

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: SEPTEMBER 12, 2017

Item 4 Public Hearing - Request for a Use Permit to allow the operation of a log processing facility to provide milling, chipping, and fabrication of wood products in the "M," Manufacturing District.

Applicant: Cedar Mill Farms, LLC (Steve Ogburn, representative)

Supervisory District 3

Location: 25270 & 25400 Highway 88, Pioneer, approximately one-half mile east of Defender Grade Road (APNs 031-060-015 & 031-010-117).

- A. General Plan Designation of Area:** I, Industrial
- B. Present Zoning:** "M," Manufacturing
- C. Acreage Involved:** 176
- D. Project Description:** This application is a request for a Use Permit to allow a log processing facility to provide milling, chipping, and fabrication of wood products. The project is intended to process logs from trees damaged or killed as a result of the bark beetle infestation. Chipped material would be available for transfer to regional biomass power plants; salvageable lumber would be milled for future sale or fabrication of wood products. Wood chipping, milling, and fabrication operations would be perpetual activities irrespective of the availability of logs from the tree mortality crisis.
- E. TAC Recommendations:** The Technical Advisory Committee (TAC) reviewed this application at their May 31, 2017, meeting and found the application to be complete. TAC subsequently met June 28, 2017 to review the CEQA Initial Study, prepare conditions of approval, and make recommendations to the Planning Commission. Primary concerns to TAC included noise and dust suppression from wood chipping and milling equipment, and potential ingress/egress improvements to the site.

The application materials included a proposal that would have required westbound traffic to the site to travel past the site, turn around on a vacant parcel 1.3 miles further west on Highway 88, and access the site eastbound. However, information from Caltrans on June 29, 2017, initially gave permission for eastbound and westbound traffic to access the site at the existing driveway, as had been done historically, and the proposal for using an off-site turn-around was abandoned by the applicant.

On July 6, 2017, this permission was retracted by Caltrans and the applicant was requested to submit truck turning templates for the existing driveway encroachment to Highway 88. Following a review of the applicant's truck turning templates, Caltrans determined that a westbound dedicated left-turn lane should be constructed as an improvement to the existing encroachment.

The CEQA Initial Study and Conditions of Approval included with the staff report have been amended to reflect the updated Caltrans requirements.

TAC has no technical objection to the Planning Commission approving this project with the adoption of a Mitigated Negative Declaration as the appropriate environmental document and with mitigation measures in the form of conditions as proposed in the staff report.

- F. Planning Commission Action:** The first action before the Planning Commission is to determine if the proposed Mitigated Negative Declaration prepared by staff adequately identifies and mitigates the project's potential impacts. If the Commission adopts the Negative Declaration a decision on the project and proposed conditions can then be made.
- G. Findings:** If the Planning Commission approves this request, the following findings are recommended for adoption:
1. The granting of the Use Permit is sanctioned by County Code Section(s) 19.24.040 "M," Manufacturing District regulations, Item 13, which requires a Use Permit for "Other uses which might be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright light, vibration, radiation, or which involve the handling of explosives or dangerous materials."
 2. The granting of the Use Permit is consistent with County Code Section 19.56.040 (Use Permit Findings) in that the project proposed with conditions will not be detrimental to the health, safety, peace, morals, comfort and general welfare of the County;
 3. A review of this proposal was conducted by the Technical Advisory Committee who through their own research and the CEQA Initial Study, found this project will not have a significant effect on the environment due to the incorporated Mitigation Measures and Conditions of Approval, and a Mitigated Negative Declaration will be adopted and filed with the County Recorder.

REVISED
ENVIRONMENTAL DOCUMENTS AND CONDITIONS OF APPROVAL

**USE PERMIT CONDITIONS OF APPROVAL
FOR
CEDAR MILL FARMS**

PERMITTEE: Cedar Mill Farms, LLC (Steve Ogburn, representative)

LOCATION: 25270 & 25400 Highway 88, Pioneer, CA 95666

PROJECT DESCRIPTION: Use permit to allow the operation of a log storage and processing facility to provide chipping, milling, and fabrication of wood products.

ASSESSOR PARCEL NUMBERS: 031-010-117 & 031-060-015

USE PERMIT NUMBER: UP-17;5-3

DATE OF APPROVAL:

1. *No permits, fees, or activity related to this project shall be issued, paid, or commence until such time as the permittee has provided the Planning Department with the Department of Fish and Wildlife Filing Fee for a Notice of Determination or a Certificate of Fee Exemption from Fish and Wildlife. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*
2. *This Use Permit shall not become valid, nor shall the use commence until such time as the permittee is either found to be in compliance with or has agreed, in writing, to a program of compliance acceptable to the County. At that time the permit shall be signed by the Planning Department and the use may commence. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*
3. *The issuance of this Use Permit is expressly conditioned upon the permittee's compliance with all the provisions contained herein and if any of the provisions contained herein are violated, this Use Permit may be subject to revocation proceedings as set forth in Amador County Code §19.56.060. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*
4. *The project shall be substantially the same as approved. Any substantial changes must be submitted for approval by the Amador County Planning Commission. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*
5. *This use permit shall be posted in a conspicuous place on the premises and shall not be transferable or assignable without the consent of the Planning Commission. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*

AESTHETICS:

6. All future outdoor lighting will be directed downward and/or shielded so as to avoid glare and distraction for drivers on adjacent roadways. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

CULTURAL RESOURCES:

7. Prior to issuance of a Use Permit, the applicant shall provide a statement, for the review and approval of the Planning Department, that if historic, archaeological, and/or paleontological resources are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the applicant 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. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

HAZARDOUS MATERIALS:

8. The project shall maintain substantial compliance with requirements regarding activities subject to oversight by the Certified Unified Program Agency (CUPA) throughout the life of the Use Permit. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

FLOOD PLAIN PROTECTION:

9. The placement of equipment, materials, and structures within the 100-year floodplain shall be prohibited unless a floodplain development permit is prepared by a professional engineer certifying that use of the floodplain area will have no adverse impact on upstream or downstream properties in the event of a 100-year flood event. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

NOISE:

10. All equipment used for the processing of wood shall be located on the site so as to prevent noise levels from exceeding 75 decibels at the project's property line closest to the noise source. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
11. The hours of operation shall be 7:00 a.m. through 6:00 p.m., seven days per week. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

FIRE PROTECTION:

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

UTILITIES:

13. The project shall maintain substantial compliance with requirements of the appropriate solid waste regulatory tier throughout the life of the Use Permit. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

SIGNAGE:

14. Signage shall be consistent with County Code § 19.32.010.F – Uses in Commercial Zone Districts. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

BUILDING PERMITS:

15. The permittee shall obtain all applicable building permits pursuant to the California Building Code. THE BUILDING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

TRANSPORTATION:

16. An encroachment permit from the California Department of Transportation will be needed for improvement of the driveway access to Highway 88.
17. A full analysis of simultaneous inbound and outbound turning movements will be needed for the permit.
18. In order to accommodate the potential safety impacts of the project-generated truck traffic entering and exiting Highway 88 at the project driveway, a westbound Highway 88 dedicated left-turn lane should be constructed.
19. A traffic control system on Highway 88 (such as road signs) needs to be installed to alert drivers that large trucks will be decelerating and accelerating into the area.
20. An encroachment permit from the California Department of Transportation will be required for project construction activities that will encroach on the Highway 88 right-of-way. California Environmental Quality Act (CEQA) documentation and environmental studies must be submitted with the encroachment permit application. These studies will include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources with the California Department of Transportation right-of-way at the project site.

ENDORSED
FILED

AUG 03 2017

KIMBERLY L. GRADY, County Clerk
AMADOR COUNTY

By T. HURTADO Deputy

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT

PROJECT: Cedar Mill Farms
LEAD AGENCY: Amador County Planning Department
PROJECT LOCATION: 25270 & 25400 Highway 88, Pioneer, CA

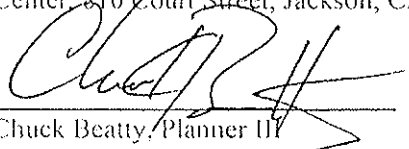
PROJECT DESCRIPTION: Request from Cedar Mill Farms, LLC, for a Use Permit pursuant to County Code Section 19.24.040 "M," Manufacturing District regulations item 13, to allow the operation of a log processing facility to provide milling, chipping, and fabrication of wood products in the "M," Manufacturing District.

PROJECT FINDINGS: There is no substantial evidence that the approval of the Use Permit will have a significant adverse effect on the physical environment.

STATEMENT OF REASONS:

1. The project is consistent with the Amador County General Plan and zoning district at this location;
2. The approval of the Use Permit by the Planning Commission is sanctioned by County Code Section 19.24.040, "M," Manufacturing District – Uses Permitted Subject to First Securing an Approved Use Permit, and is consistent with County Code Section 19.56.040 (Use Permit findings) in that the establishment, maintenance or operation of the use applied for will not under any circumstances be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County, due to the implementation of proposed Conditions of Approval and Mitigation Measures;
3. A review of the Use Permit request was conducted by the Technical Advisory Committee who, through their own research and the CEQA Initial Study, found this project will not have a significant effect on the environment due to the mitigation measures and conditions incorporated and a Mitigated Negative Declaration will be adopted and filed with the County Recorder.

PUBLIC COMMENTS: The Amador County Planning Commission will conduct a public hearing on the matter on September 12, 2017, at 7:00 p.m. in the Board Chambers of the County Administration Center, 810 Court Street, Jackson, CA, 95642.


Chuck Beatty, Planner III

Date: 8-3-17

File No. 051027101

Posted On 08/03/17

Posting Removed

MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title:	Cedar Mill Farms
Lead Agency Name and Address:	Amador County Planning Department 810 Court Street Jackson, CA 95642
Contact Person/Phone Number:	Chuck Beatty 209-223-6380
Project Location:	25270 & 25400 Highway 88 Pioneer, CA 95666
Project Sponsor's Name and Address:	Steve Ogburn 25400 Highway 88 Pioneer, CA 95642
General Plan Designation(s):	I, Industrial
Zoning:	"M," Manufacturing
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.)	Use permit request to allow the operation of log processing facility to provide milling, chipping, and fabrication of wood products.
Surrounding land uses and setting: Briefly describe the project's surroundings:	The project is situated on a former 176-acre sawmill and eco-farm site. Surrounding land uses are a mix of single-family residential dwellings, mini-storage facilities, light manufacturing uses, an entitled (but undeveloped) manufactured home park, and federally-owned forest land.
Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)	Caltrans – Encroachment Permit

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

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

Signature – Name _____

Date _____

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

Chapter 1. AESTHETICS – Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

Scenic Vistas: There are no significant visual resources on the site, nor is it located on any significantly prominent topographical features or ridgelines. Development of the proposed use would not adversely impact any scenic views through and across the property. There is **no impact**.

Scenic Corridors: The project is not located along a designated State scenic highway corridor; therefore, there is **no impact**.

Existing Visual Character: While views from adjacent properties will be modified by the placement of mobile equipment for chipping and milling logs, it is not considered significant because the subject property is currently occupied by 3 permanent structures totaling 155,000 square feet. Property immediately adjoining to the north is situated approximately six feet higher than the project site, and is separated by a retaining wall, further reducing visual impacts. Impacts are **less than significant**.

Light and Glare: Development of the subject site would create some additional sources of light and glare in the area. The primary source of light would be from on-site roadway, building, and security lighting. Installation of exterior lighting would create potential glare. The impact will be **less than significant with the incorporation of Mitigation Measure 1.1, below**.

Mitigation:

Mitigation Measure 1.1 – All future outdoor lighting will be directed downward and/or shielded so as to avoid glare and distraction for drivers on adjacent roadways.

Sources: Amador County Planning Department; Project Development Plans.

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

Discussion:

Farmland Conversion: The project is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on prepared by the CA Department of Conservation's Farmland Mapping and Monitoring Program. Therefore, there is **no impact**.

Williamson Act Contract and Agricultural Zoning: The project site not subject to a Williamson Act contract. Therefore, there is no impact.

Timberland Zoning and zoning for forest lands: Exhibit 4.2-3, Timberland Production Zone, of the Amador County General Plan, indicates that the project site is not located in an area designated

to support timber grade forest resources. The project will have **no impact** on any Timberland Production Zone, or land currently in or designated for timber production.

Loss or Conversion of Forest Lands: As discussed above, based on its location, the project site does not support forest resources. Therefore, this project will have **no impact** on forest lands.

Other Changes to the Existing Environment: Due to the nature of the project and the fact that the site was previously used as a sawmill, there are no impacts that would convert farmland to non-agricultural use or forest land to a non-forest use. There are **no impacts** to farmlands or forest lands.

Mitigation: None required.

Source: 2014 Amador County Important Farmland Map; 2016 Amador County General Plan; Amador County Planning Department.



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

Discussion:

Air Quality Plan: Amador County does not have an air quality plan; therefore, there is **no impact**.

Air Quality Standards: The project will not cause a violation of an air quality standard or contribute substantially to an existing air quality violation. Conditions to control fugitive dust emissions may be imposed at the time the event impacts pervious areas. Outdoor fires ignited on the property must comply with the rules and regulations of the District. All air contaminants that may be generated by activities on this project must comply with the Rules and Regulations of the Amador Air District. The impacts are anticipated to be **less than significant**.

Increase in criteria pollutant: Amador County is a Non-attainment area for the State of California's 1-Hour Ozone Standard (0.09ppm) and the US EPA's 8-Hour Ozone Standard (0.08 ppm). There is no anticipated outdoor burning as part of this project. No significant increase in ozone precursor emissions are expected from this project. **The impact is less than significant.**

Sensitive Receptors: Substantial air pollutant concentrations will not be generated on the site so as to expose sensitive receptors to substantial pollutant concentrations; therefore, **the impact is less than significant.**

Objectionable Odors: The project will involve the chipping and milling of wood with portable diesel-powered equipment, specifically 4 band saw mills and 1 chipper. Given the size of the site, 176 acres, and the low density of development in the area, the project will not subject a substantial number of people to objectionable odors; therefore, the **impact is less than significant.**

Mitigation: None required.

Source: Amador County Planning Department and Air District.

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

Discussion:

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

The IPaC Resource Report identified habitat potential for the following endangered species within the project area: California red-legged frog (*Rana draytonii*); Delta smelt (*Hypomesus transpacificus*); Steelhead (*Oncorhynchus mykiss*); Bald eagle (*Haliaeetus leucocephalus*); Black Rail (*Lateralus jamaicensis*); Black-chinned sparrow (*Spizella atrogularis*); California spotted owl (*Strix occidentalis occidentalis*); Calliope hummingbird (*Stellula calliope*); Flammulated owl (*Otus flammeolus*); Fox sparrow (*Passerella iliaca*); Green-tailed towhee (*Pipilo chlorurus*); Lewis' woodpecker (*Melanerpes lewis*); Loggerhead shrike (*Lanius ludovicianus*); Oak titmouse

(*Baeolophus inornatus*); Olive-sided flycatcher (*Contopus cooperi*); Peregrine falcon (*Falco peregrinus*); Rufous Hummingbird (*Selasphorus rufus*); Rufous-crowned sparrow (*Aimophila ruficeps*); Short-eared owl (*Asio flammeus*); Snowy plover (*Charadrius alexandrinus*); Swainson's hawk (*Buteo swainsoni*); Western grebe (*Aechmophorus occidentalis*); Williamson's sapsucker (*Sphyrapicus thyroideus*); and Willow flycatcher (*Empidonax traillii*).

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

The impact to Candidate, Sensitive, and Special Status Species is expected to be **less than significant** because the site is was previously developed for a similar use and the project does not propose additional land disturbance.

Riparian Habitat and Other Sensitive Natural Communities: The property includes three spring-fed ponds that have historically been used for dust and fire suppression for a sawmill. The continued use of these ponds for similar needs is not expected to have a substantial adverse impact on riparian habitats. The impact will be **less than significant**.

Wetlands: There are no identified federally protected wetlands on the project site; therefore, there is **no impact**.

Movement of Fish and Wildlife: The project will generate noise and traffic on a site that has been partially idle for approximately five years. However, the projects impacts will be less than those of the previous use of the site as a sawmill. The project is not anticipated to impair or conflict with the movement of native resident or migratory fish or wildlife or their corridors and nursery sites. Therefore, the impact is **less than significant**.

Biological Resource Policies and Ordinances: The project does not conflict with the conservation and open space goals and policies of the Amador County General Plan. 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: US Fish & Wildlife Service's Information for Planning and Conservation (IPaC) database; Amador County General Plan.

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

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

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

Mitigation:

Mitigation Measure 5.1: Prior to issuance of a Use Permit, the applicant shall provide a statement, for the review and approval of the Planning Department, that if historic, archaeological, and/or paleontological resources are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the applicant 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: Amador County Planning Department; Amador County General Plan Final EIR (July, 2016).

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

Discussion:

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

Soil Erosion and Loss of Topsoil: Although this project involves minimal land disturbing activity, any grading activity moving more than 50 CY of soil will require a grading permit. Grading Permits are reviewed and approved by the County in accordance with Ordinance 1619 (County Code 15.40), and conditions/requirements are applied to minimize potential erosion. The

issuance of a grading permit, along with implementation of Erosion Control requirements, will minimize potential erosion resulting to a **less than significant impact**.

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

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

Soils Capable of Sewage Disposal: The project will not likely result in a significant increase in wastewater generation. The impact is less than significant.

Mitigation: None required.

Sources: Amador County Environmental Health Department and Planning Department.

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

Discussion:

Greenhouse Gases: Greenhouse gas emissions include carbon dioxide, methane, and nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride. The most common form of greenhouse gas emissions from this project would be CO2 emissions from vehicles traveling to and from the site. The project will increase vehicle trips to and from the site; however, this impact is not expected to contribute significantly to greenhouse gas levels within Amador County. **The impact is less than significant.**

Plans and Policies for Greenhouse Gas Emissions: Amador County's General Plan and Energy Action Plan include policies for minimizing greenhouse gas emissions. The project is not anticipated to conflict with the land use policies regarding greenhouse gases. Therefore, the impact is **less than significant impact.**

Mitigation: None required.

