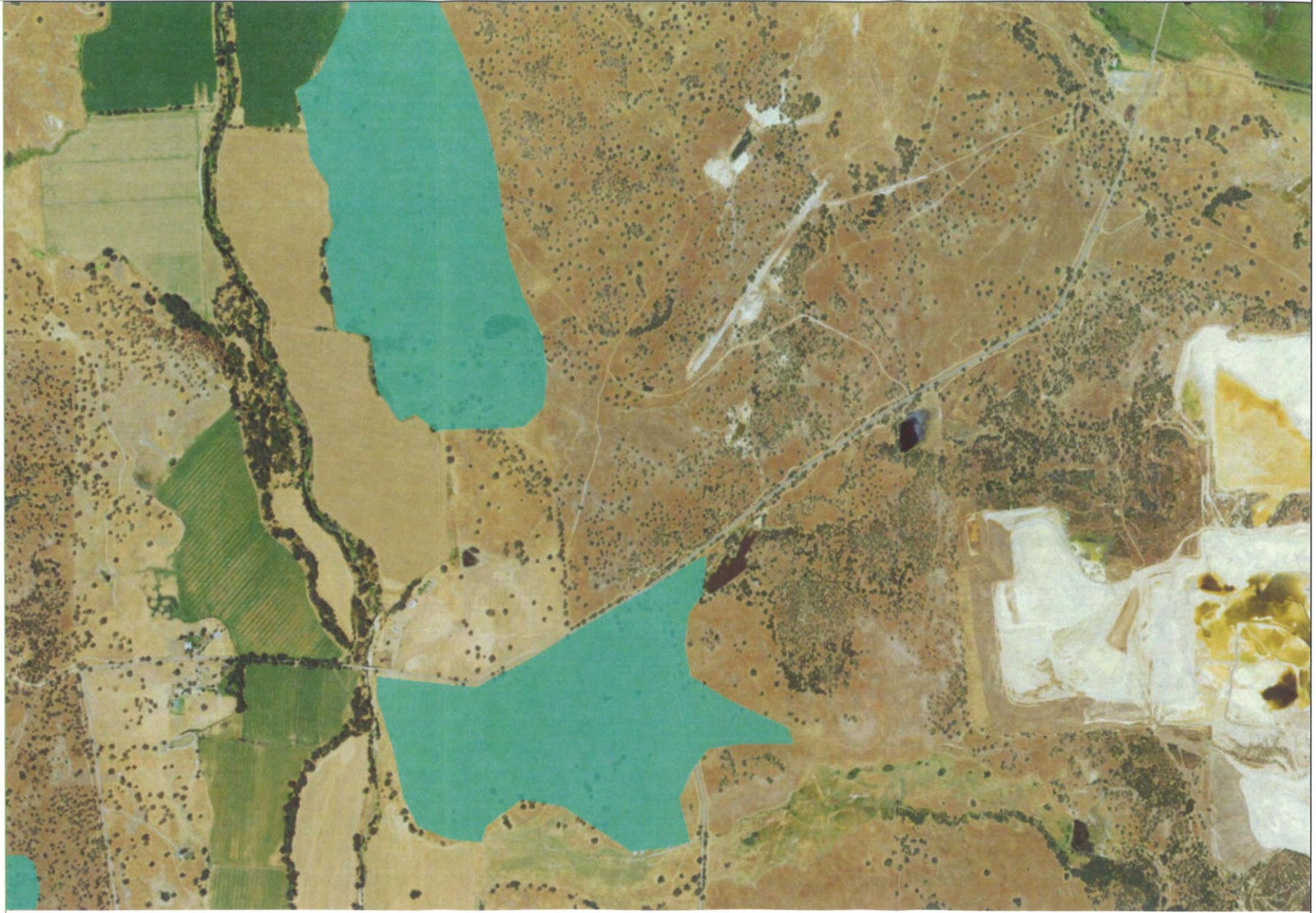
Converted_2012

- Converted / Habitat Extirpated
- Modified / Habitat Altered
- New / Habitat Not Previously Mapped
- Not Converted / Habitat Extant

Reference Layers

[Remove All Highlights](#)

- Geolocation References >
- Hydrography >
- Natural_Resources >
- Land_Ownership >



BIOS Layers

+ Vernal Pool Distribution - California's Great Valley - 2012 [ds1070]

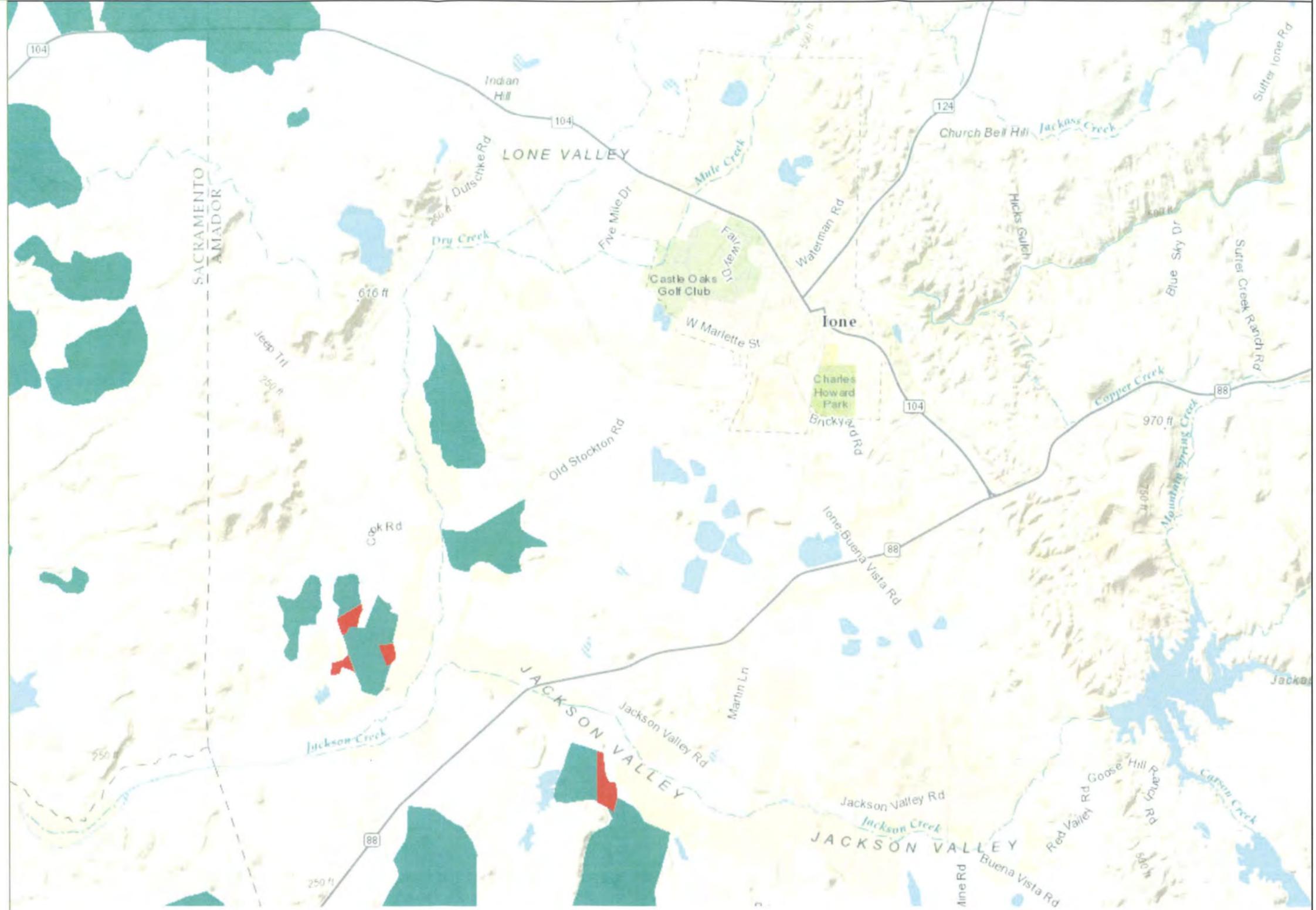
Reference Layers

▶ Geolocation References

▶ Hydrography

▶ Natural_Resources

▶ Land_Ownership





January 30, 2017

Amador County Planning Department
 Attn: Chuck Beatty
 108 Court Street
 Jackson, CA 95642

RECEIVED
 Amador County
 JAN 31 2017
 PLANNING DEPARTMENT

Re: Tentative Parcel Map No. 2862

Dear Chuck,

In response to your letter to Thomas Swett dated January 26, 2017 regarding the completeness of the above referenced Tentative Parcel Map application:

Item 1) The "Town Field Parcel" per Recycled Water Agreement 20130002941 is now shown.