Source: Amador County General Plan Final EIR, Amador County Energy Action Plan.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Equipment associated with the project will generate hazardous waste (waste lubricants) at a rate anticipated to be less than 27 gallons or 220 lbs. per month. This rate is compatible with regulation as Conditionally Exempt Small Quantity Generator (CESQG). The impact is less than significant with the incorporation of Mitigation Measure 8.1, below.

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

Hazardous Emissions and Acutely Hazardous Materials Near Schools: The project is located within one-quarter mile of Pioneer Elementary School, however the potential for release of hazardous emissions or acutely hazardous materials is very low. The impact is less than significant.

Hazardous Materials Sites: The Envirostor database, compiled pursuant to Government Code Section 65962.5, identifies a leaking underground storage tank, discovered on the property in 1992. As of January 10, 2003, the agency with jurisdiction, the Central Valley Regional Water Quality Control Board, closed this case, requiring no further action. The impact is less than significant.

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

Emergency Response Plan and Emergency Evacuation Plan: Due to the location and temporary nature of this project, it will not interfere with the implementation of the Amador County Emergency Operations Plan or the Amador County Long Term Care Facility 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 Very High 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:

Mitigation Measure 8.1 - The project shall maintain substantial compliance with requirements regarding activities subject to oversight by the Certified Unified Program Agency (CUPA) throughout the life of the Use Permit.

Sources: Amador County Environmental Health Department, Planning Department.

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 type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

Water Quality Standards and Waste Discharge Requirements: The project will be subject to storm water pollution prevention program requirements but not does not propose to handle or generate waste therefor is would not be subject to waste discharge requirements. The impact is less than significant.

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

Erosion/Siltation/Drainage: The project will not substantially alter the course of surface water drainage patterns of the area. With no increase in impervious areas, there is no anticipated increase in runoff to cause erosion or siltation. **There is no impact.**

Flooding: The onsite drainage patterns will not be altered such that the volume or velocity of surface water runoff results in flooding on-or off-site. **There is no impact.**

Storm water system capacity/Polluted runoff: The existing stormwater system consists of natural overland flow and no planned stormwater drainage systems are proposed for the site. The project not interfere with the natural flow process or generate new 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. **The impact is less than significant.**

Flood Hazard: A portion of the project site is located in Zone A, identified as 100-year flood plain on the effective FEMA Flood Insurance Rate Map dated May 20, 2010. The impact to flood hazards will be **less than significant with the incorporation of Mitigation Measure 9.1, below.**

Dam/Levee Failure: There are three man-made dams on the project site that will continue to hold water for dust and/or fire suppression. Expansion or alteration of the dams are not part of this project; **there is no impact.**

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

Mitigation:

Mitigation Measure 9.1 – The placement of equipment, materials, and structures within the 100-year floodplain shall be prohibited unless a floodplain development permit is prepared by a professional engineer certifying that use of the floodplain area will have no adverse impact on upstream or downstream properties in the event of a 100-year flood event.

Source: Amador County Department of Transportation and Public Works; Environmental Health Department; and Planning Department; FEMA FIRM dated 2010.

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: Surrounding land uses are a mix of single-family residential dwellings, mini-storage facilities, light manufacturing uses, an entitled (but undeveloped) manufactured home park, and federally-owned forest land. The project does not create physical barriers that change connectivity between areas of the community and will not disrupt any established roadways, walkways, trails, streams, or drainage areas, or otherwise cause a physical division of an established community. **There is no impact.**

General Plan and Zoning Consistency: The General Plan designation for the subject parcel is I, (Industrial), and is zoned "M," Manufacturing. These land use classifications permit the processing of vegetable products, with those uses potentially producing noise, odor, dust, or vibration being subject to an analysis of the impacts of the project on the environment and a public hearing. **There is no impact.**

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

Mitigation: None required.

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

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

Discussion:

Loss of Availability of Mineral Resources and Mineral Resource Recovery Sites: Review of Exhibit 4.6-4 (Mineral Resource Zones) in the Amador County General Plan Final EIR indicates this project is located within a known or identified mineral resource zone for limestone. However, the County is not required to regulate land uses within limestone deposits. It can be reasonably concluded that the project will not result in any additional impacts to mineral resources. There is **no impact**.

Mitigation: None required.

Source: Amador County General Plan Final EIR.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input 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 has the potential to generate noise levels in excess of standards established in the County’s General Plan through the use of diesel-powered wood chipping and milling equipment. The impact is **less than significant with the incorporation of Mitigation Measure 12.1, below.**

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

Substantial Permanent Increase in Noise Levels: The project is temporary in nature (one week per year) and will not generate permanent increases in ambient noise levels. **There is no impact.**

Substantial Temporary or Periodic Increase in Ambient Noise Levels: The project has the potential to create substantial periodic increases in ambient noise levels through the use of diesel-powered wood chipping and milling equipment, and vehicular traffic associated with the project. This impact is considered to be **less than significant with the incorporation of Mitigation Measures 12.1 and 12.2, below.**

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

Mitigation:

Mitigation Measure 12.1 – All equipment used for the processing of wood shall be located on the site so as to prevent noise levels from exceeding 75 decibels at the project's property line closest to the noise source.

Mitigation Measure 12.2 – The hours of operation shall be 7:00 a.m. through 6:00 p.m., seven days per week.

Source: Planning Department; Amador County General Plan Noise Element.

143

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

Discussion:

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

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

Mitigation: None required.

Source: Amador County General Plan; Planning Department.

Chapter 14. PUBLIC SERVICES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in substantial adverse impacts associated with the provision of new or altered governmental facilities, need for new or altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain 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 type="checkbox"/>	<input checked="" type="checkbox"/>
• Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Fire Protection: The Amador Fire Protection District has reviewed this project and has determined that no new or altered public fire facilities are required. Impacts on fire protection services will be less than significant with the incorporation of Mitigation measure 14.1, below.

Police Protection: The project does not propose an increase population density of the area. Appropriate impact fees will be collected if permits are issued for proposed buildings to help offset the impacts new development on police facilities. The impact is less than significant.

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

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

Other Public Facilities: The project is consistent with the General Plan and the project is not anticipated to have a significant impact on public facilities. Fees to mitigate impacts to public facilities may apply should additional permits or clearances for those respective services be requested in the future. The impact is considered to be less than significant.

Mitigation:

Mitigation Measure 14.1 – To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640, the developer shall participate in the annexation to the County’s Community Facilities District N. 2006-1 (Fire Protection Services), including execution of a “waiver and consent” to the expedited election procedure, the successful completion of a landowner-vote election authorizing an annual special tax for fire protection services, to be levied on the subject property by means of the County’s secured property tax roll, and payment of the County’s cost in conducting the procedure.

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

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

Discussion:

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

Mitigation: None required.

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

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

Discussion:

Conflict with policies measuring circulation effectiveness or congestion management: The General Plan Circulation Element establishes a Peak Hour Level of Service "C" or better as generally acceptable. The County has not adopted a threshold of significance other than Level of Service to measure transportation impacts. Regional and Local Traffic Mitigation Fees are assessed to projects based on their potential impacts on roadways. The project's anticipated traffic is expected to have a **less than significant impact** when appropriate impact fees are collected.

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

Hazards due to Design Features / Incompatible Uses: The project proposes to utilize an existing encroachment onto CA Highway 88. The California Department of Transportation reviewed

truck turning templates supplied by the applicant to simulate ingress and egress movements of truck traffic using the site's existing driveway connection Highway 88. Impacts to traffic safety will be **less than significant with the incorporation of Mitigation Measures 16.1 through 16.5, below.**

Emergency Access: Emergency access to the project from Highway 88 will be impacted to a **less than significant level with the incorporation of Mitigation Measures 16.1 through 16.5, below.**

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

Mitigation:

Mitigation Measure 16.1 – An encroachment permit from the California Department of Transportation will be needed for improvement of the driveway access to Highway 88.

Mitigation Measure 16.2 – A full analysis of simultaneous inbound and outbound turning movements will be needed for the permit.

Mitigation Measure 16.3 – In order to accommodate the potential safety impacts of the project-generated truck traffic entering and exiting Highway 88 at the project driveway, a westbound Highway 88 dedicated left-turn lane should be constructed.

Mitigation Measure 16.4 – A traffic control system on Highway 88 (such as road signs) needs to be installed to alert drivers that large trucks will be decelerating and accelerating into the area.

Mitigation Measure 16.5 – An encroachment permit from the California Department of Transportation will be required for project construction activities that will encroach on the Highway 88 right-of-way. California Environmental Quality Act (CEQA) documentation and environmental studies must be submitted with the encroachment permit application. These studies will include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources with the California Department of Transportation right-of-way at the project site.

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: No changes to the water system or supply are proposed. There is no impact.

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

Sufficient Water Supplies Available: The project will not demand quantities of water such that new or expanded or expanded entitlements are proposed. Water for non-potable industrial uses is proposed to be obtained and recirculated on site. The impact is less than significant.

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

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

Compliance with Solid Waste Statutes and Regulations: The project includes wood chipping which could result in stockpiles of product with the potential to pose fire hazard, improperly managed composting, or impacts to storm water runoff. Chipping operations are subject to oversight by the Local Enforcement Agency. The impact is **less than significant with the incorporation of Mitigation Measure 17.1, below.**

Mitigation:

Mitigation Measure 17.1 - The project shall maintain substantial compliance with requirements of the appropriate solid waste regulatory tier throughout the life of the Use Permit.

Sources: Amador County Planning Department and Environmental Health Department.

Chapter 18. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input 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 Agriculture and Forest Resources, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Land Use and Planning, Mineral Resources, Population and Housing, and Recreation would result in a less than significant impact on the environment.

Impacts to Aesthetics, Cultural Resources, Hazardous Materials, Hydrology & Water Quality, Noise, Public Services, Transportation, and Utility Systems would be significant unless mitigated. Therefore, Mitigation Measures 1.1, 5.1, 8.1, 9.1, 12.1, 12.2, 14.1, 16.1 through 16.5, and 17.1 are required of the project.

The implementation of the Mitigation Measures identified above will result in less than significant impacts to Aesthetics, Cultural Resources, Hazardous Materials, Hydrology & Water Quality, Noise, Public Services, Transportation, and Utility 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 Chapters 1 through 17 of this Initial Study Checklist, the project would not expose persons to substantial adverse impacts related to aesthetics, agricultural and forest resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards or hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, or public utilities and services. The effects to these environmental issues were identified to have no impact, a less than significant impact, or a less than significant impact with mitigation incorporated. Therefore, the project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

SOURCE: Chapters 1 through 17 of this Initial Study.

REFERENCES

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

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



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

**NOTICE OF CONTINUED PUBLIC HEARING
AND NOTICE OF INTENT TO FILE A MITIGATED NEGATIVE DECLARATION**

Notice is hereby given the Planning Commission of the County of Amador, State of California, has received an application for the project described in this notice. Due to a noticing error this item will be continued from August 8, 2017 to **September 12, 2017**. *However, if anyone wishes to attend the August 8th meeting and comment on the project they may do so but no decision can be made at that meeting.*

PROJECT NAME, DESCRIPTION AND LOCATION: Request by Cedar Mill Farms, LLC, for a Use Permit to allow the operation of log storage and processing facility to provide milling, chipping, and fabrication of wood products in the "M," Manufacturing District. Located at 25270 and 25400 Highway 88, Pioneer, approximately one-half mile east of Defender Grade Road, APNs 031-060-015 & 031-010-117. (SEE MAP ON BACK OF NOTICE).

NOTE: The Staff Report will be available online (typically the Friday prior to the meeting) for viewing at <http://www.amadorgov.org> in the "Agendas and Minutes" section.

ENVIRONMENTAL REVIEW PROCESS: In accordance with the California Environmental Quality Act (CEQA), this is notice that the lead agency, the Amador County Planning Commission, intends to consider the adoption of a Mitigated Negative Declaration, as the project is consistent with the Amador County General Plan and zoning codes. The environmental assessment and application materials appear to be complete and indicate there are no extraordinary or unique environmental issues not normally mitigable with the County's standard conditions which would be applied to this type of project. If, during the processing of this application, it is determined through the Initial Study checklist or at a public hearing that there are state or local issues which cannot be found to be insignificant or mitigable through standard conditions, it may be found by the Planning Commission or Board of Supervisors a Negative Declaration cannot be filed for this project and an Environmental Impact Report (EIR) shall be prepared instead. California Administrative Code Section 15064(g)(2) requires that a Mitigated Negative Declaration shall be prepared "if the lead agency finds there is no substantial evidence that the project may have a significant effect on the environment." The Technical Advisory Committee (TAC) has reviewed this project and has found no technical objection to the approval of this project with the adoption of a Mitigated Negative Declaration. The required environmental review and comment period for this project will commence on July 6, 2017 and ends on September 12, 2017.

PUBLIC HEARING: Notice is hereby given said Planning Commission will hold a continued public hearing on this application at the **County Administration Center, Board of Supervisors Chambers, 810 Court Street**, Jackson, California, on **Tuesday, September 12, 2017 at 7:00 p.m.**, or as soon thereafter as can be heard. The Commission's first decision will be on the environmental document. If a Mitigated Negative Declaration is adopted, the Commission will then consider a decision on the project. Anyone having comments on the project may attend and be heard.

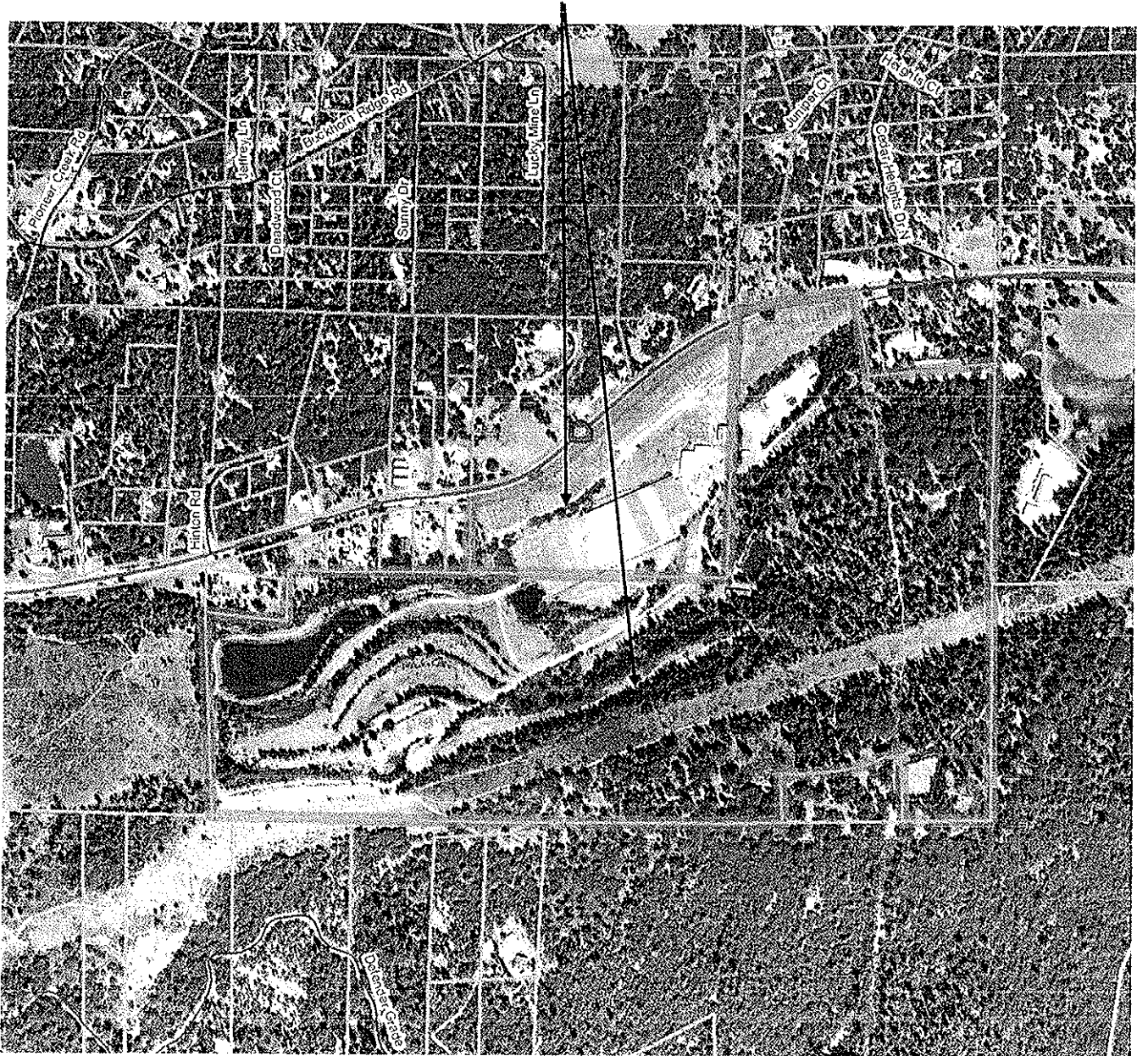
Letters of comment regarding this matter received by the County prior to the preparation of a Staff Report (generally the Tuesday prior to the meeting) will be mailed to each Planning Commissioner as part of the Staff Report. The Staff Report will be available online (typically the Friday prior to the meeting) for viewing at www.amadorgov.org in the "Agendas and Minutes" section. Letters received after the Staff Report has been mailed will be copied and circulated to each Commissioner just prior to the Public Hearing. However, be advised the Commissioners may not, due to time constraints, be able to give those letters submitted after the Staff Report is prepared, as detailed a review as those received earlier and it may be to your benefit to attend the hearing and summarize your concerns orally. Letters will not be read aloud at the Public Hearing. If you have any questions or desire more information, please contact this office.