Item 2) Monitoring well locations as received from the City of Ione are now shown. Attached additional maps also show groundwater contours and a 15" and 12" sewer line that runs from the City parcel south to the UPRR and easterly along the UPRR. The sewer line is shown on the TPM. The groundwater contours are not.

Item 3) The sphere of influence for the City of Ione is now shown on the vicinity map.

Item 4) The General Plan designation locations, including the correction to RL, is now shown on a General Plan Map.

Item 5) Environmental Information Form corrections will be per Mr. Swett.

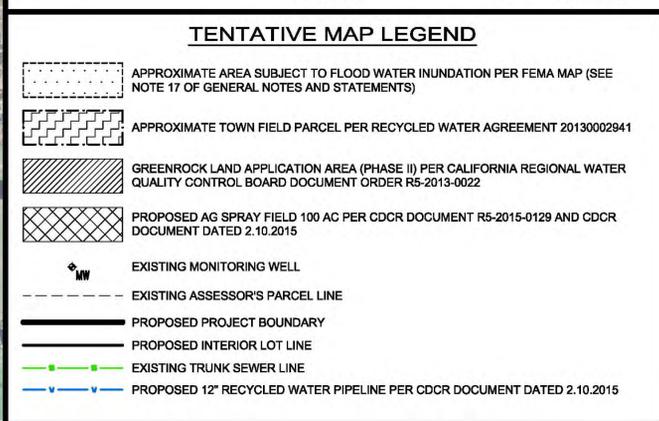
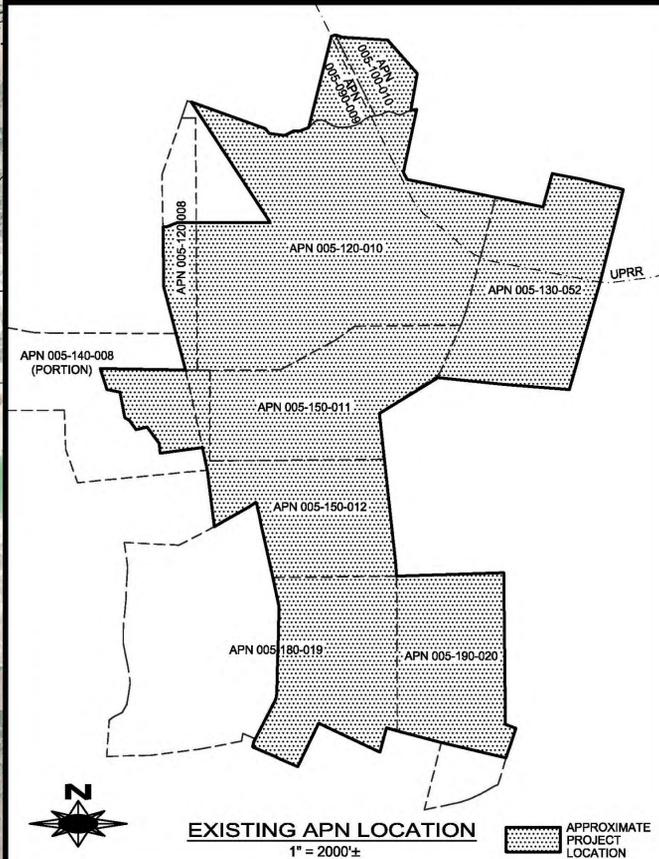
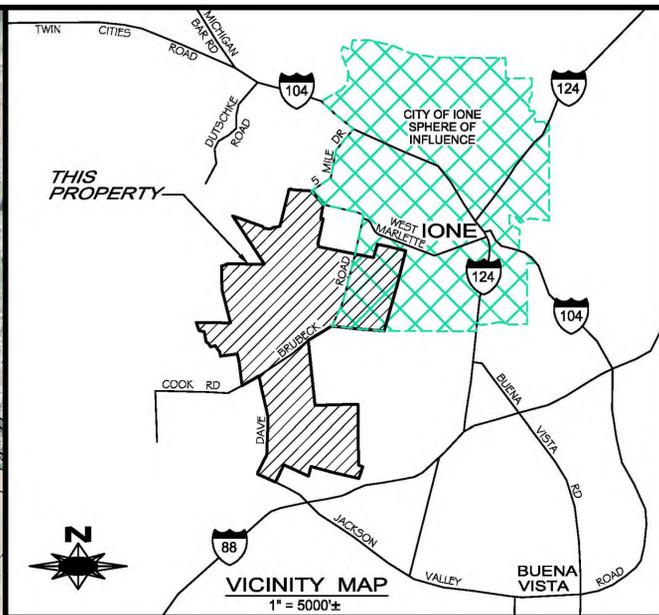
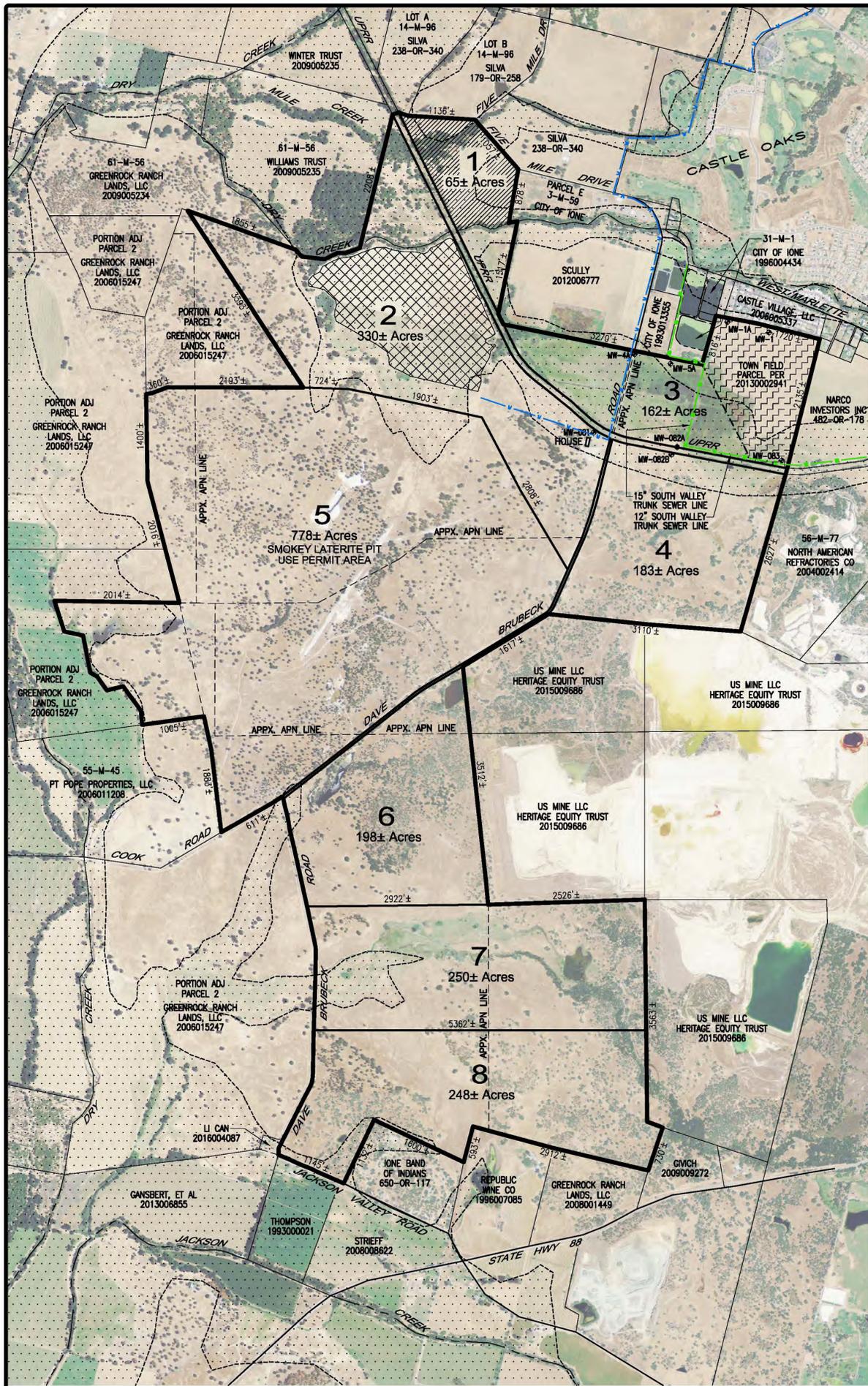
Please review the attached maps and let me know if you need additional information before I submit the required 35 copies.