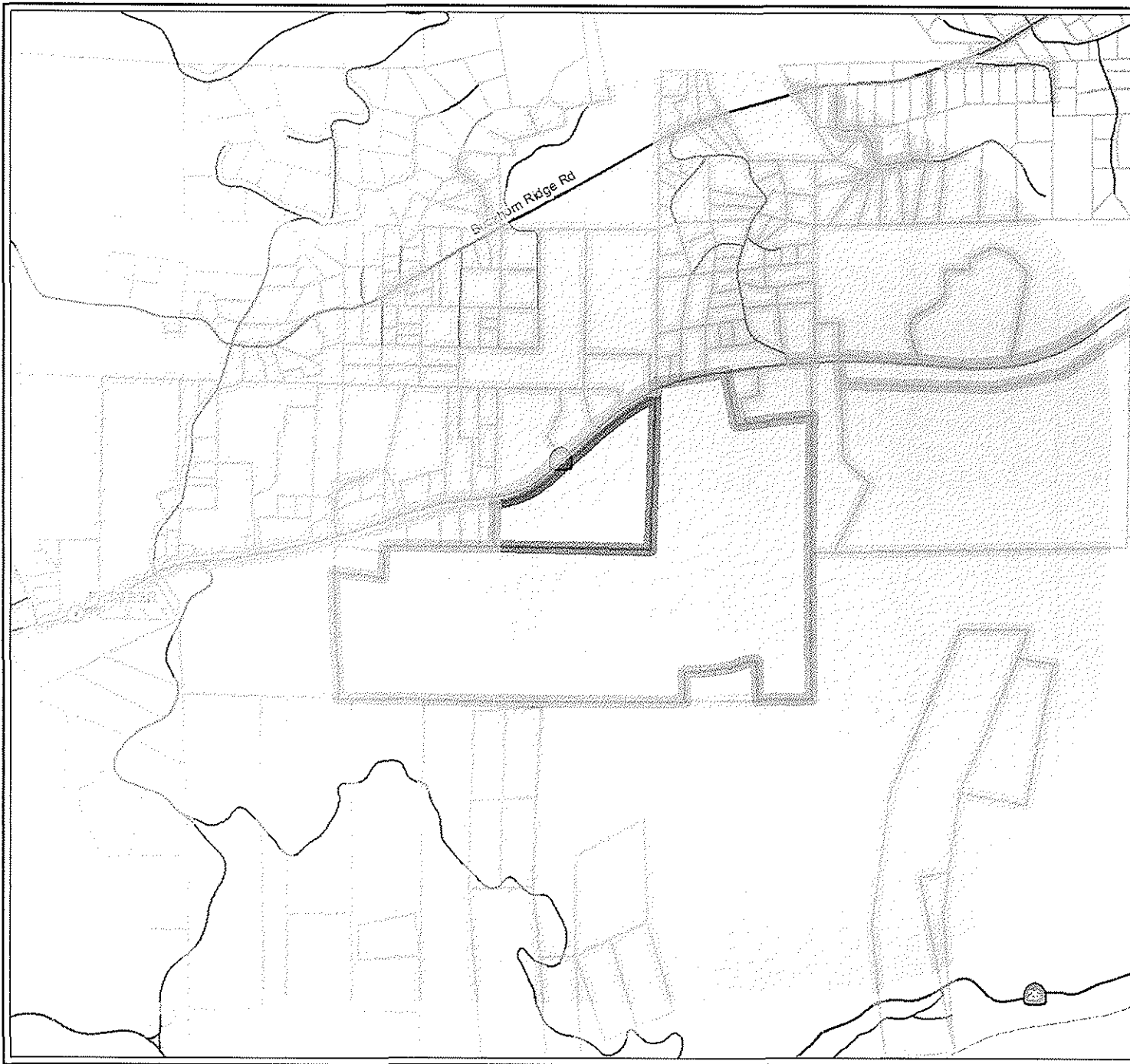
NOTE: If you do not comment at the public hearing or send in written comments and later decide to challenge the nature of this proposed action in court, you may be limited to raising only those issues you raised at the public hearing or have given in written correspondence delivered to the public entity conducting the hearing at, or prior to, the Public Hearing.

AMADOR COUNTY PLANNING COMMISSION

Date of this notice: August 3, 2017

THESE PARCELS





2,500' Notification Map

- ⊙ Cities and Communities
- Transportation
 - Roads
 - One Way Road
 - Primary Road
 - Secondary Road
 - County Route
 - State Highway
 - Unimproved Road
- Administrative Boundaries
 - City Limits
 - ▭ Amador County Boundary
 - ▭ Parcels



1" = 1165 ft

Aerial photography, if displayed,
© DigitalGlobe, Inc., All Rights Reserved

Notes Cedar Mill Use Permit



The County of Amador assumes no responsibility arising from use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating your decision with the appropriate County Office.

Amador County GIS Viewer

Amador County Information Technology Dept.
610 Court St. Jackson CA 95842

July 6, 2017

APPLICATION MATERIALS



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

DATE: May 19, 2017

FROM: Chuck Beatty, Planner III

PROJECT: Request from Cedar Mill Farms, LLC, for a Use Permit to allow the operation of log storage and processing facility to provide milling, chipping, and fabrication of wood products.

LOCATION: 25270 & 25400 Highway 88, Pioneer, CA, approximately one-half mile east of the intersection with Defender Grade Road (APNs 031-060-015 & 031-010-117).

REVIEW: As part of the preliminary review process, this project is being sent to State, tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will review the project for completeness during its regular meeting on **Wednesday, May 31, 2017, at 3:00 p.m.** in Conference Room "A" at the County Administration Building, 810 Court Street, Jackson, California.

*ADPSC
Levels from
MMP or EQRP*

At this time staff anticipates that a **Mitigated Negative Declaration** will be adopted for the project per CEQA Guidelines. Additional TAC meetings may be scheduled to review a CEQA Initial Study, prepare mitigation measures and/or conditions of approval, and make recommendations to the Planning Commission at a later date. Notification of further TAC meetings and agendas will be made via the TAC email distribution list (contact planning@amadorgov.org to be added to the list).

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



**PLANNING DEPARTMENT
LAND USE AGENCY**

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

APPLICATION PROCEDURE FOR USE PERMIT

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

1. Complete the following:

Name of Applicant Cedar Mill Farms

Mailing Address 29400 Highway 88
Pioneer, CA 95666

Phone Number [REDACTED]

Assessor Parcel Number 031-010-117

Use Permit Applied For:

- Private Academic School
- Private Nonprofit Recreational Facility
- Public Building and Use(s)
- Airport, Heliport
- Cemetery
- Radio, Television Transmission Tower
- Club, Lodge, Fraternal Organization
- Dump, Garbage Disposal Site
- Church
- OTHER log storage and processing

milling, chipping, fabrication of wood product

2. Attach a letter explaining the purpose and need for the Use Permit. see attached

3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).

4. If Applicant is not the property owner, a consent letter must be attached.

5. Assessor Plat Map (can be obtained from the County Surveyor's Office).

6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.

7. Planning Department Filing Fee: \$ 903.00
 Environmental Health Review Fee: \$ 288
 Public Works Agency Review Fee: \$ _____

8. Complete an Environmental Information Form.

9. Sign Indemnification Form.

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: Cedar Mill Farms

Date Filed: File No.

Applicant/ Developer: Cedar Mill Farms, LLC Landowner: Cedar Mill Farms, LLC
Address: 25400 Highway 88 Address: 25400 Highway 88
Pioneer, CA 95666 Pioneer, CA 95666
Phone No. Phone No.

Assessor Parcel Number(s): 031-010-117
Existing Zoning District: M-Manufacturing
Existing General Plan: Industrial

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

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

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

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

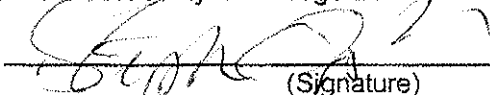
- | YES | NO | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale, or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes, or odors in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Site on filled land or has slopes of 10 percent or more. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 28. Does this project have a relationship to a larger project or series of projects? |

ENVIRONMENTAL SETTING

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

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

Date May 16, 2017


(Signature)

For Cedar Mill Farms, LLC

Cedar Mill Farms LLC

25400 Highway 88 Pioneer, CA 95666

May 15, 2017

Amador County Planning Department
Land Use Agency

1. Site Size- 176 Acres

2. Existing 180,000 sq ft Greenhouse & Processing Building
Existing 3,750 sq ft Biomass Boiler Building
Existing 3,000 sq ft Chip Storage Building
Existing 1050 sq ft Residence
Existing 900 sq ft structure

3. Single story construction throughout

4. Approximately 1/2 acre of parking area between the Greenhouses and Boiler Building

5. On site water includes an 6" main from Amador Water, 5 ponds, a 5 acre lake, 3 wells, a 36,000 gallon water tank which were all part of a very elaborate water system. With numerous stand pipes and 2 fire hydrants for fire protection.

6. One septic system adjacent to the Greenhouse
One septic system adjacent to the Residence

7. See attached plans

8. Cedar Mill Farms will be accepting beetle kill logs on the former Cedar Mill Site in Pioneer California starting in late May. This will also include logs from private land owners, the County, PG&E, Cal Trans and Amador Water in Amador County. We are at a critical juncture where the extreme fuel loading of logs and slash on the ground in Amador County has to urgently be addressed.
An area along highway 88 will be designated as an area to bring homeowner logs to the site.

9. Further up on the site, the old log decks that already exist on the property approximately 1/2 mile up from highway 88 will be used for separating logs for chips on one side and on the other side logs that may have the potential to be milled. This will be a combination of PGE logs as well as private land owner logs and County logs.

10. At a date to be determined, July-August a Peterson horizontal log chipper will be onsite to chip salvage logs for use in both the biomass boiler onsite and to provide biofuel to the Chinese Camp and Rio Bravo biomass plants.

Additionally at a date to be determined, July-August 3-4 Woodmizer LT 70 bandsaw mills will be onsite to cant out salvage logs for later use. This is extremely time critical as the salvage logs need

to be canted out quickly to stop the logs from further deteriorating.

11. NA

12. NA

13. Existing roads include a partially paved 1 mile road to the logs which will be improved shortly. There is an existing scale which will be made operational to facilitate the weighing of trucks hauling logs and to control the overall weight of log trucks to protect both private, county and CalTrans roads in Amador County.

The Greenhouse will employ approximately 10 people. Operations in the summer months will start at 5:00 Am

Logs, chipping and lumber processing will employ approximately 12 people. All operations will be done between 7AM to 6PM. Log trucks will be required coming downhill to turn around at the designated turn land and turn around next to the Pioneer Inn and Suites

14. Ultimately at a later date as the market for lumber salvage products evolves there may be further development of lumber products and processing into siding, heavy timbers, palettes and chip products.

16. A use permit will be required for the processing of logs. Accepting logs onto the old saw mill site does not require a use permit

Property Aerial View

29. The property is 176 acres with five ponds and one five acre lake. Approximately 80 acres is the plod deck areas for the old P&M Cedar Mill, the 180,000 sq ft existing greenhouse, chip storage and boiler building was built on the site where the old Cedar Mill saw building where. Approximately 80 acres is a mixed conifer forest that had been logged at one point. The area around the five acre lake, the larger pond and the four smaller ponds will remain as they are with minimal cleanup done. There appear to be various raptors, squirrels, turtles and other birds on site with the occasional sightings of deer and lynx.

30. The surrounding area is surrounded by primarily commercial businesses, from a former garage, barber and tea shop, storage facility, upholstery shop, heating and air conditioning contractor. Additionally there are several private residences in the surrounding area.

Stephan D'Gourcine Manager
Cedar Mill Farms LLC
25400 Highway 99
Pioneer, CA 95060
[REDACTED]

Site Identification

CERS ID

EPA ID Number

County
Amador

Submittal Status

Hazardous Materials

Does your facility have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or is regulated under more restrictive inventory local reporting requirements (shown below if present); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?

No

Underground Storage Tank(s) (UST)

Does your facility own or operate underground storage tanks?

No

Hazardous Waste

Is your facility a Hazardous Waste Generator?

Yes

Does your facility treat hazardous waste on-site?

No

Is your facility's treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

No

Does your facility consolidate hazardous waste generated at a remote site?

No

Does your facility need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?

No

Does your facility generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.

No

Is your facility a Household Hazardous Waste (HHW) Collection site?

No

Excluded and/or Exempted Materials

Does your facility recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?

No

Does your facility own or operate ASTs above these thresholds? Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.

No

Does your facility have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release Prevention Program (CalARP)?

No

Additional Information

No additional comments provided.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT AT THE REQUEST OF JOHN VAN DIEPEN IN MAY OF 2003.

Chiro L. Toma
Chiro L. Toma P.L.S. 3570
MY LICENSE EXPIRES 6-30-2004



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS ACT THIS 12th DAY OF September, 2003.

George E. Allen
George E. Allen L.S. 4951
AMADOR COUNTY SURVEYOR
MY LICENSE EXPIRES 12-31-2005



COMPLIANCE CERTIFICATE

THIS BOUNDARY LINE ADJUSTMENT IS IN COMPLIANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT, DIVISION 2 OF TITLE 7 OF THE ORDINANCE CODE, AND ANY APPLICABLE ORDINANCE ENACTED PURSUANT THERE TO.

THIS ADJUSTMENT MUST BE COMPLETED IN ALL ASPECTS BY THE 35th DAY OF August, 2004. THE EXCHANGE OF DEEDS OR COMPLIANCE CERTIFICATES MUST BE RECORDED BEFORE THE ABOVE DATE PER ORDINANCE NO. 4445, CHAPTER 17.09 OF THE AMADOR COUNTY CODE.

George E. Allen
George E. Allen L.S. 4951
AMADOR COUNTY SURVEYOR
MY LICENSE EXPIRES 12-31-2005



RECORDER'S STATEMENT

FILED THIS 12th DAY OF September, 2003 AT 3:54 P.M. IN BOOK 55 OF MAPS AND PLATS AT PAGE 46 AT THE REQUEST OF THE AMADOR COUNTY SURVEYOR.

FEE: \$75.00 FILED INSTRUMENT No. 20030014593

Sheldon D. Johnson
Sheldon D. Johnson
AMADOR COUNTY RECORDER

BY: *Kim Gady*
Kim Gady
DEPUTY

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE OWNER(S) OF THE PROPERTY DELINEATED HEREON, DO/IES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

CALIFORNIA CEDAR PRODUCTS COMPANY CALMILLS, INC., a CalKorCo Corporation

Troy White
Troy White VP Finance
Troy White
Troy White VP Finance

NOTE:

EASEMENTS, EITHER RECORDED OR UNRECORDED, WERE NOT LOCATED AND SHOWN ON THIS SURVEY.

**RECORD OF SURVEY
BOUNDARY LINE ADJUSTMENT**

FOR
CALIFORNIA CEDAR PRODUCTS COMPANY
164-OR-267
and
CALMILLS, INC., a California Corporation
50-OR-25 and 67-OR-306

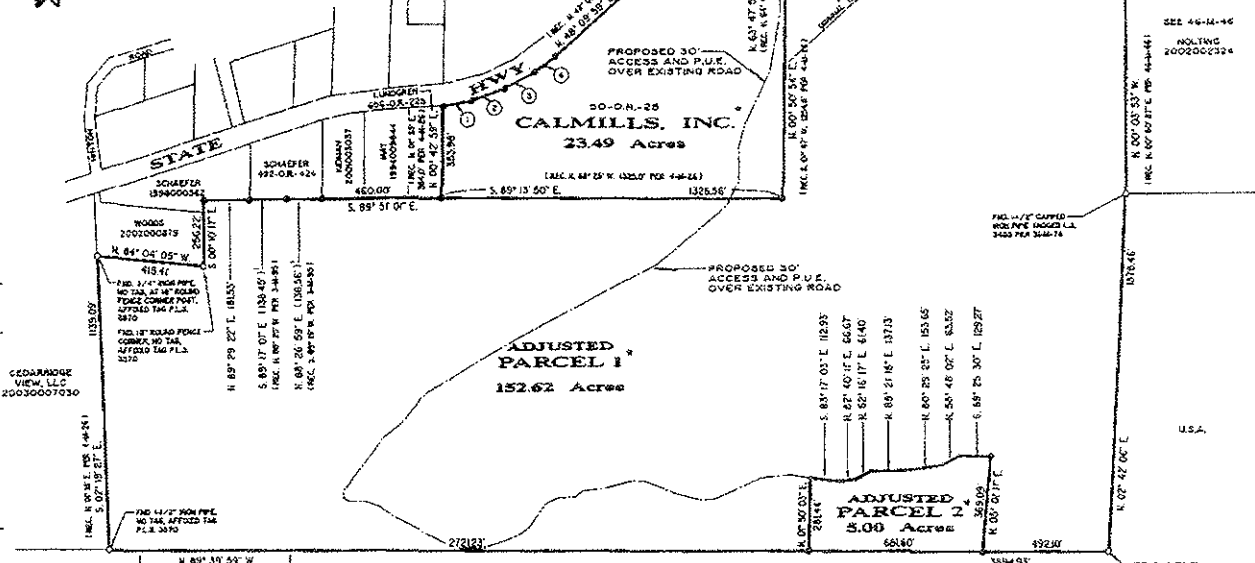
BEING A PORTION OF THE N.E. AND S.E. 1/4 SECTION 29 AND THE S.W. AND N.W. 1/4 SECTION 28,
T. 7 N., R. 13 E., M. D. M.
COUNTY OF AMADOR, STATE OF CALIFORNIA

TOMA & ANDERSON
LICENSED LAND SURVEYORS - PLANNERS
41 Summit Street, Jackson, CA 95642
(209) 523-0199

May, 2003

Scale: 1" = 300'