Best Regards,

Gina Waklee
 Toma and Associates
 [REDACTED]

Encl: Updated TPM 2862
 Figure 2 and 3 maps from City of Ione
 Wastewater Collection System map from City of Ione

cc: Mike Israel
 Thomas Swett



**VESTING
TENTATIVE
PARCEL MAP No. 2862**

for
GREENROCK RANCH LANDS, LLC
a Delaware limited liability company
20060015247

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

Scale: 1" = 1000' **TOMA & ASSOCIATES INC.**
ENGINEERING - SURVEYING - PLANNING
41 Summit Street, Jackson, CA 95642 (209) 223-0156 January, 2017

- GENERAL NOTES AND STATEMENTS**
- RECORD OWNER: GREENROCK RANCH LANDS, LLC, a Delaware limited liability company
ATTN: TOM SWETT
PO BOX 1730
IONE, CA 95640
(209) 274.2777 OR (209) 256.5802
 - SURVEYOR: TOMA and ASSOCIATES
LICENSED LAND SURVEYORS
41 SUMMIT STREET
JACKSON, CA 95642
(209) 223.0156
 - A.P.N.: SEE APN-ZONING-GENERAL PLAN TABLE
 - ZONING: SEE APN-ZONING-GENERAL PLAN TABLE
 - GENERAL PLAN: SEE APN-ZONING-GENERAL PLAN TABLE
 - DEED REFERENCE: 20060015247
 - PROPOSED USE: RESIDENTIAL AND AGRICULTURAL
 - WATER: INDIVIDUAL WELLS (1 EXISTING, 7 PROPOSED)
 - SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS (1 EXISTING, 7 PROPOSED)
 - FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
 - SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
 - UTILITIES: POWER WILL BE SERVED BY PG AND E
TELEPHONE WILL BE SERVED BY AT and T
 - EASEMENTS: PUBLIC UTILITY EASEMENTS WILL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ALONG THE EXTERIOR BOUNDARY OF THIS PROJECT.
 - SETBACKS: THERE WILL BE A TWENTY-FIVE FOOT BUILDING SETBACK FROM ALL ROAD RIGHT-OF-WAYS, A THIRTY FOOT BUILDING SETBACK FROM ALL SIDE LOT LINES AND A THIRTY FOOT BUILDING SETBACK FROM ALL REAR LOT LINES. DRAINAGE SETBACKS (IF NECESSARY) WILL BE TWENTY FEET ALONG ALL DRAINAGE COURSES.
 - SPECIAL DISTRICTS: AMADOR FIRE PROTECTION DISTRICT
 - PHASING: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FILINGS.
 - FLOOD ZONE: A PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD WATER INUNDATION AND IS WITHIN THE "SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL FLOOD" AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010.

PANELS 527, 529 AND 530 OF 700
MAP No. 06005C0527F, 06005C0529F AND 06005C0530F
 - MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 40± ACRES.
 - THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FILING OF A FINAL MAP AS REQUIRED BY ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
 - THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.
 - THIS PROJECT DOES NOT LIE WITH 1000 FEET OF A MILITARY INSTALLATION, BENEATH A FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE.
 - TOPOGRAPHIC MAPPING AND FEATURES ARE PER USGS QUAD SHEET. NO FIELD SURVEY WAS MADE TO ESTABLISH TOPOGRAPHIC LINES AND FEATURES.
 - THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No.40988-FMG UPDATE #1 PREPARED BY WESTERN LAND TITLE COMPANY AND DATED DECEMBER 8, 2016 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):

15-OR-73 SOUTHERN PACIFIC RAILROAD COMPANY
64-OR-137 PACIFIC TELEPHONE AND TELEGRAPH COMPANY
20130002941 RECYCLED WATER AGREEMENT - CITY OF IONE (TOWN FIELD PARCEL)

APN-ZONING-GEN'L PLAN TABLE

APN	ZONING	GEN'L PLAN
005-090-009	"R1-A"	A-G
005-100-010	"R1-A"	A-G
005-120-008	"R1-A"	MRZ
005-120-010	"R1-A"	MRZ
005-130-052	"R1-A"	MRZ AND RL
005-140-008	"R1-A"	A-G
005-150-011	"R1-A"	MRZ
005-150-012	"R1-A"	A-G
005-180-019	"X"	A-G
005-190-020	"X"	MRZ

GEN'L PLAN MAP
1" = 5000±

REVISIONS	BY

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

**VESTING TENTATIVE
PARCEL MAP No. 2862
GREENROCK RANCH LANDS, LLC**
BEING A PORTION OF THE RANCHO ARROYO SECO
AMADOR COUNTY, CALIFORNIA

PREPARED FOR:
GREENROCK RANCH LANDS, LLC
ATTN: TOM SWETT
PO BOX 1730
IONE, CA 95640
PHONE (209) 274-2777 OR (209) 256-5802
DATE: 2.03.2017
SCALE: 1" = 1000'
DRAWN BY: GMW
JOB NO.: 1609-12
SHEET

1
OF 1 SHEET



CONDOR EARTH TECHNOLOGIES, INC.
 21663 Brian Lane
 P.O. Box 3905
 Sanora, CA 95170
 (209) 532-0361
 fax (209) 532-0773
 www.condorearth.com

Job No. 5554B
 Published Date 01/26/2010
 Scale AS SHOWN
 Drawn MTM / Chk'd MC

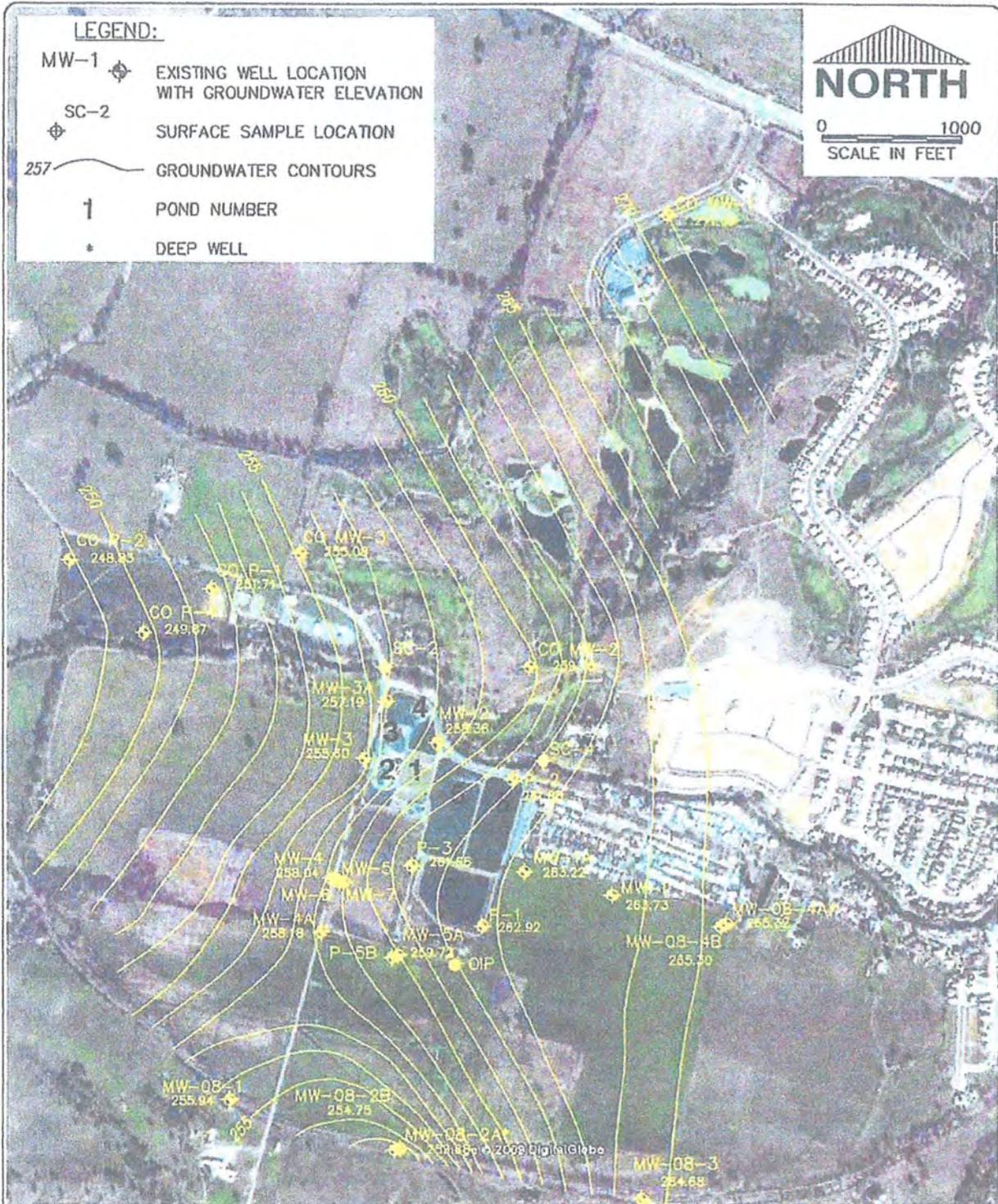
**SITE MAP - GROUNDWATER MONITORING WELLS
 & SURFACE SAMPLING LOCATIONS
 CITY OF IONE
 REGIONAL WASTEWATER TREATMENT PLANT
 IONE, CALIFORNIA**