LINE NO.	LINE DATA	BEARING	DISTANCE
1	N. 79° 17' 30" E.	115.50	1'
2	N. 70° 36' 59" E.	1134.50	1'
3	N. 62° 13' 59" E.	133.69	1'
4	N. 52° 40' 59" E.	101.40	1'
5	N. 01° 09' 08" E.	12.00	1'
7	S. 06° 07' 39" E.	30.55	1'
8	N. 01° 36' 24" E.	17.58	1'



NOTES & LEGEND

- DENOTES 3/4" REBAR WITH PLASTIC CAP STAMPED P.L.S. 3570 SET ON THIS SURVEY
- DENOTES A FOUND MONUMENT. THE SIZE AND CHARACTER OF WHICH ARE NOTED ON PLAT
- DENOTES A CALCULATED POINT ONLY, NOTHING FOUND OR SET
- () DENOTES RECORD DATA PER 5-M-95
- () DENOTES RECORD DATA PER 4-M-26
- () DENOTES RECORD DATA PER 5-M-11





Cedar Mill Farms
25400 Highway 88
Pioneer, CA 95666



Option 1:
Utilizing left turn lane and
turnaround by Pioneer Inn
and Suites

Pioneer Inn and Suites

Cedar Mill Farms

1.1 mile

- Unincorporated Communities
- Road Centerlines
 - State Highway
 - Major Road
 - Local Road
- ▭ Parcels



1" = 599 ft

Aerial photography, if displayed,
© DigitalGlobe, Inc. All Rights Reserved

Notes



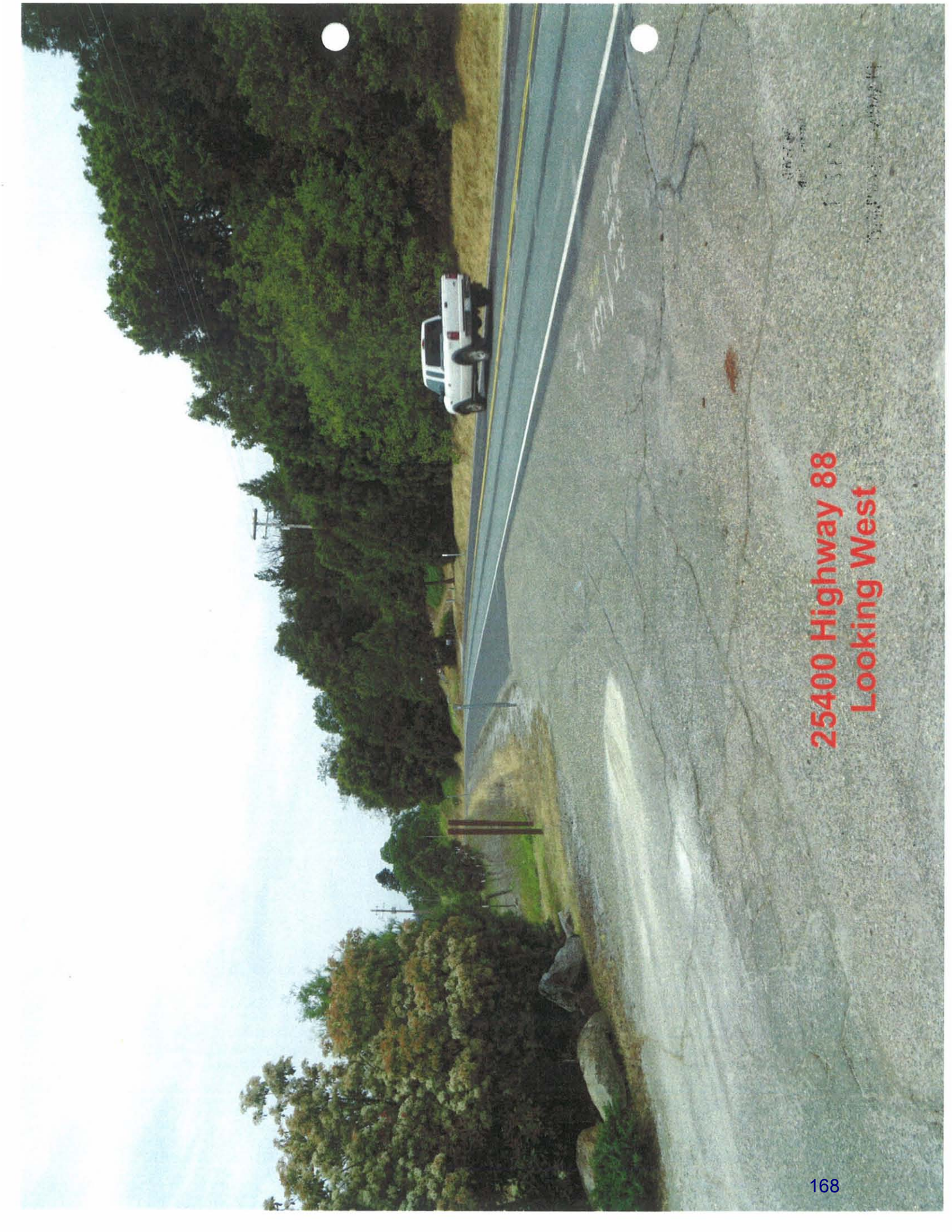
The County of Amador assumes no responsibility arising from use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, expressed or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating your decision with the appropriate County Office.

Amador County GIS Viewer
Amador County Information Technology Dept
810 Court St. Jackson CA 95642

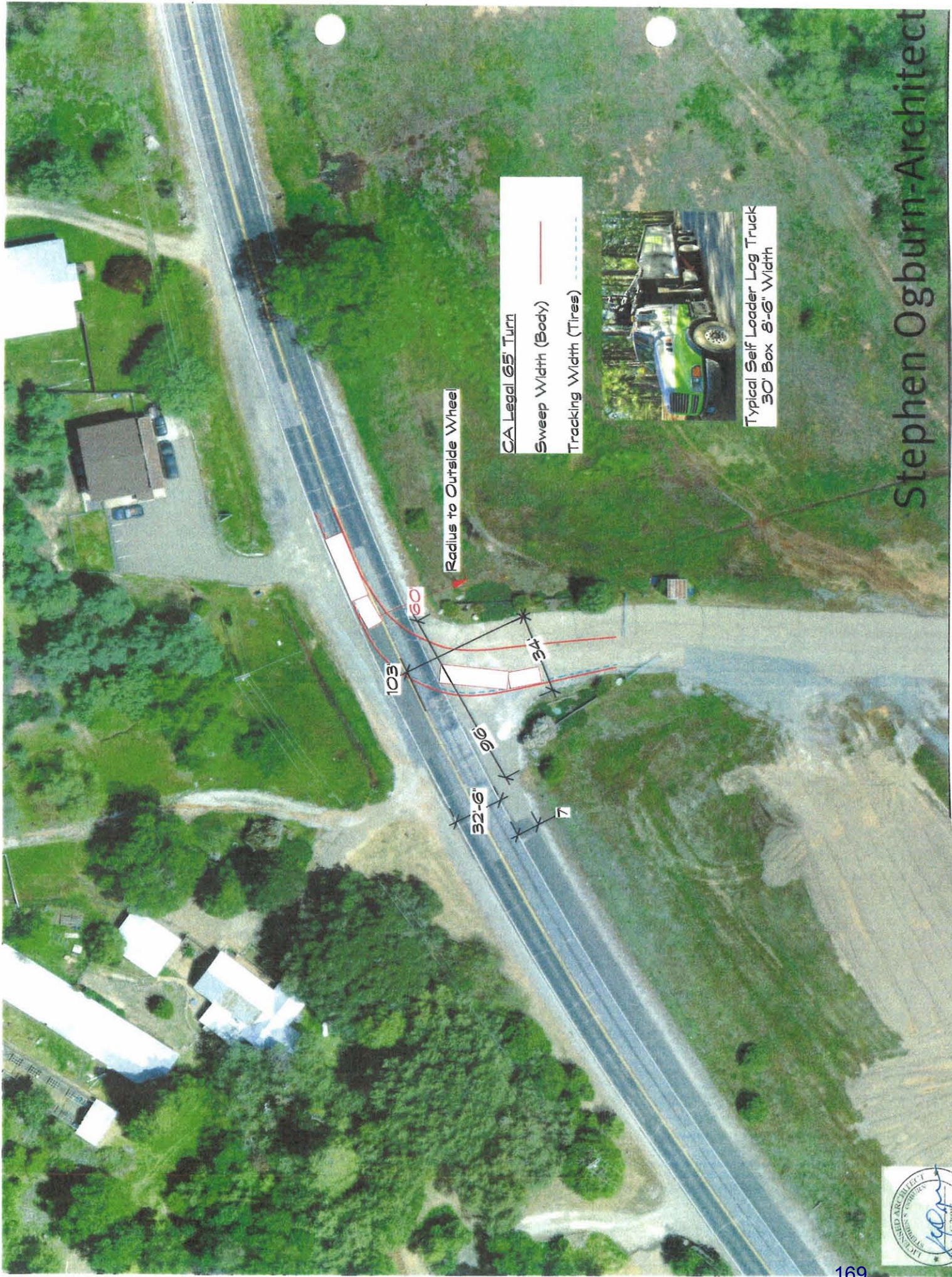
May 15, 2017



25400 Highway 88
Looking East



**25400 Highway 88
Looking West**



Radius to Outside Wheel

CA Legal 65' Turn

Sweep Width (Body)

Tracking Width (Tires)



Typical Self Loader Log Truck
30' Box 8'-6" Width



Stephen Ogburn-Architect

CORRESPONDENCE



RECEIVED

AUG 24 2017

Chuck Beatty <cbeatty@amadorgov.org>

AMADOR COUNTY

PLANNING DEPARTMENT

Re: Cedar Mill Farms Development Project

1 message

Nettie Wijsman

Thu, Aug 24, 2017 at 10:01 AM

To: planning@amadorgov.orgCc: cbeatty@amadorgov.org

To Members of the Planning Commission:

I own and developed Pioneer Stor-All, a small storage business directly across the street from the Cedar Mill Farms property. My property also came with four very dilapidated living units. After purchasing the property in 2003 I invested a great deal of time and money into rehabilitating the homes located on my property, to provide much-needed safe rentals in the area.

During the construction phase of both my storage business and the rentals, I had an opportunity to talk to a number of people who had lived in the area when the Cedar Mill was in operation. I was told repeatedly how loud the Cedar Mill was, and how much quieter it is since the Mill ceased operations.

I am very concerned about the noise factor if the Mill is to resume operations. I'm also concerned about the level of traffic created by large trucks bringing logs to the site. Given the location of both the chipper and the saws used in the operation, I also wonder if the sound estimates are accurate given that the equipment is located within a valley and up a hill where sound can travel much further when there is nothing to block the noise. Although noise projected is not supposed to be over 75 decibels at the property line, this level of noise is a definite nuisance for any neighbor close to the property line and I wonder how accurate the noise estimate is given the location of the chipper and saw mill equipment?

I am also concerned about the hours of operation from 7 AM to 6 PM seven days per week. This is the mitigated time span proposed. Even people that work early jobs during the week, often like to have an opportunity to relax more on the weekend. 7 AM on any day as well as both Saturday and Sunday seems excessively early.

In talking to one of the developers of this project, he indicated this project was to provide a place to get rid of the bark beetle trees, however the proposal is written to allow the resumption of a logging fabrication business. As a neighbor I definitely oppose the approval of this plan as I feel it is going to have a very negative impact on the neighborhood.

Nettie Wijsman, owner

Sent from my iPhone

Sent from my iPhone

Sent from my iPhone

Sent from my iPhone

TANKLAGE
PROPERTIES



DEVELOPERS
INDUSTRIAL
COMMERCIAL

August 14, 2017

RECEIVED
Amador County

AUG 17 2017

PLANNING DEPARTMENT

Planning Commission
Amador County Community Development Agency
County Administrative Center
810 Court Street
Jackson, CA 95642-2132

**RE: Cedar Mill Farms Application for a Use Permit to allow the Operation of
Log Storage and Processing Facility**

25270 & 25400 Highway 88, Pioneer, CA

Public Hearing (con't) 9/12/2017

Dear Members of the Planning Commission:

I own a home at [REDACTED] Fortress Way in Pioneer, California and unimproved acreage fronting Highway 88 in Pioneer, California. I am writing in support of the application of Cedar Mill Farms for the use permit referenced above.

Removal of the excessive fire loads posed by the drought caused deaths of millions of trees in our community serves a vital public interest.

Yours very truly,

Carole Tanklage

CT:bk



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

August 8, 2017

RECEIVED
Amador County

AUG 10 2017

PLANNING DEPARTMENT

Chuck Beatty
Amador County
810 Court St
Jackson, CA 95642-9534

Subject: Cedar Mill Farms
SCH#: 2017072009

Dear Chuck Beatty:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on August 7, 2017, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2017072009
Project Title Cedar Mill Farms
Lead Agency Amador County

Type **MND** Mitigated Negative Declaration
Description Use Permit to allow the reopening of a sawmill for the purpose of chipping, milling, and fabrication of wood products.

Lead Agency Contact

Name Chuck Beatty
Agency Amador County
Phone (209) 223-6380 **Fax**
email
Address 810 Court St
City Jackson **State** CA **Zip** 95642-9534

Project Location

County Amador
City
Region
Lat / Long 38° 25' 51.7" N / 120° 33' 36.4" W
Cross Streets Hwy 88 and Cedar Heights Dr North
Parcel No. 031-060-015, -010-114
Township 7N **Range** 13E **Section** 29 **Base** MDM

Proximity to:

Highways 88
Airports
Railways
Waterways South Branch Sutter Creek
Schools Pioneer ES
Land Use Z: Manufacturing; GP: Industrial

Project Issues Aesthetic/Visual; Archaeologic-Historic; Flood Plain/Flooding; Forest Land/Fire Hazard; Noise; Public Services; Solid Waste; Toxic/Hazardous

Reviewing Agencies Resources Agency; Central Valley Flood Protection Board; Department of Fish and Wildlife, Region 2; Cal Fire; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 10; Native American Heritage Commission; Delta Protection Commission; Delta Stewardship Council; Regional Water Quality Control Bd., Region 5 (Sacramento)

Date Received 07/07/2017 **Start of Review** 07/07/2017 **End of Review** 08/07/2017



Chuck Beatty <cbeatty@amadorgov.org>

Cedar Mill

1 message

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

Mon, Aug 7, 2017 at 10:16 AM

Hi Chuck:

I returned Betsy Lindsay's call this morning and she will probably contact you requesting a meeting to discuss their use permit application further. They do not want to do a left-turn pocket. I spoke to our traffic ops guys and permits this morning and they stand by their review that a left-turn pocket is needed. Caltrans' number one priority is safety to the motoring public and we have to make engineering judgement calls based on that.

I'll keep you posted on any further developments. Thanks, Chuck !

Michele Demetras

Associate Transportation Planner

Caltrans District 10 - Office of Rural Planning





EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

RECEIVED
Amador County

AUG - 4 2017

PLANNING DEPARTMENT

1 August 2017

Chuck Beatty
Amador County Planning Commission
810 Court Street
Jackson, CA 95642

CERTIFIED MAIL
91 7199 9991 7035 8421 1991

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, CEDAR MILL FARMS PROJECT, SCH# 2017072009, AMADOR COUNTY

Pursuant to the State Clearinghouse's 7 July 2017 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Cedar Mill Farms Project, located in Amador County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the

USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:
http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Caltrans Phase I MS4 Permit, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/caltrans.shtml.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance (i.e., discharge of dredge or fill material) of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements (WDRs)

Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

Land Disposal of Dredge Material

If the project will involve dredging, Water Quality Certification for the dredging activity and Waste Discharge Requirements for the land disposal may be needed.

Local Agency Oversight

Pursuant to the State Water Board's Onsite Wastewater Treatment Systems Policy (OWTS Policy), the regulation of septic tank and leach field systems may be regulated under the local agency's management program in lieu of WDRs. A county environmental health department may permit septic tank and leach field systems designed for less than 10,000 gpd. For more information on septic system regulations, visit the Central Valley Water Board's website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/owts/sb_owts_policy.pdf

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

- 1. Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_app_oval/index.shtml; or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
- 2. Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the

Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

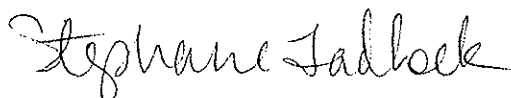
NPDES Permit

If the proposed project discharges waste that could affect the quality of the waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.



Stephanie Tadlock
Environmental Scientist



Chuck Beatty <cbeatty@amadorgov.org>

Cedar Mill Farms comment letter

3 messages

Demetras, Michele@DOT <michele.demetras@dot.ca.gov> Fri, Aug 4, 2017 at 1:41 PM
To: Chuck Beatty <cbeatty@amadorgov.org>
Cc: "abrusatori@amadorgov.org" <abrusatori@amadorgov.org>, John Gedney <john@actc-amador.org>

Hi Chuck:
Attached is comment letter #2 for the Cedar Mill Farms project. Is the county considering granting temporary planning permission for this project?


Let me know if you have any questions. Thanks.

Michele Demetras

Associate Transportation Planner

Caltrans District 10 - Office of Rural Planning

(209) 948-7647

 **AMA-88-PM30 CedarMillFarms_CL2.pdf**
240K


Chuck Beatty <cbeatty@amadorgov.org> Fri, Aug 4, 2017 at 3:01 PM
To: "Demetras, Michele@DOT" <michele.demetras@dot.ca.gov>

Thanks, Michele. The proposal going before the Planning Commission does not have a sunset date.

Thanks again,
Chuck
[Quoted text hidden]

Chuck Beatty <cbeatty@amadorgov.org> Fri, Aug 4, 2017 at 3:35 PM
To: Susan Grijalva <sgrijalva@amadorgov.org>

[Quoted text hidden]

 **AMA-88-PM30 CedarMillFarms_CL2.pdf**
240K

**DEPARTMENT OF TRANSPORTATION**

P.O. BOX 2048
(1976 E. DR. MARTIN LUTHER KING JR. BLVD. 95205)
STOCKTON, CA 95201
PHONE (209) 948-7325
FAX (209) 948-7164
TTY 711
www.dot.ca.gov

August 4, 2017

AMA-88- PM 30
Cedar Mill Farms, LLC
Application Referral for
Use Permit
Truck Turning Template

Chuck Beatty, Planner
Amador County Planning Department
810 Court Street
Jackson CA 95642

Dear Mr. Beatty:

The California Department of Transportation (Caltrans) District 10 appreciates the opportunity to review the submitted truck turning template in regard to the application referral for a use permit for Cedar Mill Farms, LLC, proposing the operation of a log storage and processing facility to provide milling, chipping, and fabrication of wood products at 25270 and 25400 State Route (SR) 88 in Pioneer, California, approximately one-half mile east of the intersection of SR 88 and Defender Grade Road. The site encompasses Assessor's Parcels 031-060-015 and 031-010-117.

A review of the provided truck turning template found that the right-turn movement from Cedar Mill's driveway onto EB SR-88 is missing. Our analysis using AutoTURN to perform this movement shows off-tracking onto the unpaved area on the southeast corner of the Cedar Mill driveway. An encroachment permit will be needed for improvement of the driveway. A full analysis of simultaneous inbound and outbound turning movements will be needed for the permit.

In order to accommodate the potential safety impacts of the project-generated truck traffic entering and exiting SR-88 at the project driveway, a westbound SR-88 dedicated left-turn lane should be constructed. Additionally, a traffic control system on SR-88 (such as roadway signs) needs to be installed to alert drivers that large trucks will be decelerating and accelerating in the area.

An encroachment permit from Caltrans will be required for project construction activities that will encroach on the SR 88 right of way. CEQA documentation and environmental studies must be submitted with the encroachment permit application. These studies will include an analysis of

Mr. Chuck Beatty
August 4, 2017
Page 2

potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans right of way at the project site.

Please send conditions of approval and mitigation agreements when they become available. If you have any questions, please contact Michele Demetras at (209) 948-7647 (email: michele.demetras@dot.ca.gov) or me at (209) 948-7325 (carl.baker@dot.ca.gov).

Sincerely,



CARL BAKER
Chief, Office of Rural Planning

c: Aaron Brusatori, Amador County Department of Transportation and Public Works
John Gedney, Amador County Transportation Commission

To the Planning Department

I live on the other side of the hill across from the cedar mill. I spent 30 years paying for my property and home to retire here. So to think that soon we will have a log processing facility, right in our canyon, where there are home's and family's living is horrifying. You can hear people talking on the other side of the canyon because sound travels and echo's. I live up here for the nice people and the peace an quite! With a log processing facility right here where we live, that peace and quite will be Gone! We have a log processing facility down Ridge Road, out in the middle of nowhere. Where people don't live. So nobody notices all the noise or smoke and fumes from it. But if a log processing facility, is put right in the middle of this canyon, Noise is all we will be hearing! Cal-Trans was going in and out of the Cedar Mill when they were doing the road up here in Pioneer. It sound like trucks pulling up in your yard all night with Beep, Beep. Beeping going on. But at least we knew that was going to end! If a log processing facility is put here, in this canyon, with our Two-lane Highway. Noise from the trucks going in and out will be everyday and probly night. Loaders constantly moving trees or wood products around. All the noise from debarkeing machines, the machines to mill the wood. The chipping machines. Machines for pulping and smoke stack fumes for the glues to make wood products. This is a canyon where smoke can linger, for all of us living here to breath. And what about the chemicals that will be used there. There is a stream running through there. Will chemicals wind up in the ground or in the stream. - Would you want this facility across the road from where you live! - I hope it matters what the land and homeowners here want. Because what we don't want is a log processing facility right here in the middle of our neighbor hood!

Karen Harmon

RECEIVED
Amador County

JUL 25 2017

General Contractor
Woodmizer LT 40 Sawyer
Cedar Mill Farms LLC

[Quoted text hidden]
<template.jpg>

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


Mon, Jul 17, 2017 at 2:02 PM

Hi, Michele. Attached is the requested truck turning template for the Cedar Mill Farms project.

Thanks,
Chuck

Chuck Beatty, AICP
Amador County Planning
810 Court Street
Jackson, CA 95642
209-223-6380
www.amadorgov.org

[Quoted text hidden]

 **Truck turning template.07-17-17.pdf**
5705K

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

Wed, Jul 26, 2017 at 8:40 AM

Good morning, Michele. Just checking in to see if you've had any feedback on the truck turning template for Cedar Mill Farms.

Thanks!
Chuck

Chuck Beatty, AICP
Amador County Planning
810 Court Street
Jackson, CA 95642
209-223-6380
www.amadorgov.org

[Quoted text hidden]

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

Wed, Jul 26, 2017 at 10:55 AM

Hi Chuck:
My IGR guy in traffic operations got promoted and left the District, so I am having someone else look at the template. Hope to have comments to you soon.

Thanks.

Michele Demetras

Associate Transportation Planner

Caltrans District 10 - Office of Rural Planning

(209) 948-7647

From: Chuck Beatty [mailto:cbeatty@amadorgov.org]

Sent: Wednesday, July 26, 2017 8:40 AM

To: Demetras, Michele@DOT <michele.demetras@dot.ca.gov>

Subject: Re: Cedar Mill Farms project

[Quoted text hidden]

Chuck Beatty <cbeatty@amadorgov.org>

Wed, Jul 26, 2017 at 11:59 AM

To: "Demetras, Michele@DOT" <michele.demetras@dot.ca.gov>

OK, Thanks!

[Quoted text hidden]



Chuck Beatty <cbeatty@amadorgov.org>

Cedar Mill Farms project

11 messages

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

Fri, Jul 7, 2017 at 10:42 AM

Hi Chuck:

Thanks for the State Clearinghouse docs on this project, which are currently being reviewed by the District traffic operations group. Since we have not received the requested information in our letter regarding truck turning templates (we only have the truck trips and truck weights), we cannot concur with the conclusions of the Initial Study. If we receive the full information in time, we may be able to send a subsequent letter within the IS/MND review period.

Thanks, Chuck. Let me know if you have questions.

Michele Demetras

Associate Transportation Planner

Caltrans District 10 - Office of Rural Planning

(209) 948-7647

Chuck Beatty <cbeatty@amadorgov.org>

Fri, Jul 7, 2017 at 11:02 AM

To:

Cc: Susan Grijalva <sgrijalva@amadorgov.org>

Steve, Caltrans will still want truck turning templates for the main Cedar Mill access on Highway 88, even if the Pioneer Inn turn-around is no longer planned (see email below).

Please provide those directly to Amador County so we can supplement the application materials that were sent to Caltrans. As indicated below, if Caltrans receives that information soon, they may be able to respond in time for the August 8 public hearing.

If you have questions concerning the truck turning template specifics, please contact Michele Demetras at Caltrans (209-948-7647).

Thanks,

Chuck Beatty, AICP
Amador County Planning
810 Court Street
Jackson, CA 95642
209-223-6380
www.amadorgov.org

[Quoted text hidden]

Betsy Lindsay [redacted]
To: Chuck Beatty <cbeatty@amadorgov.org>, [redacted]
Cc: Susan Grijalva <sgrijalva@amadorgov.org>

Fri, Jul 7, 2017 at 11:28 AM

Chuck - I will get a traffic engineer working on this today

Can you recommend one for Amador County? If not I will probably use Fehr and Peers, if that is acceptable to the County?

Thank you for assisting us on the Cedar Mill Farms project. It will be an important asset to the local economy, once it's up and running.

Sincerely,

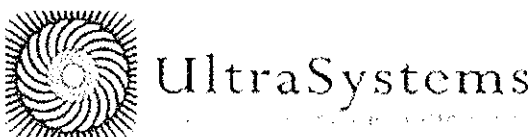
Betsy A. Lindsay | President/CEO ✉

UltraSystems Environmental | WBE/DBE/SBE/8(m) WOSB

[redacted]

[redacted]

E-mail [redacted]



E-Mail Confidentiality Notice: The information contained in this e-mail message is intended only for the personal and confidential use of the recipient(s) named above. This message may be an attorney-client communication and/or work product and as such is privileged and confidential. If the reader of this message is not the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message.

IRVINE | SACRAMENTO | BERKELEY | CARLSBAD | EL CENTRO

From: Chuck Beatty [mailto:cbeatty@amadorgov.org]
Sent: Friday, July 07, 2017 11:03 AM
To: [REDACTED]
Cc: Susan Grijalva <sgrijalva@amadorgov.org>
Subject: Fwd: Cedar Mill Farms project

[Quoted text hidden]

Chuck Beatty <cbeatty@amadorgov.org> Fri, Jul 7, 2017 at 11:37 AM
To: Betsy Lindsay [REDACTED]
Cc: [REDACTED] Susan Grijalva <sgrijalva@amadorgov.org>

Betsy, we can't recommend an engineer but it's more important that they are acceptable to Caltrans as a the primary review agency.

Thanks,
Chuck
[Quoted text hidden]

Steve Ogburn [REDACTED] Fri, Jul 7, 2017 at 11:45 AM
To: Chuck Beatty <cbeatty@amadorgov.org>
Cc: Betsy Lindsay [REDACTED], Susan Grijalva <sgrijalva@amadorgov.org>

Chuck

I called Michele at Caltrans and she is sending me over the entire design manual. I can field measure and verify but am unsure exactly what they want.

Steve Ogburn-Architect
General Contractor
Woodmizer LT 40 Sawyer
Cedar Mill Farms LLC
[REDACTED]

On Jul 7, 2017, at 11:37 AM, Chuck Beatty <cbeatty@amadorgov.org> wrote:

Betsy, we can't recommend an engineer but it's more important that they are acceptable to Caltrans as a the primary review agency.

Thanks,
Chuck

On Fri, Jul 7, 2017 at 11:28 AM, Betsy Lindsay [REDACTED] wrote:

Chuck - I will get a traffic engineer working on this today

Can you recommend one for Amador County? If not I will probably use Fehr and Peers, if that is acceptable to the County?

Thank you for assisting us on the Cedar Mill Farms project. It will be an important asset to the local economy, once it's up and running.

Sincerely,

Betsy A. Lindsay | President/CEO ✉

UltraSystems Environmental | WBE/DBE/SBE/8(m) WOSB



<IMAGE002.JPG>

[Quoted text hidden]

Chuck Beatty <cbeatty@amadorgov.org>

Fri, Jul 7, 2017 at 12:02 PM

To: Steve Ogburn

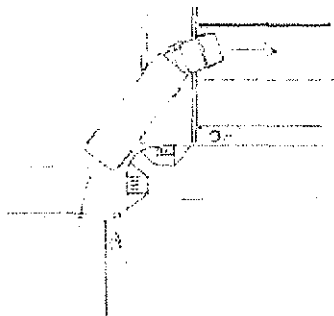
>

Cc: Betsy Lindsay

>, Susan Grijalva <sgrijalva@amadorgov.org>

Steve, Caltrans will want something similar to the attachment, designed for the truck ingress and egress for your site.

[Quoted text hidden]



template.jpg
20K

Steve Ogburn

Fri, Jul 7, 2017 at 1:40 PM

To: Chuck Beatty <cbeatty@amadorgov.org>

Chuck

Thanks for your help, I will get them something Monday.

Enjoy your vacation, where are you going in Canada?

Steve Ogburn-Architect



Chuck Beatty <cbeatty@amadorgov.org>

RE: Cedar Mill Farms - Forest Mortality Logging Operations - Truck Use

1 message

Baker, Carl E@DOT <carl.baker@dot.ca.gov>

Wed, Jul 5, 2017 at 11:43 AM

To: "r

Cc: "

<mbennett@ultrasystems.com>, Cavanaugh, Paul R@DOT" <paul.cavanaugh@dot.ca.gov>, "Demetras, Michele@DOT" <michele.demetras@dot.ca.gov>, "Chuck Beatty (cbeatty@co.amador.ca.us)" <cbeatty@amadorgov.org>, "Smith, Scott S@DOT" <scott.smith@dot.ca.gov>

Hi Betsy,

Paul Cavanaugh forwarded me your email. Until the County issues a Use Permit, Steve's project falls under our Intergovernmental Review program under Rural Planning. I discussed the access with Steve last week and requested that the trip generation, truck types, and turning templates be submitted to the County for routing to Caltrans as per our June 21, 2017 letter to Chuck Beatty (attached).

Encroachment Permits can't issue a permit (if needed) for the project until the County approvals are done. It is important that you understand that Caltrans role in this process is to review and provide recommendations on the project referred by Amador County. Our comments and requests are to the County, so your information below should be provided to the County. They will provide your submittals to us for review.

My apologies if it seems we're splitting hairs here. Caltrans has to support the County's lead agency role, and by completing the Intergovernmental Review prior to involving Encroachment Permits, we help keep Permits staff focused on active permit applications.

Thanks!

Carl Baker -|- Caltrans District 10 -|- Rural Planning Office Chief

1976 East Dr. Martin Luther King Jr. Blvd, Stockton, CA 95205 -|- 209 948-7325 -|- 209 483-7234 (cell)

Caltrans Mission: Provide a safe, sustainable, integrated, and efficient transportation system to enhance California's economy and livability.

Caltrans Vision: A performance-driven, transparent, and accountable organization that values its people, resources and partners, and meets new challenges through leadership, innovation, and teamwork.

Subject: RE: Cedar Mill Farms - Forest Mortality Logging Operations - Truck Use

Mark -- how long do you think it would take to get a permit from Caltrans?
In the interim, due to the tree mortality "urgency" situation, can the 20 trucks legally access the site, by making a left turn from Highway 88, since the site is designated industrial?

I'm in the office after 9AM today and most of today.
Thanks again.

Betsy A. Lindsay | President/CEO
UltraSystems Environmental | WBE/DBE/SBE/8(m) WOSB
16431 Scientific Way | Irvine, CA 92618

Website: www.ultrasystems.com
E-mail: blindsay@ultrasystems.com

E-Mail Confidentiality Notice: The information contained in this e-mail message is intended only for the personal and confidential use of the recipient(s) named above. This message may be an attorney-client communication and/or work product and as such is privileged and confidential. If the reader of this message is not the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message.

IRVINE | SACRAMENTO | BERKELEY | CARLSBAD | EL CENTRO

-----Original Message-----

From: Lewis, Mark@DOT [mailto:mark.lewis@dot.ca.gov]
Sent: Wednesday, June 28, 2017 7:35 PM
To: Betsy Lindsay
Cc: Steve Ogburn; Mary Bennett
Subject: Re: Cedar Mill Farms - Forest Mortality Logging Operations - Truck Use

You will need a caltrans permit for a traffic control system on state Hwy 88 in Pioneer.

July 7th is not a realistic date. The county should apply for the permit, which would be processed at no charge.

I'll be in the district office tomorrow and see what I can do from my end.

Mark

Sent from my iPhone

- > On Jun 28, 2017, at 5:00 PM, Betsy Lindsay wrote:
- >
- >
- > Mark – thanks for taking the call and speaking with me. See the prior email below to Paul Cavanaugh.
- >
- > I think your idea of having the 20 trucks turn directly into Cedar Mill Farms would be feasible, and actually safer. A Traffic Control Signage System could be implemented up-road for travelers along that stretch of Highway 88.
- >

> Steve Ogburn (investor of Cedar Mill Farms) has been working with County staff (Chuck Beatty) on the Tree Mortality Issue, and the use of Cedar Mill Farms. Steve live up the road from the Farm and is at [redacted] in case you need to call him. Additionally, Ted Peters was recently awarded the County of Amador's contract for Tree Removal. His company would like to use Cedar Mill Farms as a depository for those dead trees.

> Cedar Mill Farms proposes to operate a portion of the property for log storage and it would have a small processing facility to provide milling, chipping and fabrication of wood products.

> We recognize the urgency, and with respect to urgency –we'd like to get everything up and running, and have Caltrans blessing by July 7th.

> Please call me or Steve with any further questions. Thanks again Mark for your assistance.

> Sincerely,

> Betsy A. Lindsay | President/CEO -
> UltraSystems Environmental | WBE/DBE/SBE/8(m) WOSB
> 16431 Scientific Way | Irvine, CA 92618

> Website: www.ultrasystems.com<<http://www.ultrasystems.com/>>

> E-mail: [redacted]

> [Description: Description: Ultrasystems logo2.tif]

> E-Mail Confidentiality Notice: The information contained in this e-mail message is intended only for the personal and confidential use of the recipient(s) named above. This message may be an attorney-client communication and/or work product and as such is privileged and confidential. If the reader of this message is not the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message.

> IRVINE | SACRAMENTO | BERKELEY | CARLSBAD | EL CENTRO

> From: Betsy Lindsay [mailto:[redacted]]
> Sent: Wednesday, June 28, 2017 3:58 PM
> To: 'paul.cavanaugh@dot.ca.gov' <paul.cavanaugh@dot.ca.gov>
> Cc: Steve Ogburn; Mary Bennett
> 'scott.smith@dot.ca.gov' <scott.smith@dot.ca.gov>
> Subject: Cedar Mill Farms - Forest Mortality Logging Operations - Truck Use
> Importance: High

> Paul – Can you please call me when you have time? I'd like to speak with you about truck access into, and out of Cedar Mill Farms.

> Cedar Mill Farms is located at 25400 Highway 88, Pioneer, California. It's currently zoned M-Manufacturing, and its General Plan Land Use Designation is Industrial. The site is surrounded by Heavy Commercial, Light Manufacturing, Retail Commercial and Office zones. It was historically utilized for logging and milling.

> Due to the existing Forest Mortality Issues in Amador County, this 180-acre Farm would like to reuse its property for logging (during this urgency period), since it has established "cleared" logging decks, water sources, good roads, etc.