FIGURE 2
 File No. 5554B-F1

N:\5554A Ione WWTP\5554A CAD\5554B-F1.dwg 1-18-11 08:59:23 AM mmmhloff

RECEIVED
 Alameda County

JAN 31 2017



<p>CONDOR EARTH TECHNOLOGIES, INC. 21663 Brian Lane P.O. Box 3305 Sanera, CA 95370 (209) 532-0361 fax (209) 532-0773 www.condorearth.com</p>	Job No. 55548	<p>POTENTIOMETRIC SURFACE MAP FOURTH QUARTER 2010 CITY OF IONE REGIONAL WASTEWATER TREATMENT PLANT IONE, CALIFORNIA</p>	<p>FIGURE 3</p>
	Published Date 7 JAN. 2011		
Scale AS SHOWN	Drawn MTM	Check'd DB	App for County

H:\55544 Ione WWP\55544 CAD\55548-F1.dwg 1-18-11 08:59:28 AM mmchhoff

JAN 31 2017

ENVIRONMENTAL SETTING:

29. Currently, Rancho Arroyo Seco is an approximately 15,000 acre property consisting of only four legal parcels. The project proposes to split one of those legal parcels, which is approximately 7,971 acres, into a total of nine legal parcel. As such, the project proposes dividing approximately 2,214 acres south of the City of Ione into eight new legal parcels as depicted on the tentative parcel map submitted by the applicant. These proposed parcels range in size from 65 acres to 778 acres (with a 5,757 acre remainder) and were drawn using natural divisions such as railroad rights of way, public roads, or existing entitlements. Each proposed parcel is contiguous to a public road. The project does not contemplate or foresee the development of any proposed parcel nor does it contemplate or foresee any change in existing uses, entitlements, zoning, or general plan designations.

The existing site conditions are dominated by open rangeland with scatter, discontinuous oak woodlands. The property has historically been and is currently being used for cattle ranching, hay farming, and clay mining. Proposed Parcel Two contains the lone residential structure on the property. With its associated outbuildings, that home serves as the headquarters for the property's agricultural operations. Portions of Proposed Parcels One, Two, and Three have historically been farmed for grain and fodder production. Proposed Parcel Five conforms to the existing Smokey Laterite Mine use permit area (California Mine I.D. No. 91-03-0025). However, that mine has not yet begun active operations.

30. As shown on the accompanying proposed parcel map, the land uses surrounding the project are diverse but are not in conflict with the project. The City of Ione and its wastewater treatment plant borders the project on the north. U.S. Mine Corporation's sand and clay mining operations border the project to the east. The project proponent owns the majority of the land bordering on the west. And in the south, the project abuts a winery and other agricultural operations. With the exception of a modular home village on the project's border with Ione, there are only a few, scattered rural residences with the proximity of the project's borders.

31. There are no known shafts, tunnels, airshafts, or hazardous excavations upon the property. Historically, there was open-pit coal mining in a portion of Proposed Parcel Four, which was subsequently backfilled and reclaimed. There remains a historic clay-mining pit on Proposed Parcel Five, which has ramped sides and is being currently utilized as a permitted stock pond and storm water retention basin for the future Smokey Laterite Mine. Also, the historic private airstrip on Proposed Parcel Five has been decommissioned (its pavement removed) and there are no plans to reactive that facility.



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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

January 26, 2017

Greenrock Ranch Lands, LLC
Thomas Swett
PO Box 1730
Ione, Ca 95640

RE: Parcel Map #2862

Dear Mr. Swett:

The Amador County Technical Advisory Committee met on January 25, 2017 to review the above referenced Parcel Map application for "completeness." That review found the following items missing which are needed to proceed with the review of your project:

- 1) Map the location and extent of areas designated to receive reclaimed wastewater;
- 2) Map the location of monitoring wells associated with the City of Ione Wastewater Treatment Plant. If available, provide information depicting the known or documented plume of impacted groundwater, groundwater gradient, or contours;
- 3) Map the location of the City of Ione Sphere of Influence;
- 4) Correct the General Plan Designation for Parcel 3 to indicate the east side of Dave Brubeck Drive as R-L, Rural Low Density;
- 5) Correct the Mine ID# in the narrative for Item 29 of the Environmental Information Form to 91-03-0025.

Upon receipt of the above items we will schedule another TAC meeting to continue the processing of your application.

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

Sincerely,


Chuck Beatty, AICP
Planner III

cc: Matt Toma – Toma & Associates, Inc.



**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: January 20, 2017

FROM:  Chuck Beatty, AICP, Planner III

PROJECT: Parcel Map 2862, submitted by Greenrock Ranch Lands, LLC, proposing the division of 2,2142± acres into 8 parcels ranging from 65± acres to 778±, acres.

LOCATION: Southwest of the Ione City Limits, immediately south of Five Mile Drive and north of Jackson Valley Road (APNs 005-090-009, 005-100-010, 005-120-008, 005-120-010, 005-130-052, 005-140-008, 005-150-011, 005-150-012, 005-180-019, and 005-190-020).

REVIEW: As part of the preliminary review process, this project is being sent to State, tribal, and local agencies for their review and comment. The Technical Advisory Committee (TAC) will review the project for completeness during its regular meeting on **Wednesday, January 25, 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.

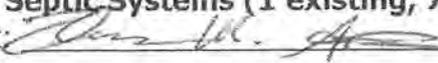
RECEIVED
Amador County

JAN - 5 2017

**APPLICATION FORM AND CHECKLIST FOR
TENTATIVE PARCEL MAP AND SUBDIVISION MAP**

PLANNING DEPARTMENT

The following information shall be included with this application:

1. Parcel Map Number: **2862**
Subdivision Name/Number:
2. Subdivider and/or Land Owner: **Greenrock Ranch Lands, LLC, a Delaware limited liability company**
Attn: **Thomas Swett**
Address: **PO Box 1730, Ione, CA 95640**
Phone: [REDACTED]
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **005-090-009, 005-100-010, 005-120-008, 005-120-010, 005-130-052, 005-140-008, 005-150-011, 005-150-012, 005-180-019 and 005-190-020**
5. Existing Zoning District: **See Attachment**
6. General Plan Classification: **See Attachment**
7. Date Application Submitted:
8. Proposed Use of Parcels: **Residential and Agricultural**
9. Special Use Districts (if applicable): **AFPD, City of Ione**
10. Source of Water Supply: **Individual Wells (1 existing, 7 proposed)**
11. Sewage Disposal System: **Indiv. Septic Systems (1 existing, 7 proposed)**
12. Signature of Landowner/Applicant: 
13. Signature of Surveyor: _____

The following shall be included with this application:

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

ATTACHMENT TO APPLICATION FORM
TENTATIVE SUBDIVISION MAP No. 2862

ZONING AND GENERAL PLAN BY APN

<u>APN</u>	<u>ZONING</u>	<u>GENERAL PLAN</u>
005-090-009	"R1-A"	A-G
005-100-010	"R1-A"	A-G
005-120-008	"R1-A"	MRZ
005-120-010	"R1-A"	MRZ
005-130-052	"R1-A"	MRZ
005-140-008	"R1-A"	A-G
005-150-011	"R1-A"	MRZ
005-150-012	"R1-A"	A-G
005-180-019	"X"	A-G
005-190-020	"X"	MRZ

"R1-A"	Single Family Residential and Agricultural
"X"	Special Use District
A-G	Agricultural General
MRZ	Mineral Resource Zone

JAN - 5 2017

PLANNING DEPARTMENT

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project: **Tentative Parcel Map No. 2862**
Date Filed:

Applicant: **Greenrock Ranch Lands, LLC** Record Owner: **(Same)**
Attn: Tom Swett
PO Box 1730
Ione, CA 95640
[REDACTED]

APN: **005-090-009, 005-100-010, 005-120-008, 005-120-010, 005-130-052,**
005-140-008, 005-150-011, 005-150-012, 005-180-019, 005-190-020
Zoning: **See Attachment**
Gen. Plan: **See Attachment**

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

WRITTEN PROJECT DESCRIPTION

Include the following information where applicable, as well as any other pertinent information to describe the proposed project:

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

Are the following items applicable to the project or its effects? Discuss below all items checked "yes". Attach additional sheets as necessary.