> Anticipated Truck Volume: It is anticipated that up to 20 trucks daily would access Cedar Mill Farms. Up to 10 (25-30 ton trucks) and 10 (1-3 ton) trucks would access/egress the site. The trucks would be carrying "shorter" timber loads.

- >
- > Project Access: Because there is no left turn pocket onto the site from Highway 88, we are anticipating that trucks would head S/B to the Pioneer Inn & Suites to use an existing left-turn pocket lane. After turning left, the trucks would then proceed N/B to Cedar Mill site. The property owner where these left turn movements would occur (on their land) has verbally agreed to the usage of their property for these trucks.
- >
- > If there is anything that Cedar Mill Farms would need from Caltrans for compliance purposes, could you let us know? We will provide to Caltrans a diagram depicting this turning movement location along Highway 88 shortly.
- >
- > Please call to discuss – when you can.
- >
- > Thank you Paul.
- >
- > Betsy A. Lindsay | President/CEO -
- > UltraSystems Environmental | WBE/DBE/SBE/8(m) WOSB
- > 16431 Scientific Way | Irvine, CA 92618
- >↓
- >
- > Website: www.ultrasystems.com<<http://www.ultrasystems.com/>>
- > E-mail: _____
- >
- >
- > [Description: Description: Ultrasystems logo2.tif]
- >
- > E-Mail Confidentiality Notice: The information contained in this e-mail message is intended only for the personal and confidential use of the recipient(s) named above. This message may be an attorney-client communication and/or work product and as such is privileged and confidential. If the reader of this message is not the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message.
- > IRVINE | SACRAMENTO | BERKELEY | CARLSBAD | EL CENTRO
- >
- >
- > <image001.jpg>
- > <image003.jpg>
- > <image005.jpg>
- > <9002_Cedar_Mills_2_0_Project_Location_2016_11_11.jpg>



Chuck Beatty <cbeatty@amadorgov.org>

Fwd: Cedar Mill Farms - Caltrans Determination Relating to Truck Use on Highway 88

2 messages

Chuck Illey <ciley@amadorgov.org> Thu, Jun 29, 2017 at 4:42 PM
To: Susan Grijalva <sgrijalva@amadorgov.org>, Chuck Beatty <CBeatty@amadorgov.org>

----- Forwarded message -----

From: "Betsy Lindsay" ;
Date: Jun 29, 2017 4:29 PM
Subject: Cedar Mill Farms - Caltrans Determination Relating to Truck Use on Highway 88
To: <ciley@amadorgov.org>
Cc: "Lewis, Mark@DOT" <mark.lewis@dot.ca.gov>, "Steve Ogburn" ,
"Mary Bennett"

Dear Mr. Illey: I'm emailing you on behalf of the owners of the Cedar Mill Farms (CMF) property. The farm is located at 25400 Highway 88, Pioneer, California.

Caltrans Field Permit Engineer for Amador County (Mark Lewis, PE) has **authorized** and/or made a **determination** for trucks to enter/access/and egress the CMF property using Highway 88.

Trucks would then enter CMF for logging/milling operations. Provide below is a series of emails that were sent to Caltrans regarding this matter. Since Caltrans maintains jurisdiction of Highway 88, I would like to inform you of their determination.

About Cedar Mill Farms: Historically, this project site was used for lumber operations; therefore, trucks used to enter/exit the site from Highway 88. The current plan at CMF is to implement log storage (due to the forest mortality issues) and to have a small processing facility that would provide milling, chipping and fabrication of wood products; therefore, the operation would benefit the goal and objectives of the County's Tree Mortality Program and the urgency relating to this matter.

I believe the owner's goals are the same as the County's - 1) find viable solutions, and 2) help the local community by finding a depository for the dead trees, and 3) provide local jobs for this region.

Should the County need anything relating to this issue, could you please let me know?

I've cc: Mr. Lewis, should you need to email him directly. His direct line is: _____
Additionally, Mr. Steve Ogburn (owner) has been working with you directly. In case you need to speak with Mr. Ogburn he is at: ! _____

Please don't hesitate to call me either, if you need anything else.

Thanks again!

EMAILS ARE PROVIDED BELOW FOR YOUR USE

-----Original Message-----

From: Lewis, Mark@DOT [mailto:mark.lewis@dot.ca.gov]

Sent: Thursday, June 29, 2017 1:31 PM

To: Betsy Lindsay

Cc: Magsayo, Nelson@DOT <nelson.magsayo@dot.ca.gov>

Subject: RE: Cedar Mill Farms - Forest Mortality Logging Operations - Truck Use

Betsy,

As long as the trucks are legal, and the drivers obey all traffic laws, I see no reason why the county would need a permit. Logging trucks used that mill for years without requiring a permit.

Hope this helps you.

Mark Lewis, PE

Field Permit Engineer for Amador County

-----Original Message-----

From: Betsy Lindsay [mailto:_____]

Sent: Thursday, June 29, 2017 7:26 AM

To: Lewis, Mark@DOT <mark.lewis@dot.ca.gov>

Cc: 'Steve Ogburn' <_____>; 'Mary Bennett'

Subject: RE: Cedar Mill Farms - Forest Mortality Logging Operations - Truck Use

Mark -- how long do you think it would take to get a permit from Caltrans?

In the interim, due to the tree mortality "urgency" situation, can the 20 trucks legally access the site, by making a left turn from Highway 88, since the site is designated industrial?

I'm in the office after 9AM today and most of today.

Thanks again.

Betsy A. Lindsay | President/CEO

UltraSystems Environmental | WBE/DBE/SBE/8(m) WOSB

16431 Scientific Way | Irvine, CA 92618

Website: www.ultrasystems.com

E-mail: blindsay@ultrasystems.com

E-Mail Confidentiality Notice: The information contained in this e-mail message is intended only for the personal and confidential use of the recipient(s) named above. This message may be an attorney-client communication and/or work product and as such is privileged and confidential. If the reader of this message is not the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message.

IRVINE | SACRAMENTO | BERKELEY | CARLSBAD | EL CENTRO

-----Original Message-----

From: Lewis, Mark@DOT [mailto:mark.lewis@dot.ca.gov]

Sent: Wednesday, June 28, 2017 7:35 PM

To: Betsy Lindsay

Cc: Steve Ogburn

Mary Bennett

Subject: Re: Cedar Mill Farms - Forest Mortality Logging Operations - Truck Use

You will need a caltrans permit for a traffic control system on state Hwy 88 in Pioneer.

July 7th is not a realistic date. The county should apply for the permit, which would be processed at no charge.

I'll be in the district office tomorrow and see what I can do from my end.

Mark

Sent from my iPhone

- > On Jun 28, 2017, at 5:00 PM, Betsy Lindsay <[REDACTED]> wrote:
- >
- >
- > Mark – thanks for taking the call and speaking with me. See the prior email below to Paul Cavanaugh.
- >
- > I think your idea of having the 20 trucks turn directly into Cedar Mill Farms would be feasible, and actually safer. A Traffic Control Signage System could be implemented up-road for travelers along that stretch of Highway 88.
- >
- > Steve Ogburn (investor of Cedar Mill Farms) has been working with County staff (Chuck Beatty) on the Tree Mortality Issue, and the use of Cedar Mill Farms. Steve live up the road from the Farm and is at [REDACTED], in case you need to call him. Additionally, Ted Peters was recently awarded the County of Amador's contract for Tree Removal. His company would like to use Cedar Mill Farms as a depository for those dead trees.
- >
- > Cedar Mill Farms proposes to operate a portion of the property for log storage and it would have a small processing facility to provide milling, chipping and fabrication of wood products.
- >
- > We recognize the urgency, and with respect to urgency –we'd like to get everything up and running, and have Caltrans blessing by July 7th.
- > Please call me or Steve with any further questions. Thanks again Mark for your assistance.
- >
- > Sincerely, [REDACTED]
- >
- > Betsy A. Lindsay | President/CEO -
- > UltraSystems Environmental | WBE/DBE/SBE/8(m) WOSB
- > 16431 Scientific Way | Irvine, CA 92618
- > [REDACTED]
- >

> Website: www.ultrasystems.com<http://www.ultrasystems.com/>

> E-mail: _____

>

>

> E-Mail Confidentiality Notice: The information contained in this e-mail message is intended only for the personal and confidential use of the recipient(s) named above. This message may be an attorney-client communication and/or work product and as such is privileged and confidential. If the reader of this message is not the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message.

> IRVINE | SACRAMENTO | BERKELEY | CARLSBAD | EL CENTRO

>

>

> From: Betsy Lindsay

> Sent: Wednesday, June 28, 2017 3:58 PM

> To: 'paul.cavanaugh@dot.ca.gov' <paul.cavanaugh@dot.ca.gov>

> Cc: Steve Ogburn, _____; Mary Bennett _____
'scott.smith@dot.ca.gov' <scott.smith@dot.ca.gov>

> Subject: Cedar Mill Farms - Forest Mortality Logging Operations - Truck Use

> Importance: High

>

> Paul – Can you please call me when you have time? I'd like to speak with you about truck access into, and out of Cedar Mill Farms.

>

> Cedar Mill Farms is located at 25400 Highway 88, Pioneer, California. It's currently zoned M-Manufacturing, and its General Plan Land Use Designation is Industrial. The site is surrounded by Heavy Commercial, Light Manufacturing, Retail Commercial and Office zones. It was historically utilized for logging and milling.

>

> Due to the existing Forest Mortality Issues in Amador County, this 180-acre Farm would like to reuse its property for logging (during this urgency period), since it has established "cleared" logging decks, water sources, good roads, etc.

>

> Anticipated Truck Volume: It is anticipated that up to 20 trucks daily would access Cedar Mill Farms. Up to 10 (25-30 ton trucks) and 10 (1-3 ton) trucks would access/egress the site. The trucks would be carrying "shorter" timber loads.

>

> Project Access: Because there is no left turn pocket onto the site from Highway 88, we are anticipating that trucks would head S/B to the Pioneer Inn & Suites to use an existing left-turn pocket lane. After turning left, the trucks would then proceed N/B to Cedar Mill site. The property owner where these left turn movements would occur (on their land) has verbally agreed to the usage of their property for these trucks.

>

> If there is anything that Cedar Mill Farms would need from Caltrans for compliance purposes, could you let us know? We will provide to Caltrans a diagram depicting this turning movement location along Highway 88 shortly.

>

> Please call to discuss – when you can.

>

> Thank you Paul.

>

> Betsy A. Lindsay | President/CEO -

> UltraSystems Environmental | WBE/DBE/SBE/8(m) WOSB

> 16431 Scientific Way | Irvine, CA 92618

>

>

> Website: www.ultrasystems.com<<http://www.ultrasystems.com/>>

> E-mail: { _____ }

Betsy A. Lindsay | President/CEO ✉

UltraSystems Environmental | WBE/DBE/SBE/8(m) WOSB

16431 Scientific Way | Irvine, CA 92618

Website: www.ultrasystems.com

E-mail: { _____ }



UltraSystems

E-Mail Confidentiality Notice: The information contained in this e-mail message is intended only for the personal and confidential use of the recipient(s) named above. This message may be an attorney-client communication and/or work product and as such is privileged and confidential. If the reader of this message is not the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message.

IRVINE | SACRAMENTO | BERKELEY | CARLSBAD | EL CENTRO

Chuck Beatty <cbeatty@amadorgov.org>

Fri, Jun 30, 2017 at 8:14 AM

To: Aaron Brusatori <abrusatori@amadorgov.org>, Jered Reinking <JReinking@amadorgov.org>, Mike Israel <misrael@amadorgov.org>

FYI

[Quoted text hidden]



AMADOR COUNTY / COMMUNITY DEVELOPMENT AGENCY
ENVIRONMENTAL HEALTH DEPARTMENT

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: Amador County Planning Department

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

DATE: June 28, 2017

SUBJECT: Cedar Mill Farms, LLC - Conditional Use Permit

This office finds the application complete and proposes the following project conditions.

HAZARDOUS MATERIALS / HAZARDOUS WASTE

The project shall maintain substantial compliance with requirements regarding activities subject to oversight by the Certified Unified Program Agency (CUPA) throughout the life of the Use Permit.

COMPLIANCE WITH SOLID WASTE STATUTES AND REGULATIONS

The project shall maintain substantial compliance with requirements of the appropriate solid waste regulatory tier throughout the life of the Use Permit.

DEPARTMENT OF TRANSPORTATION

P.O. BOX 2048
(1976 E. DR. MARTIN LUTHER KING JR. BLVD. 95205)
STOCKTON, CA 95201
PHONE (209) 948-7325
FAX (209) 948-7164
TTY 711
www.dot.ca.gov



June 21, 2017

AMA-88- PM 30
Cedar Mill Farms, LLC
Application Referral for
Use Permit

Chuck Beatty, Planner
Amador County Planning Department
810 Court Street
Jackson CA 95642

Dear Mr. Beatty:

The California Department of Transportation (Caltrans) District 10 appreciates the opportunity to review the application referral for a use permit for Cedar Mill Farms, LLC, proposing the operation of a log storage and processing facility to provide milling, chipping, and fabrication of wood products at 25270 and 25400 State Route (SR) 88 in Pioneer, California, approximately one-half mile east of the intersection of SR 88 and Defender Grade Road. The site encompasses Assessor's Parcels 031-060-015 and 031-010-117.

The application proposes that westbound trucks would enter the site after making a U-turn at the Pioneer Inn & Suites. Please submit the expected truck trip volumes to and from the site and the expected incoming and outgoing delivery truck types. Truck turning templates will be needed to confirm the U-turn can be made within the SR 88 right of way and that the existing driveway can accommodate incoming and outgoing trucks simultaneously. The width and grade of the driveway may need improvement. Agreements with private landowners and an encroachment permit may be needed to improve the U-turn location and the existing driveway. If the U-turn location is not feasible, a westbound left-turn lane may be needed at the Cedar Mill driveway.

An encroachment permit from Caltrans will be required for any project construction activities that will encroach on the SR 88 right of way. CEQA documentation and environmental studies must be submitted with the encroachment permit application. These studies will include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans right of way at the project site.

If you have any questions, please contact Michele Demetras at (209) 948-7647 (email: michele.demetras@dot.ca.gov) or me at (209) 948-7325 (carl.baker@dot.ca.gov).

Mr. Chuck Beatty
June 21, 2017
Page 2

Sincerely,

A handwritten signature in black ink, appearing to read 'Carl Baker', with a stylized, cursive script.

CARL BAKER
Chief, Office of Rural Planning

c: Aaron Brusatori, Amador County Department of Transportation and Public Works
John Gedney, Amador County Transportation Commission

AMADOR FIRE PROTECTION DISTRICT

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



MEMORANDUM

To : Planning Department

From : David Bellerive, Fire Chief

Date : June 7, 2017

Subject : Cedar Mills Farms, LLC / APN's 031-060-015 & 031-010-117

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



Chuck Beatty <cbeatty@amadorgov.org>

Application Referral - Cedar Mill Farms Use Permit

Jim Wegner <jwegner@amadorgov.org>
To: Chuck Beatty <cbeatty@amadorgov.org>

Sat, May 20, 2017 at 2:49 AM

Chuck
The Sheriffs Office has no issue with this project. Thanks
Jimmy

Sent from my iPad
[Quoted text hidden]

<Application Referral Packet.Cedal Mill Farms.pdf>



Mr. Chuck Iley, CAO
County of Amador
810 Court Street
Jackson, CA 95642

9 May 2017

Dear Chuck,

The Amador Resource Conservation District is currently working hard at the job of reducing the number of dead pine trees that have resulted from the drought and bark beetle infestation of the last 5 years. We were awarded two grants from the State Responsibility Area Grant program and we're moving forward on helping the residents of Amador County to remove hazard trees and reduce fire danger with these grants.

One of our projects is at Meadow Pines Mobile Home Estates in Pioneer. At that site alone, a contractor has removed approximately 300 trees and generated about 600 pine logs that we need to find a place to store while we determine their ultimate disposition. We are very aware of thousands of logs in the Amador Pines subdivision that also need to be disposed of, so that they don't present a significant fire danger scattered over that entire subdivision. I also know that the Amador Water District is soon going to be removing dead trees from areas throughout the county that threaten the AWA's tanks and other infrastructure.

There are many issues confronting the effort of the ARCD, the AWA, the Amador Fire Safe Council and also your county program to remove dead trees. We're all trying to work through those issues and obstacles. I also must note that in the last week, we have noticed that a new hatch of bark beetles is in flight now. Whether they are successful in killing additional trees remains to be seen. It may be that the heavy rains have given the pine trees enough soil moisture to fight off another attack. But in the meantime, we need to deal with the transport and storage of logs now.

I have become aware of an obstacle that I am hoping that you can help us remove. Apparently, Mr. Steve Ogburn would like to accept logs at the old P&M Cedar Mill site, now owned in part by Mr. Ogburn. He related to me that the county is likely to require a use permit for storing logs at that site and that the process for obtaining that permit might require 4-6 months of time. When I reviewed the county planning document that lists permitted uses for a property zoned "Manufacturing", I saw no reference to a Use Permit's being required for log storage. I do understand that part of the job of the Planning Department is to interpret the essence of the County Code of Ordinances, but I would hope that in the interest of the greater good, that a Use Permit could either be issued immediately or simply not required.



I think that you would agree with me that there is an urgent need for log storage yards in Amador County and I would have a hard time finding a more appropriate location for such a yard than the site of a former sawmill. Also, logic seems to lead me to the assumption that if a property is zoned "M", for manufacturing, then wouldn't it be permissible to store the raw materials required for manufacturing on the property?

I am sure that there are needs for protecting water quality, fire protection and public safety, and I'm sure that a list of those requirements should be easily generated in a short period of time. That would allow Mr. Ogburn to begin accepting logs and go to work on the need of sorting them by quality, processing some of them on site and then shipping others on to their appropriate destinations. I think that this might even generate some employment opportunities here in Amador County, but for me, the most important issue is having a place to put the logs that is NOT on the affected landowners' properties.