- | YES | NO | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features, lakes, 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, ground water quality/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 on slope 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.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Relationship to a larger project or series of projects |

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site and the use of the structures. Attach photographs of the site.
30. Describe the surrounding properties, including information on plants and animals, and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (single family, apartments, shops, department stores, etc.) and scale of development (height, frontage setbacks, etc.) Attach photographs of the vicinity.
31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photos of these known features.

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

Date: 12-14-16

Signature: [Handwritten Signature]
 For: Greenback Ranch Lands, LLC

ATTACHMENT TO APPLICATION FORM
TENTATIVE SUBDIVISION MAP No. 2862

ZONING AND GENERAL PLAN BY APN

<u>APN</u>	<u>ZONING</u>	<u>GENERAL PLAN</u>
005-090-009	"R1-A"	A-G
005-100-010	"R1-A"	A-G
005-120-008	"R1-A"	MRZ
005-120-010	"R1-A"	MRZ
005-130-052	"R1-A"	MRZ
005-140-008	"R1-A"	A-G
005-150-011	"R1-A"	MRZ
005-150-012	"R1-A"	A-G
005-180-019	"X"	A-G
005-190-020	"X"	MRZ

"R1-A"	Single Family Residential and Agricultural
"X"	Special Use District
A-G	Agricultural General
MRZ	Mineral Resource Zone

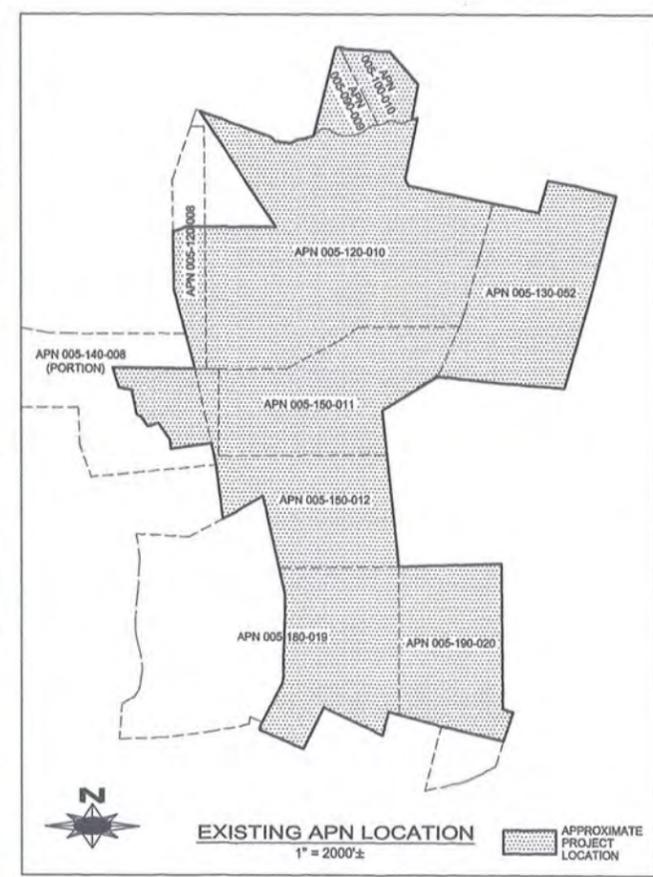
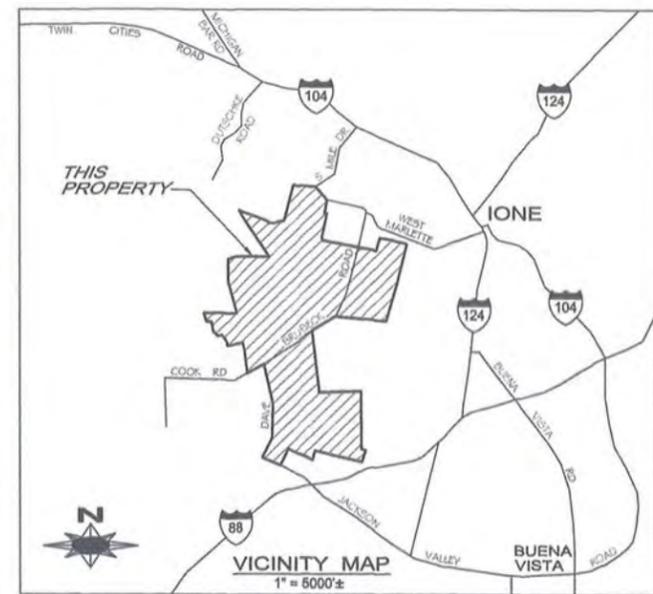
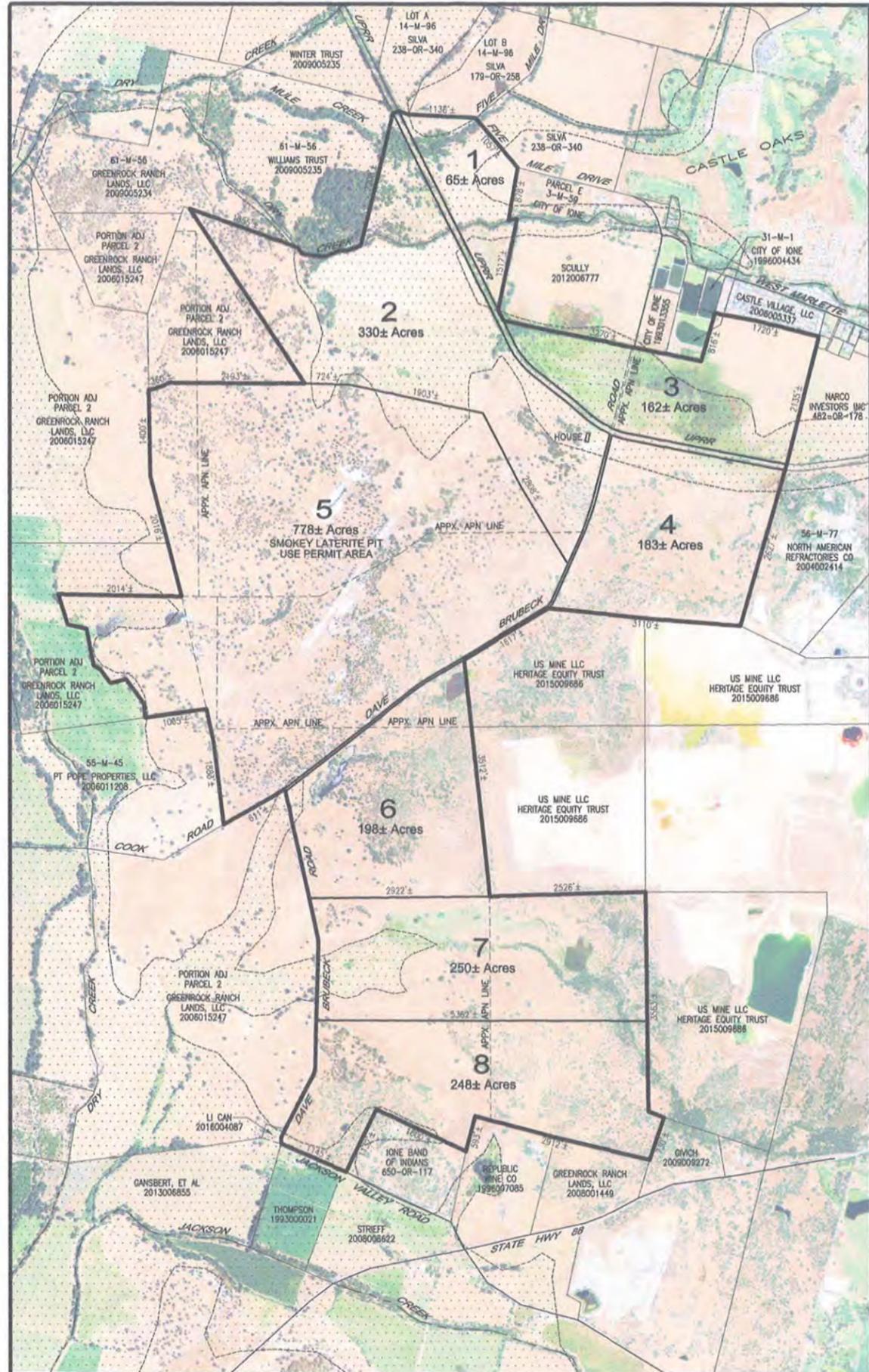
ENVIRONMENTAL SETTING:

29. Currently, Rancho Arroyo Seco is an approximately 15,000 acre property consisting of only four legal parcels. The project proposes to split one of those legal parcels, which is approximately 7,971 acres, into a total of nine legal parcel. As such, the project proposes dividing approximately 2,214 acres south of the City of Lone into eight new legal parcels as depicted on the tentative parcel map submitted by the applicant. These proposed parcels range in size from 65 acres to 778 acres (with a 5,757 acre remainder) and were drawn using natural divisions such as railroad rights of way, public roads, or existing entitlements. Each proposed parcel is contiguous to a public road. The project does not contemplate or foresee the development of any proposed parcel nor does it contemplate or foresee any change in existing uses, entitlements, zoning, or general plan designations.

The existing site conditions are dominated by open rangeland with scatter, discontinuous oak woodlands. The property has historically been and is currently being used for cattle ranching, hay farming, and clay mining. Proposed Parcel Two contains the lone residential structure on the property. With its associated outbuildings, that home serves as the headquarters for the property's agricultural operations. Portions of Proposed Parcels One, Two, and Three have historically been farmed for grain and fodder production. Proposed Parcel Five conforms to the existing Smokey Laterite Mine use permit area (California Mine I.D. No. 91-02-0025). However, that mine has not yet begun active operations.

30. As shown on the accompanying proposed parcel map, the land uses surrounding the project are diverse but are not in conflict with the project. The City of Lone and its wastewater treatment plant borders the project on the north. U.S. Mine Corporation's sand and clay mining operations border the project to the east. The project proponent owns the majority of the land bordering on the west. And in the south, the project abuts a winery and other agricultural operations. With the exception of a modular home village on the project's border with Lone, there are only a few, scattered rural residences with the proximity of the project's borders.

31. There are no known shafts, tunnels, airshafts, or hazardous excavations upon the property. Historically, there was open-pit coal mining in a portion of Proposed Parcel Four, which was subsequently backfilled and reclaimed. There remains a historic clay-mining pit on Proposed Parcel Five, which has ramped sides and is being currently utilized as a permitted stock pond and storm water retention basin for the future Smokey Laterite Mine. Also, the historic private airstrip on Proposed Parcel Five has been decommissioned (its pavement removed) and there are no plans to reactive that facility.



VESTING TENTATIVE PARCEL MAP No. 2862

for
GREENROCK RANCH LANDS, LLC
a Delaware limited liability company
20060015247

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



Scale: 1" = 1000'

December, 2016

GENERAL NOTES AND STATEMENTS

1. RECORD OWNER: GREENROCK RANCH LANDS, LLC, a Delaware limited liability company
ATTN: TOM SWETT
PO BOX 1730
IONE, CA 95640
(209) 274.2777 OR (209) 256.5802
2. SURVEYOR: TOMA and ASSOCIATES
LICENSED LAND SURVEYORS
41 SUMMIT STREET
JACKSON, CA 95642
(209) 223.0156
3. A.P.N.: SEE APN-ZONING-GENERAL PLAN TABLE
4. ZONING: SEE APN-ZONING-GENERAL PLAN TABLE
5. GENERAL PLAN: SEE APN-ZONING-GENERAL PLAN TABLE
6. DEED REFERENCE: 20060015247
7. PROPOSED USE: RESIDENTIAL AND AGRICULTURAL
8. WATER: INDIVIDUAL WELLS (1 EXISTING, 7 PROPOSED)
9. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS (1 EXISTING, 7 PROPOSED)
10. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
11. SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
12. UTILITIES: POWER WILL BE SERVED BY PG and E
TELEPHONE WILL BE SERVED BY AT and T
13. EASEMENTS: PUBLIC UTILITY EASEMENTS WILL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ALONG THE EXTERIOR BOUNDARY OF THIS PROJECT.
14. SETBACKS: THERE WILL BE A TWENTY-FIVE FOOT BUILDING SETBACK FROM ALL ROAD RIGHT-OF-WAYS, A THIRTY FOOT BUILDING SETBACK FROM ALL SIDE LOT LINES AND A THIRTY FOOT BUILDING SETBACK FROM ALL REAR LOT LINES. DRAINAGE SETBACKS (IF NECESSARY) WILL BE TWENTY FEET ALONG ALL DRAINAGE COURSES.
15. SPECIAL DISTRICTS: AMADOR FIRE PROTECTION DISTRICT
16. PHASING: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FILINGS.
17. FLOOD ZONE: A PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD WATER INUNDATION AND IS WITHIN THE "SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL FLOOD" AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010.

PANELS 527, 529 AND 530 OF 700
MAP No. 06005C0527F, 06005C0529F AND 06005C0530F
18. MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 40± ACRES.
19. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FILING OF A FINAL MAP AS REQUIRED BY ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
20. THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.
21. THIS PROJECT DOES NOT LIE WITH 1000 FEET OF A MILITARY INSTALLATION, BENEATH A FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE.
22. TOPOGRAPHIC MAPPING AND FEATURES ARE PER USGS QUAD SHEET. NO FIELD SURVEY WAS MADE TO ESTABLISH TOPOGRAPHIC LINES AND FEATURES.
23. THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No.40988-PMG PREPARED BY WESTERN LAND TITLE COMPANY AND DATED DECEMBER 8, 2016 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):
15-OR-73 SOUTHERN PACIFIC RAILROAD COMPANY
64-OR-137 PACIFIC TELEPHONE AND TELEGRAPH COMPANY

APN	ZONING	GEN'L PLAN
005-090-009	"R1-A"	A-G
005-100-010	"R1-A"	A-G
005-120-008	"R1-A"	MRZ
005-120-010	"R1-A"	MRZ
005-130-052	"R1-A"	MRZ
005-140-008	"R1-A"	A-G
005-150-011	"R1-A"	MRZ
005-150-012	"R1-A"	A-G
005-180-019	"X"	A-G
005-190-020	"X"	MRZ

RECEIVED
Amador County
JAN - 5 2017
PLANNING DEPARTMENT

TOMA & ASSOCIATES INC. ENGINEERING - SURVEYING - PLANNING 41 Summit Street, Jackson, CA 95642 (209) 223-0156	VESTING TENTATIVE PARCEL MAP No. 2862 GREENROCK RANCH LANDS, LLC BEING A PORTION OF THE RANCHO ARROYO SECO AMADOR COUNTY, CALIFORNIA
PREPARED FOR: GREENROCK RANCH LANDS, LLC ATTN: TOM SWETT PO BOX 1730 IONE, CA 95640 PHONE (209) 274-2777 OR (209) 256-5802 DATE: 12.12.2016 SCALE: 1" = 1000' DRAWN BY: GAW JOB NO.: 1609-12 SHEET	
1 OF 1 SHEET	

FOR REFERENCE:
Smokey Laterite Mine Use Permit Conditions of Approval

CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

- PROJECT:** Smokey Laterite Mine Use Permit and Reclamation Plan
- APPLICANT:** Ione Minerals & Refractories
- DESCRIPTION:** Proposal consists of expansion of surface mining to include laterite deposits and reclamation of post-1976 activities. Use Permit area covers 734.6 acres; area covered by Reclamation Plan is 266.8 acres. Affected mined area no more than 160 acres. Laterite to be trucked over on-site haul roads crossing one County road (Old Stockton Rd.) and accessing SR-124. No processing of minerals on site. Project area is located about two miles southwest of Ione and about one mile west of Old Stockton Rd. on Howard Properties land.

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

PLANNING COMMISSION APPROVAL DATE: August 12, 1997

NOTICE OF DETERMINATION FILED: August 25, 1997

1. *This Use Permit shall not become valid, and the use shall not commence until such time as the Permittee is either found to be in compliance, or has agreed, in writing, to a program of mitigation measures and compliance monitoring acceptable to the County. At this time the permit shall be signed by the Planning Department and the use may commence. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY PLANNING DEPARTMENT.*
2. Project construction shall be substantially the same as that which was approved (see attached Exhibit "A"). Any substantial changes must be submitted for approval to the Amador County Planning Commission. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY PLANNING DEPARTMENT.
3. This Use Permit, including its conditions shall run with the land and shall be transferable. The conditions of this Use Permit shall be binding on all possessors of the permit.
4. The County shall be furnished with a certificate of insurance evidencing Permittee's coverage for public liability and property damage in a sum not less than \$1,000,000 per occurrence insuring against incidents arising out of mining operations; said certificate shall list County of Amador as an additionally named insured on said policy. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY PLANNING DEPARTMENT.
5. Permittee shall continuously maintain necessary permits and comply with the regulations of all applicable State, Federal, and County regulatory agencies including but not limited to:
 - a. Amador County Building Department: Grading permits;
 - b. Amador County Air Pollution Control District/Mountain Counties Air Basin: Permit to operate; authority to construct;
 - c. Amador County Public Works Department: Encroachment permits; road maintenance agreement(s);

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM
SMOKEY LATERITE MINE USE PERMIT & RECLAMATION PLAN

AUGUST 12, 1997
PAGE 2

- d. Central Valley Regional Water Quality Control Board (CVRWQCB): Storm water discharge permit(s);
- e. California Department of Fish and Game: Stream bed alteration agreement, if required; and
- f. Amador County Planning Department: Conditional Use Permit Compliance; and

Said permits shall be kept valid by the Permittee or this Use Permit shall be subject to revocation. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY PLANNING DEPARTMENT.