I hope that you can find a way to expedite a decision in favor of allowing Mr. Ogburn to proceed with his plan. Thanks for your consideration of my request.

Sincerely,

Steve Q. Cannon
Director, Amador RCD

Cc: Directors, ARCD
A. Watson, ARCD
J. Bray

ORIGINAL
ENVIRONMENTAL DOCUMENTS AND CONDITIONS OF APPROVAL

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

PROJECT: Cedar Mill Farms
LEAD AGENCY: Amador County Planning Department
PROJECT LOCATION: 25270 & 25400 Highway 88, Pioneer, CA


PROJECT DESCRIPTION: Request from Cedar Mill Farms, LLC, for a Use Permit to allow the operation of log storage and processing facility to provide milling, chipping, and fabrication of wood products.

PROJECT FINDINGS: There is no substantial evidence that the approval of the Use Permit will have a significant adverse effect on the physical environment.

STATEMENT OF REASONS:

1. The project is consistent with the Amador County General Plan and zoning district at this location;
2. The approval of the Use Permit by the Planning Commission is sanctioned by County Code Section 19.24.040, "M," Manufacturing District – Uses Permitted Subject to First Securing an Approved Use Permit, and is consistent with County Code Section 19.56.040 (Use Permit findings) in that the establishment, maintenance or operation of the use applied for will not under any circumstances be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County, due to the implementation of proposed Conditions of Approval and Mitigation Measures;
3. A review of the Use Permit request was conducted by the Technical Advisory Committee who, through their own research and the CEQA Initial Study, found this project will not have a significant effect on the environment due to the mitigation measures and conditions incorporated and a Mitigated Negative Declaration will be adopted and filed with the County Recorder.

PUBLIC COMMENTS: The Amador County Planning Commission will conduct a public hearing on the matter on August 8, 2017, at 7:00 p.m. in the Board Chambers of the County Administration Center, 810 Court Street, Jackson, CA, 95642.



Chuck Beatty, Planner III

Date: _____

File No. _____

Posted On _____ 212 _____

Posting Removed _____

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: Cedar Mill Farms

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

Project Location: County: Amador City/Nearest Community: Pioneer
Cross Streets: Highway 88 and Cedar Heights Drive North Zip Code: 95666
Longitude/Latitude (degrees, minutes and seconds): 38 ° 25 ' 51.76" N / 120 ° 33 ' 36.47" W Total Acres: 176
Assessor's Parcel No.: 031-060-015 & 031-010-114 Section: 29 Twp.: 7N Range: 13E Base: MDM
Within 2 Miles: State Hwy #: 88 Waterways: South Branch Sutter Creek
Airports: Railways: Schools: Pioneer Elementary

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input checked="" type="checkbox"/> Industrial: Sq.ft. _____ Acres 176 Employees 12 | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Zoning: Manufacturing; General Plan: Industrial

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

Use Permit to allow the reopening of a sawmill for the purpose of chipping, milling, and fabrication of wood products.

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

Reviewing Agencies Checklist

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

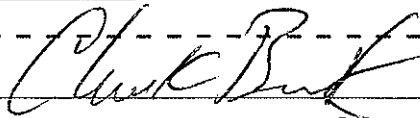
- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management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

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

Starting Date July 5, 2017 Ending Date August 8, 2017

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Cedar Mill Farms, LLC (Steve Ogburn, owner)</u>
Address: _____	Address: <u>25400 Highway 88</u>
City/State/Zip: _____	City/State/Zip: <u>Pioneer, CA 95666</u>
Contact: _____	Phone: <u>650-269-7442</u>
Phone: _____	

 Signature of Lead Agency Representative:  Date: 7-6-17

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



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

**NOTICE OF PUBLIC HEARING
AND NOTICE OF INTENT TO FILE A MITIGATED NEGATIVE DECLARATION**

Notice is hereby given the Planning Commission of the County of Amador, State of California, has received an application for the project described in this notice.

PROJECT NAME, DESCRIPTION AND LOCATION: Request by Cedar Mill Farms, LLC, for a Use Permit to allow the operation of log storage and processing facility to provide milling, chipping, and fabrication of wood products in the "M," Manufacturing District. Located at 25270 & 25400 Highway 88, Pioneer, approximately one-half mile east of Defender Grade Road, APNs 031-060-015 & 031-010-117. (SEE MAP ON BACK OF NOTICE).

NOTE: The Staff Report will be available online (typically the Friday prior to the meeting) for viewing at <http://www.amadorgov.org/> in the "Agendas and Minutes" section.

ENVIRONMENTAL REVIEW PROCESS: In accordance with the California Environmental Quality Act (CEQA), this is notice that the lead agency, the Amador County Planning Commission, intends to consider the adoption of a Mitigated Negative Declaration, as the project is consistent with the Amador County General Plan and zoning codes. The environmental assessment and application materials appear to be complete and indicate there are no extraordinary or unique environmental issues not normally mitigable with the County's standard conditions which would be applied to this type of project. If, during the processing of this application, it is determined through the Initial Study checklist or at a public hearing that there are state or local issues which cannot be found to be insignificant or mitigable through standard conditions, it may be found by the Planning Commission or Board of Supervisors a Negative Declaration cannot be filed for this project and an Environmental Impact Report (EIR) shall be prepared instead. California Administrative Code Section 15064(g)(2) requires that a Mitigated Negative Declaration shall be prepared "if the lead agency finds there is no substantial evidence that the project may have a significant effect on the environment." The Technical Advisory Committee (TAC) has reviewed this project and has found no technical objection to the approval of this project with the adoption of a Mitigated Negative Declaration. The required environmental review and comment period for this project will commence on July 6, 2017 and ends on August 8, 2017.

PUBLIC HEARING: Notice is hereby given said Planning Commission will hold a public hearing on this application at the County Administration Center, Board of Supervisors Chambers, 810 Court Street, Jackson, California, on Tuesday, August 8, 2017 at 7:00 p.m. or as soon thereafter as can be heard. The Commission's first decision will be on the environmental document. If a Mitigated Negative Declaration is adopted, the Commission will then consider a decision on the project. Anyone having comments on the project may attend and be heard.

Letters of comment regarding this matter received by the County prior to the preparation of a Staff Report (generally the Tuesday prior to the meeting) will be mailed to each Planning Commissioner as part of the Staff Report. The Staff Report will be available online (typically the Friday prior to the meeting) for viewing at www.amadorgov.org in the "Agendas and Minutes" section. Letters received after the Staff Report has been mailed will be copied and circulated to each Commissioner just prior to the Public Hearing. However, be advised the Commissioners may not, due to time constraints, be able to give those letters submitted after the Staff Report is prepared, as detailed a review as those received earlier and it may be to your benefit to attend the hearing and summarize your concerns orally. Letters will not be read aloud at the Public Hearing. If you have any questions or desire more information, please contact this office.

NOTE: If you do not comment at the public hearing or send in written comments and later decide to challenge the nature of this proposed action in court, you may be limited to raising only those issues you raised at the public hearing or have given in written correspondence delivered to the public entity conducting the hearing at, or prior to, the Public Hearing.

AMADOR COUNTY PLANNING COMMISSION
Date of this notice: July 6, 2017

THESE PARCELS



MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title: Cedar Mill Farms

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

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

Project Location: 25270 & 25400 Highway 88
Pioneer, CA 95666

Project Sponsor's Name and Address: Steve Ogburn
25400 Highway 88
Pioneer, CA 95642

General Plan Designation(s): I, Industrial

Zoning: "M," Manufacturing

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.)

Use permit request to allow the operation of log storage and processing facility to provide milling, chipping, and fabrication of wood products.

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

The project is situated on a former 176-acre sawmill and eco-farm site. Surrounding land uses are a mix of single-family residential dwellings, mini-storage facilities, light manufacturing uses, an entitled (but undeveloped) manufactured home park, and federally-owned forest land.

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

Caltrans – Encroachment Permit

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

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

Signature – Name

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

Chapter 1. AESTHETICS – Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

Scenic Vistas: There are no significant visual resources on the site, nor is it located on any significantly prominent topographical features or ridgelines. Development of the proposed use would not adversely impact any scenic views through and across the property. There is **no impact**.

Scenic Corridors: The project is not located along a designated State scenic highway corridor; therefore, there is **no impact**.

Existing Visual Character: While views from adjacent properties will be modified by the placement of mobile equipment for chipping and milling logs, it is not considered significant because the subject property is currently occupied by 3 permanent structures totaling 155,000 square feet. Property immediately adjoining to the north is situated approximately six feet higher than the project site, and is separated by a retaining wall, further reducing visual impacts. Impacts are **less than significant**.

Light and Glare: Development of the subject site would create some additional sources of light and glare in the area. The primary source of light would be from on-site roadway, building, and security lighting. Installation of exterior lighting would create potential glare. The impact will be **less than significant with the incorporation of Mitigation Measure 1.1, below**.

Mitigation:

Mitigation Measure 1.1 – All future outdoor lighting will be directed downward and/or shielded so as to avoid glare and distraction for drivers on adjacent roadways.

Sources: Amador County Planning Department; Project Development Plans.

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

Discussion:

Farmland Conversion: The project is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on prepared by the CA Department of Conservation's Farmland Mapping and Monitoring Program. Therefore, there is **no impact**.

Williamson Act Contract and Agricultural Zoning: The project site not subject to a Williamson Act contract. Therefore, there is no impact.

Timberland Zoning and zoning for forest lands: Exhibit 4.2-3, Timberland Production Zone, of the Amador County General Plan, indicates that the project site is not located in an area

designated to support timber grade forest resources. The project will have **no impact** on any Timberland Production Zone, or land currently in or designated for timber production.

Loss or Conversion of Forest Lands: As discussed above, based on its location, the project site does not support forest resources. Therefore, this project will have **no impact** on forest lands.

Other Changes to the Existing Environment: Due to the nature of the project and the fact that the site was previously used as a sawmill, there are no impacts that would convert farmland to non-agricultural use or forest land to a non-forest use. There are **no impacts** to farmlands or forest lands.

Mitigation: None required.

Source: 2014 Amador County Important Farmland Map; 2016 Amador County General Plan; Amador County Planning Department.

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

Discussion:

Air Quality Plan: Amador County does not have an air quality plan; therefore, there is **no impact**.

Air Quality Standards: The project will not cause a violation of an air quality standard or contribute substantially to an existing air quality violation. Conditions to control fugitive dust emissions may be imposed at the time the event impacts pervious areas. Outdoor fires ignited on the property must comply with the rules and regulations of the District. All air contaminants that may be generated by activities on this project must comply with the Rules and Regulations of the Amador Air District. The impacts are anticipated to be **less than significant**.

Increase in criteria pollutant: Amador County is a Non-attainment area for the State of California’s 1-Hour Ozone Standard (0.09ppm) and the US EPA’s 8-Hour Ozone Standard (0.08 ppm). There is no anticipated outdoor burning as part of this project. No significant increase in ozone precursor emissions are expected from this project. **The impact is less than significant.**

Sensitive Receptors: Substantial air pollutant concentrations will not be generated on the site so as to expose sensitive receptors to substantial pollutant concentrations; therefore, **the impact is less than significant.**

Objectionable Odors: The project will involve the chipping and milling of wood with portable diesel-powered equipment, specifically 4 band saw mills and 1 chipper. Given the size of the site, 176 acres, and the low density of development in the area, the project will not subject a substantial number of people to objectionable odors; therefore, **the impact is less than significant.**

Mitigation: None required.

Source: Amador County Planning Department and Air District.

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

Discussion:

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

The IPaC Resource Report identified habitat potential for the following endangered species within the project area: California red-legged frog (*Rana draytonii*); Delta smelt (*Hypomesus transpacificus*); Steelhead (*Oncorhynchus mykiss*); Bald eagle (*Haliaeetus leucocephalus*); Black Rail (*Lateralus jamaicensis*); Black-chinned sparrow (*Spizella atrogularis*); California spotted owl (*Strix occidentalis occidentalis*); Calliope hummingbird (*Stellula calliope*); Flammulated owl (*Otus*

flammeolus); Fox sparrow (*Passerella iliaca*); Green-tailed towhee (*Pipilo chlorurus*); Lewis' woodpecker (*Melanerpes lewis*); Loggerhead shrike (*Lanius ludovicianus*); Oak titmouse (*Baeolophus inornatus*); Olive-sided flycatcher (*Contopus cooperi*); Peregrine falcon (*Falco peregrinus*); Rufous Hummingbird (*Selasphorus rufus*); Rufous-crowned sparrow (*Aimophila ruficeps*); Short-eared owl (*Asio flammeus*); Snowy plover (*Charadrius alexandrinus*); Swainson's hawk (*Buteo swainsoni*); Western grebe (*Aechmophorus occidentalis*); Williamson's sapsucker (*Sphyrapicus thyroideus*); and Willow flycatcher (*Empidonax traillii*).

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

The impact to Candidate, Sensitive, and Special Status Species is expected to be **less than significant** because the site is was previously developed for a similar use and the project does not propose additional land disturbance.

Riparian Habitat and Other Sensitive Natural Communities: The property includes three spring-fed ponds that have historically been used for dust and fire suppression for a sawmill. The continued use of these ponds for similar needs is not expected to have a substantial adverse impact on riparian habitats. The impact will be **less than significant**.

Wetlands: There are no identified federally protected wetlands on the project site; therefore, there is **no impact**.

Movement of Fish and Wildlife: The project will generate noise and traffic on a site that has been partially idle for approximately five years. However, the projects impacts will be less than those of the previous use of the site as a sawmill. The project is not anticipated to impair or conflict with the movement of native resident or migratory fish or wildlife or their corridors and nursery sites. Therefore, the impact is **less than significant**.

Biological Resource Policies and Ordinances: The project does not conflict with the conservation and open space goals and policies of the Amador County General Plan. 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: US Fish & Wildlife Service's Information for Planning and Conservation (IPaC) database; Amador County General Plan.

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

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

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

Mitigation:

Mitigation Measure 5.1: Prior to issuance of a Use Permit, the applicant shall provide a statement, for the review and approval of the Planning Department, that if historic, archaeological, and/or paleontological resources are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the applicant 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: Amador County Planning Department; Amador County General Plan Final EIR (July, 2016).

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

Discussion:

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

Soil Erosion and Loss of Topsoil: Although this project involves minimal land disturbing activity, any grading activity moving more than 50 CY of soil will require a grading permit. Grading Permits are reviewed and approved by the County in accordance with Ordinance 1619 (County Code 15.40), and conditions/requirements are applied to minimize potential erosion. The

issuance of a grading permit, along with implementation of Erosion Control requirements, will minimize potential erosion resulting to a **less than significant impact**.

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

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

Soils Capable of Sewage Disposal: The project will not likely result in a significant increase in wastewater generation. The impact is less than significant.

Mitigation: None required.

Sources: Amador County Environmental Health Department and Planning Department.

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

Discussion:

Greenhouse Gasses: Greenhouse gas emissions include carbon dioxide, methane, and nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride. The most common form of greenhouse gas emissions from this project would be CO2 emissions from vehicles traveling to and from the site. The project will increase vehicle trips to and from the site; however, this impact is not expected to contribute significantly to greenhouse gas levels within Amador County. **The impact is less than significant.**

Plans and Policies for Greenhouse Gas Emissions: Amador County's General Plan and Energy Action Plan include policies for minimizing greenhouse gas emissions. The project is not anticipated to conflict with the land use policies regarding greenhouse gases. Therefore, the impact is **less than significant impact.**

Mitigation: None required.

Source: Amador County General Plan Final EIR, Amador County Energy Action Plan.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Equipment associated with the project will generate hazardous waste (waste lubricants) at a rate anticipated to be less than 27 gallons or 220 lbs. per month. This rate is compatible with regulation as Conditionally Exempt Small Quantity Generator (CESQG). The impact is less than significant with the incorporation of Mitigation Measure 8.1, below.

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

Hazardous Emissions and Acutely Hazardous Materials Near Schools: The project is located within one-quarter mile of Pioneer Elementary School, however the potential for release of hazardous emissions or acutely hazardous materials is very low. The impact is less than significant.

Hazardous Materials Sites: The Envirostor database, compiled pursuant to Government Code Section 65962.5, identifies a leaking underground storage tank, discovered on the property in 1992. As of January 10, 2003, the agency with jurisdiction, the Central Valley Regional Water Quality Control Board, closed this case, requiring no further action. The impact is less than significant.

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

Emergency Response Plan and Emergency Evacuation Plan: Due to the location and temporary nature of this project, it will not interfere with the implementation of the Amador County Emergency Operations Plan or the Amador County Long Term Care Facility 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 Very High 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:

Mitigation Measure 8.1 - The project shall maintain substantial compliance with requirements regarding activities subject to oversight by the Certified Unified Program Agency (CUPA) throughout the life of the Use Permit.

Sources: Amador County Environmental Health Department, Planning Department.

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 type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

Water Quality Standards and Waste Discharge Requirements: The project will be subject to storm water pollution prevention program requirements but not does not propose to handle or generate waste therefor is would not be subject to waste discharge requirements. The impact is less than significant.

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

Erosion/Siltation/Drainage: The project will not substantially alter the course of surface water drainage patterns of the area. With no increase in impervious areas, there is no anticipated increase in runoff to cause erosion or siltation. **There is no impact.**

Flooding: The onsite drainage patterns will not be altered such that the volume or velocity of surface water runoff results in flooding on-or off-site. **There is no impact.**

Storm water system capacity/Polluted runoff: The existing stormwater system consists of natural overland flow and no planned stormwater drainage systems are proposed for the site. The project not interfere with the natural flow process or generate new 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. **The impact is less than significant.**

Flood Hazard: A portion of the project site is located in Zone A, identified as 100-year flood plain on the effective FEMA Flood Insurance Rate Map dated May 20, 2010. The impact to flood hazards will be **less than significant with the incorporation of Mitigation Measure 9.1, below.**

Dam/Levee Failure: There are three man-made dams on the project site that will continue to hold water for dust and/or fire suppression. Expansion or alteration of the dams are not part of this project; **there is no impact.**

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

Mitigation:

Mitigation Measure 9.1 – The placement of equipment, materials, and structures within the 100-year floodplain shall be prohibited unless a floodplain development permit is prepared by a professional engineer certifying that use of the floodplain area will have no adverse impact on upstream or downstream properties in the event of a 100-year flood event.