RECLAMATION PLAN:

- 6. The Permittee shall comply with all requirements of the State Surface Mining and Reclamation Act (SMARA). The Permittee shall provide and continually maintain the appropriate "financial assurances" as required by Section 2770 and 2773.1 of the State Surface Mining and Reclamation Act (SMARA) in the amount specified in the Reclamation Plan. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY PLANNING DEPARTMENT.
- 7. Phasing of the project and location of facilities shall be as per approved plans and Reclamation Plan. Any major revision of the plans or statements made in the application shall be reviewed by the Amador County Planning Commission for a finding of whether the change is substantially the same as the operation as approved in the Use Permit. If the Planning Commission finds that any such revision of the plans is a substantial change an additional use permit and requisite environmental review shall be required. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY PLANNING DEPARTMENT.
- 8. An independent registered professional(s) licensed in the State of California who is authorized to do the work described, and is acceptable to the County, shall be hired by the Permittee to monitor, on an ongoing basis, the compliance with conditions of approval, mitigation measures, and Reclamation Plan requirements, and prepare a study and report to the Amador County Planning Commission with regard to such compliance. The first report shall be completed and submitted to the County within six months of the start up of operations. An annual report shall be completed thereafter. A copy shall be forwarded to the State Mines and Geology Board in accordance with Section 3504(a) of the California Administrative Code. Failure to file reports in a timely manner shall be cause for the initiation of use permit revocation proceedings. Said report shall be considered Permittee and County compliance with AB 1380 (1988) and AB 3551 (1991). Reports shall be on forms acceptable to the State Division of Mines and Geology. ****The County will be notified in writing by the permittee immediately upon the start up of operations.** THIS MITIGATION SHALL BE MONITORED BY THE PLANNING DEPARTMENT.
- 9. Upon closure of the operation all above-ground mining equipment and scrap material shall be removed from the property and disposed of in an appropriate and lawful manner. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY PLANNING DEPARTMENT.

AIR QUALITY:

- 10. All requirements of the Amador County Air Pollution Control District shall be met and a current permit(s) to operate shall be maintained for the duration of the project for all phases of the operation (i.e. operation and reclamation) to the satisfaction of the Amador County Air Pollution Control District. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY AIR POLLUTION CONTROL DISTRICT.
- 11. Permittee shall ensure proper maintenance and operation of equipment to reduce emissions during all phases of operation. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY AIR POLLUTION CONTROL DISTRICT.

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM
SMOKEY LATERITE MINE USE PERMIT & RECLAMATION PLAN

AUGUST 12, 1997
PAGE 3

ENVIRONMENTAL HEALTH:

12. Used lubricants (for equipment maintenance or other purposes) shall be controlled to prevent their entry into the soil and any surface water body. Said used lubricants shall be stored in enclosed containers, such as barrels or closed tanks, and shall be removed from the site at least semi-annually and in accordance with the Amador County Hazardous Waste Management Plan. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
13. At such time that sufficient quantities of hazardous materials will be stored on the project site, the Permittee shall file a Hazardous Materials Business Plan with the Environmental Health Dept. and submit appropriate fees. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
14. Permittee shall fence the active pit areas to prevent access to the pit rims and signs shall be posted on the fence indicating danger to persons entering the area. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
15. Bottled water, from an approved source, may be used as a means of potable water supply for this project. Environmental Health will review this issue one year after Use Permit issuance to determine if this practice remains feasible. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
16. Chemical toilet(s) may be used for human waste disposal at the project site. Submit proof that a contract with a licensed pumping contractor will service the unit(s) must be provided to Environmental Health prior to Use Permit issuance. The Environmental Health Dept. will review this issue one year after Use Permit issuance to determine if this practice remains feasible. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
17. Solid waste disposal management practices shall be implemented at all times at the site and its effectiveness shall be reported in the required annual compliance report. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY ENVIRONMENTAL HEALTH AND PLANNING DEPARTMENTS.

DRAINAGE:

18. Prior to the issuance to the Use Permit, Permittee shall submit a drainage study prepared by a Registered Civil Engineer to the Amador County Building and Water Resources Departments and obtain their approval for the entire project which conforms to the following:
 - a. Said study shall consist of calculations and a plan showing drainage areas, demonstrate adequate positive storm drainage facilities both on the subject property, and indicate any potential off-site impacts particularly to downstream properties which may be caused by on-site improvements. Said study shall identify any increases in runoff due to project construction and propose methods to either (1) detain such increases on-site, and/or (2) make conveyance of such increases via existing drainages. Provisions for ongoing maintenance of such facilities shall be made, and such responsibility designated prior to approval of said study.
 - b. If the study indicates the need for drainage improvements, the Permittee shall submit an improvement plan and cost estimate, with the necessary calculations, all prepared by a Registered Civil Engineer in conformance with County Ordinance Section 17.90.120. The developer shall pay the actual costs of Plan Checking, Inspection, and Testing prior to issuance of the Use Permit. Five percent (5%) of a Licensed Civil Engineer's estimate of the improvement costs shall be deposited with the Department of Water Resources (2-1/2% at the time of submission and 2-1/2% prior to inspection and testing).

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM
SMOKEY LATERITE MINE USE PERMIT & RECLAMATION PLAN

AUGUST 12, 1997
PAGE 4

- c. Design of the drainage plan shall be in conformance with criteria as designated in County Ordinance Section 17.90.120, including rights-of-way, sewer, channels swales, and appurtenances as needed to provide adequate positive storm drainage facilities.
- d. No drainage work shall be done without a minimum 48 hours notice to the Public Works Inspector and Water Resources Inspector.
- e. Where feasible, runoff from parking areas and roadways shall be channeled into retention ponds to meter flow into surface water systems and to act as catch basins.

THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY WATER RESOURCES DEPARTMENT.

- 19. All drainage channels and flow concentration points along roads and improved areas where storm water is concentrated shall utilize control measures to minimize erosion as described in Erosion and Sediment Control Guidelines for the Developed Areas of the Sierra (High Sierra Resource Conservation and Development Project, 1981). THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY WATER RESOURCES DEPARTMENT.
- 20. Rip rap shall be used to line steep channels to protect those channels from the erosive forces of water during storm events along road drainage courses. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY WATER RESOURCES DEPARTMENT.
- 21. Removal of brush and tree cover shall be limited along natural drainage corridors to those requirements approved in the drainage study, improvement plans, erosion control plans, maintenance plans, and pursuant to conditions related to California Department of Forestry (CDF) and California Department of Fish and Game (CDFG). THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY WATER RESOURCES DEPARTMENT.
- 22. Erosion Control plans are to be submitted and approved, with grading plans, to the Building Department. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY WATER RESOURCES AND BUILDING DEPARTMENTS.
- 23. Construction activities involving grading and excavation shall be conducted when major storms are not likely to occur, unless a winterization plan for the October 15 to April 15 period has been applied for, approved and in place. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY WATER RESOURCES DEPARTMENT.
- 24. Submit a reclamation and revegetation plan for the pits. If pits are similar in nature, submittal can be for a "typical" pit. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY WATER RESOURCES DEPARTMENT.

ARCHAEOLOGICAL, CULTURAL, HISTORICAL MITIGATION:

- 25. a. Potentially important archaeological sites SLP-1 and SLP-7 (as identified by Ric Windmiller in the Cultural Resources Inventory of the Smokey Laterite Pit Project report) shall have steel fence posts placed around the two sites. When heavy equipment is scheduled to operate in the area, orange construction fencing shall be affixed to the posts around the sites. In the case of SLP-1, a site consisting of three noncontiguous sets of features, the posts, and when appropriate, the orange fencing shall be placed around each set of features. The orange fencing shall be erected prior to the operation of heavy equipment in the vicinity. Placement of the fencing shall be supervised by an archaeologist meeting the Secretary of Interior's qualifications for a professional in prehistoric archaeology.

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM
SMOKEY LATERITE MINE USE PERMIT & RECLAMATION PLAN

AUGUST 12, 1997
PAGE 5

- b. If any important or potentially important archaeological site is damaged as a result of the mining operation, or related activity, the effect shall be evaluated by a qualified professional archaeologist. If the effect is adverse, the mitigation shall be a program of scientific excavation or other appropriate form of documentation needed to salvage the information remaining within the damaged portion of the site.
- c. Should any archaeological find, other than those specifically identified be encountered during construction, work will immediately cease within a ten-yard perimeter of the find, a qualified archaeologist consulted for an opinion and the Amador County Planning Department notified for an assessment of the importance of the find and determination of any need to preserve the site or otherwise reduce impacts. If the resources are determined to be important, the Permittee shall avoid disturbing them further or retain a professional archaeologist to prepare and implement an archaeological excavation plan (if applicable) and conduct additional research and recordation to fully document the site.

THESE MITIGATIONS SHALL BE MONITORED BY THE PLANNING DEPARTMENT.

WILDLIFE HABITAT:

- 26. To reconcile wildlife habitat loss during normal mining operations:
 - a. All mining activity that could destroy wildlife habitat shall not be conducted during the prime nesting period of the wildlife using the area. If these activities have to occur during the nesting period in spring, a thorough survey of the project site shall be conducted and active nests flagged. All active nest locations should be avoided until juvenile wildlife have dispersed.
 - b. Habitat removed during mining activities shall be restored to an appropriate condition determined by the botanical, wildlife, and geological consultants. This includes no net permanent loss of freshwater marsh habitat such as cattails (*Typha* spp.) along all pond margins. This habitat is valuable to numerous wildlife species and should be maintained or enhanced when possible.

THESE MITIGATIONS SHALL BE MONITORED BY THE PLANNING DEPARTMENT.

SAFETY:

- 27. Permittee shall design and construct all access roads to a width in conformance with County Code Chapter 15.30 to facilitate response to emergency calls in the project area. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR FIRE PROTECTION DISTRICT.

ROADS/GRADING:

- 28. Prior to any material being hauled from the site, the Permittee shall obtain an Encroachment Permit from the Amador County Public Works Agency for the haul route crossing of Old Stockton Rd. The Encroachment Permit shall include, but not be limited to:
 - a. Five hundred feet (500') of site distance;
 - b. Paved encroachment;
 - c. Truck crossing signs;
 - d. Inset gates; and
 - e. a maintenance agreement may be attached to cover any road damage over and above normal wear and tear.
 THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY PUBLIC WORKS DEPARTMENT.
- 29. All speed limits, traffic control regulations, and load limits as established from time to time by the Board of Supervisors of the County of Amador, and all applicable provisions of the California Vehicle Code and the California Streets and Highway Code, shall be obeyed at all times by all persons operating haul trucks to and from Permittee's property. Permittee shall carry public liability insurance covering its mining operations as set forth herein in Condition No. 4, above. THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY PUBLIC WORKS DEPARTMENT.

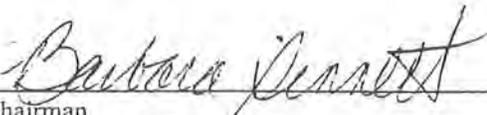
CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM
SMOKEY LATERITE MINE USE PERMIT & RECLAMATION PLAN

AUGUST 12, 1997
PAGE 6

NOISE:

- 30. a. The Permittee shall comply with all requirements of the Noise Element of the Amador County General Plan presently in existence or as amended from time to time.
- b. Employees shall not be exposed to noise levels higher than standards established by OSHA or MSHA.
- c. On-site equipment shall be equipped at all times with noise attenuation equipment. Haul trucks shall not exceed the standards for maximum permitted noise established in Article 2.5 of Chapter 5 of Division 12 of the California Vehicle Code.

THIS MITIGATION SHALL BE MONITORED BY THE AMADOR COUNTY PLANNING DEPARTMENT.



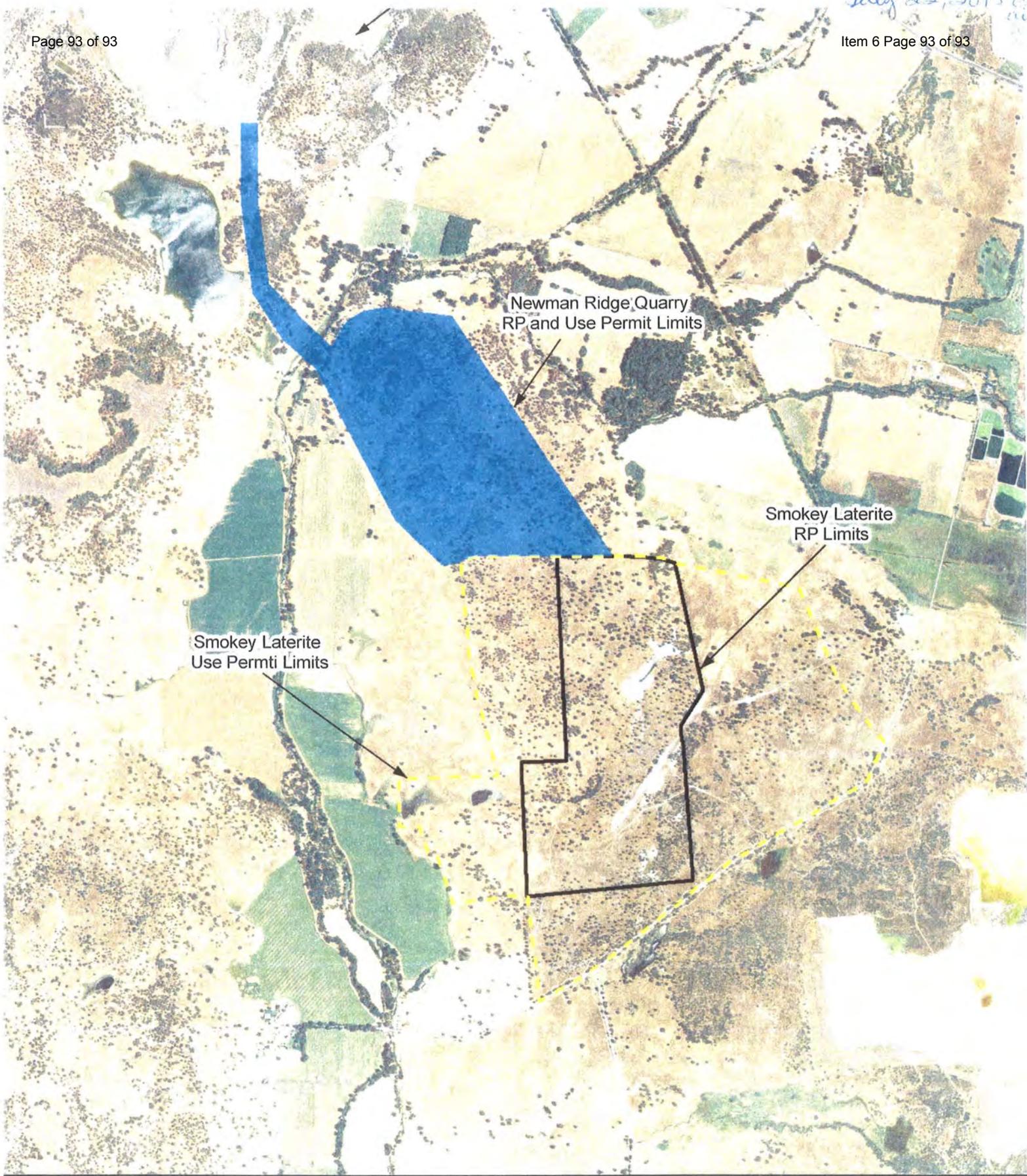
 Chairman
 Amador County Planning Commission

COPIES OF THESE CONDITIONS SENT ON 9-11-97 TO:

- (1) Applicant
- (2) Environmental Health Department
- (3) Public Works
- (4) Building Department
- (5) Surveying and Engineering
- (6) Board of Supervisors
- (7) Water Resources
- (8) Air Pollution
- (9) Waste Management
- (10) Amador Fire Protection District
- (11) CalTrans, District 10
- (12) Department of Conservation
- (13) CDF

S7:SMOKEY COA

(07/08/97)



**Newman Ridge and Smokey Laterite
Use Permit & Reclamation Plan Boundaries**

- Newman Ridge Quarry RP/UP Boundary
- Smokey Laterite Reclamation Boundary
- Smokey Laterite Use Permit Boundary