Source: Amador County Department of Transportation and Public Works; Environmental Health Department; and Planning Department; FEMA FIRM dated 2010.

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: Surrounding land uses are a mix of single-family residential dwellings, mini-storage facilities, light manufacturing uses, an entitled (but undeveloped) manufactured home park, and federally-owned forest land. The project does not create physical barriers that change connectivity between areas of the community and will not disrupt any established roadways, walkways, trails, streams, or drainage areas, or otherwise cause a physical division of an established community. **There is no impact.**

General Plan and Zoning Consistency: The General Plan designation for the subject parcel is I, (Industrial), and is zoned "M," Manufacturing. These land use classifications permit the processing of vegetable products, with those uses potentially producing noise, odor, dust, or vibration being subject to an analysis of the impacts of the project on the environment and a public hearing. **There is no impact.**

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

Mitigation: None required.

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

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

Discussion:

Loss of Availability of Mineral Resources and Mineral Resource Recovery Sites: Review of Exhibit 4.6-4 (Mineral Resource Zones) in the Amador County General Plan Final EIR indicates this project is located within a known or identified mineral resource zone for limestone. However, the County is not required to regulate land uses within limestone deposits. It can be reasonably concluded that the project will not result in any additional impacts to mineral resources. There is **no impact**.

Mitigation: None required.

Source: Amador County General Plan Final EIR.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input 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 has the potential to generate noise levels in excess of standards established in the County’s General Plan through the use of diesel-powered wood chipping and milling equipment. The impact is **less than significant with the incorporation of Mitigation Measure 12.1, below.**

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

Substantial Permanent Increase in Noise Levels: The project is temporary in nature (one week per year) and will not generate permanent increases in ambient noise levels. **There is no impact.**

Substantial Temporary or Periodic Increase in Ambient Noise Levels: The project has the potential to create substantial periodic increases in ambient noise levels through the use of diesel-powered wood chipping and milling equipment, and vehicular traffic associated with the project. This impact is considered to be **less than significant with the incorporation of Mitigation Measures 12.1 and 12.2, below.**

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

Mitigation:

Mitigation Measure 12.1 – All equipment used for the processing of wood shall be located on the site so as to prevent noise levels from exceeding 75 decibels at the project's property line closest to the noise source.

Mitigation Measure 12.2 – The hours of operation shall be 7:00 a.m. through 6:00 p.m., seven days per week.

Source: Planning Department; Amador County General Plan Noise Element.

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

Discussion:

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

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

Mitigation: None required.

Source: Amador County General Plan; Planning Department.

Chapter 14. PUBLIC SERVICES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in substantial adverse impacts associated with the provision of new or altered governmental facilities, need for new or altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain 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 type="checkbox"/>	<input checked="" type="checkbox"/>
• Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Fire Protection: The Amador Fire Protection District has reviewed this project and has determined that no new or altered public fire facilities are required. Impacts on fire protection services will be less than significant with the incorporation of Mitigation measure 14.1, below.

Police Protection: The project does not propose an increase population density of the area. Appropriate impact fees will be collected if permits are issued for proposed buildings to help offset the impacts new development on police facilities. The impact is less than significant.

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

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

Other Public Facilities: The project is consistent with the General Plan and the project is not anticipated to have a significant impact on public facilities. Fees to mitigate impacts to public facilities may apply should additional permits or clearances for those respective services be requested in the future. The impact is considered to be less than significant.

Mitigation:

Mitigation Measure 14.1 – To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640, the developer shall participate in the annexation to the County’s Community Facilities District N. 2006-1 (Fire Protection Services), including execution of a “waiver and consent” to the expedited election procedure, the successful completion of a landowner-vote election authorizing an annual special tax for fire protection services, to be levied on the subject property by means of the County’s secured property tax roll, and payment of the County’s cost in conducting the procedure.

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

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

Discussion:

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

Mitigation: None required.

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

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

Discussion:

Conflict with policies measuring circulation effectiveness or congestion management: The General Plan Circulation Element establishes a Peak Hour Level of Service “C” or better as generally acceptable. The County has not adopted a threshold of significance other than Level of Service to measure transportation impacts. Regional and Local Traffic Mitigation Fees are assessed to projects based on their potential impacts on roadways. The project’s anticipated traffic is expected to have a **less than significant impact** when appropriate impact fees are collected.

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

Hazards due to Design Features / Incompatible Uses: The project proposes to utilize an existing encroachment onto CA Highway 88. Any required improvements to the access will be

addressed through the Encroachment Permit process with the California Department of Transportation. Therefore, the **impact is less than significant.**

Emergency Access: Emergency access to the project from CA Highway 88 will be adequate upon approval of the encroachment. **The impact is less than significant.**

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

Mitigation: None required.

Chapter 17. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: No changes to the water system or supply are proposed. There is no impact.

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

Sufficient Water Supplies Available: The project will not demand quantities of water such that new or expanded or expanded entitlements are proposed. Water for non-potable industrial uses is proposed to be obtained and recirculated on site. The impact is less than significant.

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

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

Compliance with Solid Waste Statutes and Regulations: The project includes wood chipping which could result in stockpiles of product with the potential to pose fire hazard, improperly managed composting, or impacts to storm water runoff. Chipping operations are subject to oversight by the Local Enforcement Agency. The impact is **less than significant with the incorporation of Mitigation Measure 17.1, below.**

Mitigation:

Mitigation Measure 17.1 - The project shall maintain substantial compliance with requirements of the appropriate solid waste regulatory tier throughout the life of the Use Permit.

Sources: Amador County Planning Department and Environmental Health Department.

Chapter 18. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input 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 Agriculture and Forest Resources, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Land Use and Planning, Mineral Resources, Population and Housing, Recreation, and Transportation would result in a less than significant impact on the environment.

Impacts to Aesthetics, Cultural Resources, Hazardous Materials, Hydrology & Water Quality, Noise, Public Services, and Utility Systems would be significant unless mitigated. Therefore, Mitigation Measures 1.1, 5.1, 8.1, 9.1, 12.1, 12.2, 14.1, and 17.1 are required of the project.

The implementation of the Mitigation Measures identified above will result in less than significant impacts to Aesthetics, Cultural Resources, Hazardous Materials, Hydrology & Water Quality, Noise, Public Services, and Utility 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 Chapters 1 through 17 of this Initial Study Checklist, the project would not expose persons to substantial adverse impacts related to aesthetics, agricultural and forest resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards or hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, or public utilities and services. The effects to these environmental issues were identified to have no impact, a less than significant impact, or a less than significant impact with mitigation incorporated. Therefore, the project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

SOURCE: Chapters 1 through 17 of this Initial Study.

REFERENCES

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

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

**USE PERMIT CONDITIONS OF APPROVAL
FOR
CEDAR MILL FARMS**

PERMITTEE: Cedar Mill Farms, LLC (Steve Ogburn, owner)

LOCATION: 25270 & 25400 Highway 88, Pioneer, CA 95666

PROJECT DESCRIPTION: Use permit to allow the operation of a log storage and processing facility to provide chipping, milling, and fabrication of wood products.

ASSESSOR PARCEL NUMBERS: 031-010-117 & 031-060-015

USE PERMIT NUMBER: UP-17;5-3

DATE OF APPROVAL:

1. *No permits, fees, or activity related to this project shall be issued, paid, or commence until such time as the permittee has provided the Planning Department with the Department of Fish and Wildlife Filing Fee for a Notice of Determination or a Certificate of Fee Exemption from Fish and Wildlife. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*
2. *This Use Permit shall not become valid, nor shall the use commence until such time as the permittee is either found to be in compliance with or has agreed, in writing, to a program of compliance acceptable to the County. At that time the permit shall be signed by the Planning Department and the use may commence. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*
3. *The issuance of this Use Permit is expressly conditioned upon the permittee's compliance with all the provisions contained herein and if any of the provisions contained herein are violated, this Use Permit may be subject to revocation proceedings as set forth in Amador County Code §19.56.060. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*
4. *The project shall be substantially the same as approved. Any substantial changes must be submitted for approval by the Amador County Planning Commission. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*
5. *This use permit shall be posted in a conspicuous place on the premises and shall not be transferable or assignable without the consent of the Planning Commission. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*

AESTHETICS:

6. All future outdoor lighting will be directed downward and/or shielded so as to avoid glare and distraction for drivers on adjacent roadways. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

CULTURAL RESOURCES:

7. Prior to issuance of a Use Permit, the applicant shall provide a statement, for the review and approval of the Planning Department, that if historic, archaeological, and/or paleontological resources are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the applicant 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. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

HAZARDOUS MATERIALS:

8. The project shall maintain substantial compliance with requirements regarding activities subject to oversight by the Certified Unified Program Agency (CUPA) throughout the life of the Use Permit. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

FLOOD PLAIN PROTECTION:

9. The placement of equipment, materials, and structures within the 100-year floodplain shall be prohibited unless a floodplain development permit is prepared by a professional engineer certifying that use of the floodplain area will have no adverse impact on upstream or downstream properties in the event of a 100-year flood event. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

NOISE:

10. All equipment used for the processing of wood shall be located on the site so as to prevent noise levels from exceeding 75 decibels at the project's property line closest to the noise source. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
11. The hours of operation shall be 7:00 a.m. through 6:00 p.m., seven days per week. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

FIRE PROTECTION:

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

UTILITIES:

13. The project shall maintain substantial compliance with requirements of the appropriate solid waste regulatory tier throughout the life of the Use Permit. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

SIGNAGE:

14. Signage shall be consistent with County Code § 19.32.010.F – Uses in Commercial Zone Districts. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

BUILDING PERMITS:

22. The permittee shall obtain all applicable building permits pursuant to the California Building Code. THE BUILDING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

IPaC

U.S. Fish & Wildlife Service

IPaC resource list

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

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

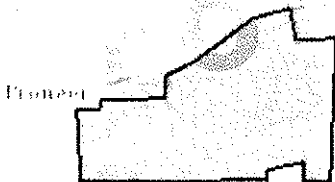
Project information

NAME

Cedar Mill Farms

LOCATION

Amador County, California



DESCRIPTION

Reopening
of a former sawmill for the purpose of chipping and milling logs harvested
primarily due to beetle infestation.

Local office

Sacramento Fish And Wildlife Office

☎ (916) 414-6600

📠 (916) 414-6713

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

Endangered species

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

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

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the

IPaC website and request an official species list by doing the following:

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

Listed species

¹ are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service.

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

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

Amphibians

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

Fishes

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

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with

the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act

¹ and the Bald and Golden Eagle Protection Act².

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

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

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

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

Additional information can be found using the following links:

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

The migratory birds species listed below are species of particular conservation concern (e.g. Birds of Conservation Concern) that may be potentially affected by activities in this location. It is not a list of every bird species you may find in this location, nor a guarantee that all of the bird species on this list will be found on or near this location. Although it is important to try to avoid and minimize impacts to all

birds, special attention should be made to avoid and minimize impacts to birds of priority concern. To view available data on other bird species that may occur in your project area, please visit the [AKN Histogram Tools](#) and [Other Bird Data Resources](#). To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

NAME	SEASON(S)
Bald Eagle <i>Haliaeetus leucocephalus</i> https://ecos.fws.gov/ecp/species/1626	Year-round
Black Rail <i>Laterallus jamaicensis</i> https://ecos.fws.gov/ecp/species/7717	Breeding
Black-chinned Sparrow <i>Spizella atrogularis</i> https://ecos.fws.gov/ecp/species/9447	Breeding
California Spotted Owl <i>Strix occidentalis occidentalis</i> https://ecos.fws.gov/ecp/species/7266	Year-round
Calliope Hummingbird <i>Stellula calliope</i> https://ecos.fws.gov/ecp/species/9526	Breeding
Flammulated Owl <i>Otus flammeolus</i> https://ecos.fws.gov/ecp/species/7728	Breeding
Fox Sparrow <i>Passerella iliaca</i>	Year-round
Green-tailed Towhee <i>Pipilo chlorurus</i> https://ecos.fws.gov/ecp/species/9444	Breeding
Lewis's Woodpecker <i>Melanerpes lewis</i> https://ecos.fws.gov/ecp/species/9408	Wintering
Loggerhead Shrike <i>Lanius ludovicianus</i> https://ecos.fws.gov/ecp/species/8833	Year-round

Oak Titmouse <i>Baeolophus inornatus</i> https://ecos.fws.gov/ecp/species/9656	Year-round
Olive-sided Flycatcher <i>Contopus cooperi</i> https://ecos.fws.gov/ecp/species/3914	Breeding
Peregrine Falcon <i>Falco peregrinus</i> https://ecos.fws.gov/ecp/species/8831	Wintering
Rufous Hummingbird <i>selasphorus rufus</i> https://ecos.fws.gov/ecp/species/8002	Breeding
Rufous-crowned Sparrow <i>Aimophila ruficeps</i> https://ecos.fws.gov/ecp/species/9718	Year-round
Short-eared Owl <i>Asio flammeus</i> https://ecos.fws.gov/ecp/species/9295	Wintering
Snowy Plover <i>Charadrius alexandrinus</i>	Breeding
Swainson's Hawk <i>Buteo swainsoni</i> https://ecos.fws.gov/ecp/species/1098	Breeding
Western Grebe <i>aechmophorus occidentalis</i> https://ecos.fws.gov/ecp/species/6743	Wintering
Williamson's Sapsucker <i>Sphyrapicus thyroideus</i> https://ecos.fws.gov/ecp/species/8832	Year-round
Willow Flycatcher <i>Empidonax traillii</i> https://ecos.fws.gov/ecp/species/3482	Breeding

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

Landbirds:

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

Atlantic Seabirds:

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

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

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

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

Landbirds:

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

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

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

Atlantic Seabirds:

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

Facilities

Wildlife refuges

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

THERE ARE NO REFUGES AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

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

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

This location overlaps the following wetlands:

FRESHWATER FORESTED/SHRUB WETLAND

PSSB

FRESHWATER POND

PUBHx

PUBHh

PUSCh

RIVERINE

R4SBC

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

Data limitations

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

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

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

Data exclusions

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

Data precautions

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

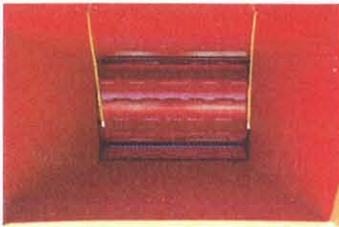
Not for
consultation

MORBARK® BEEVER™ M18R TRACK



BENEFITS

- With its large capacity and high-production volume reduction capabilities, this chipper is perfect for residential tree services, vegetation management, lot and land clearing, maintenance contractors and municipalities.
- The M18R boasts a huge list of options to customize the machine as well as more standard features than any other chipper in its class.
- The dual-sided, chambered air impeller system with controllable air flow vents increases chip-throwing velocity and easy discharge of light, leafy material.
- Like all Morbark equipment, the M18R is a long-lasting, durable machine backed by a world-class parts and service support team.



TorqMax™ Feed Wheel

The TorqMax™ dual feed wheel compression system provides more than 7,500 lb./ft. of material pulling force.



Track Undercarriage

Take the chipper to the material with 400mm rubber tracks, 4.84 PSI ground pressure, low-speed and high-speed travel ranges of 1.0 MPH and 1.8 MPH.



Reversing Auto-feed

The reversing auto-feed system automatically stops forward feed and briefly backs material away from the drum for optimum performance.



Hydraulic Down Pressure

The Variable Force™ Hydraulic Down Pressure System eliminates the use of springs and creates up to 10,000 lbs. of perpetual down pressure.

SPECIFICATIONS

SPECIFICATIONS MAY VARY WITH EQUIPMENT OPTIONS 10/28/16

General

Chipping Capacity 18"
 Height 8'9 5/8"
 Width 7'11 7/16"
 Length 17'4 1/4"
 Gross weight (approximate) 15,000 lbs.
 Infeed Opening 65" wide x 38" high
 Throat Opening 31" wide x 20 1/2" high
 Drum 37 3/8" diameter x 23 3/4" wide
 Engine CAT or Perkins
 Horsepower 174–275 HP
 Fuel Capacity 60 gallons
 Hydraulic Capacity 41 gallons
 Frame 2" x 6" tubular steel frame
 Tracks Rubber Track Undercarriage

Equipment Highlights

23 3/4" wide x 37 3/8" diameter, four dual-edged knife staggered-pocket drum with removable knife holders, dual-sided, chambered air impeller system and controllable air flow vents
 Wireless Remote Control operation with tethered back-up system controls the track functions, feed functions, yoke functions and throttle functions with emergency engine stop
 Dual horizontal feed wheels with TorqMax™ top feed wheel compression system, hydraulic lift assist, Variable Force™ constant hydraulic down pressure system with additional manually applied hydraulic down pressure at the valve handle and direct drive bottom feed wheel with torque arm coupler
 Reversing automatic feed system
 Steel valve guard enclosing valve bank

Additional Features

Fuel tank with drain plug, sight gauge and shut-off valve
 Hydraulic reservoir with sight gauge, drain plug and clean-out cover
 Live hydraulic system including: ball valve, pump, motor, and valve bank with additional pre-plumbed valve section for installation of an aftermarket winch package
Options Include
 ChipSafe® Operator Safety Shield
 Custom paint and logo packages
 Rubber infeed curtain, complete with pulleys and safety cables
 Variable speed flow control
 Winch package: heavy-duty, 5,000 lb. pull capacity with rope and 10' chafe guard