

MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title: Tentative Parcel Map No. 2654

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

Contact Person/Phone Number: Ruslan Bratan, Planner I
209-233-6380

Project Location: 4200 Coal Mine Road, Lone, East side of Coal Mine Road approximately one mile south of the Buena Vista / Coal Mine Road intersection (012-100-042)

Project Sponsor's Name and Address: Eric & Cathy Yochheim
P.O. Box 1596
lone, CA 95640

General Plan Designation(s): Agricultural General (AG)

Zoning: Special Use (X)

Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.) The division of 126.15 acres into two (2) parcels of approximately 44 and 82 acres in size.

Surrounding land uses and setting: Briefly describe the project's surroundings: The project parcel is very steep with a base elevation of 450± feet climbing to an elevation of 844' at the top of the northern most point of the Buena Vista Peaks which are located on this property. There is currently a single family residence and a barn on the existing parcel. The parcel to the north is a working mine operation and is zoned manufacturing with a general plan of industrial. The parcels to the east, west and south are zoned "X," Special Use District with a general plan designation of AG, Exclusive Agriculture.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

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

Signature – Name

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

Chapter 1. AESTHETICS – Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- A. For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Scenic vistas are often designated by a public agency. A substantial adverse impact to a scenic vista would be one that degrades the view from such a designated location. No governmentally designated scenic vista has been identified within the project area. The parcel map includes the Buena Vista Buttes which is considered a community scenic vista. However, this project will not substantially impact the scenic vista. Therefore, there is **less than significant impact**.
- B. Pursuant to Public Resources Code Section 21083.4 an Oak Woodland Study was conducted by a Registered Professional Forester, which concluded that the site has a low percentage of existing oak canopy and fragmentation of the oak stands, the parcel is categorized as marginal oak woodland. It was further concluded that the project as proposed will utilize existing roads, open ridge top areas and other open ground located between the fragmented oak stands, thus the project will not reduced the percentage of oak canopy cover and will not result in the direct or indirect conversion of oak woodlands. Therefore, there is **less than significant impact**.
- C. The project, if approved will result in the potential for two new residences and an accessory dwelling unit, however, this will not substantially impact public views from Coal Mine Road. Therefore, there is **less than significant impact**.
- D. The project, if approved will result in the potential for two new residences and an accessory dwelling unit, which will produce expected amounts of light and glare, however, this will not substantially impact day or nighttime views in the area. Therefore, there is **less than significant impact**.

Source: Planning Department; January 22, 2007 Oak Woodland Study by Ronald P. Monk Consulting RPF #1718.

<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 California Department 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 California Resources Agency, to nonagricultural 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 Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- A. Farmland Conversion: The project will not result in the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance. The project site is located in an area designated as "grazing land" on the Amador County Important Farmland 2016 map, published by the California Department of Conservation, Division of Land Resource Protection. There is **no impact** to farmland.
- B. The parcel is not included in a Williamson Act contract nor is it zoned agricultural, therefore there is **no impact**.
- C. The area is not considered forest land, or zoned as forest land or timberland, therefore **no impacts will occur**.
- D. The area is not considered forest land, or zoned as forest land or timberland, therefore **no impacts will occur**.

- E. The project area is within an area designated as "grazing land". The proposed tentative parcel map will have the potential to add three additional dwelling units but it will not be converting new farmland as it will be using an area not occupied by agricultural uses. Though space will be occupied, the impact will be **less than significant**.

Source: Amador County Important Farmland Map, 2016; Amador County General Plan; Planning Department; CA Public Resources Code.

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Chapter 3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- A. The proposed project would not result in significant resident population increase and would not generate vehicle trips beyond what is consistent with the existing residential zoning of the property. Future development would be relatively small scale and low density with minimal structural improvements. The project site is large and will not experience any foreseen changes in use. No emissions would be associated with the proposed project and future development would be subject to review by the County Community Development Agency. Therefore, impacts would be **less than significant**.
- B. The proposed parcel map will not cause a violation of an air quality standard or contribute substantially to an existing air quality violation. When building permits are issued and prior to the start of construction, conditions to control fugitive dust emissions may be imposed. Outdoor fires ignited on the property must comply with the rules and regulations of the Amador Air District. Amador County is a Non-Attainment area for the State of California's 1-Hour Ozone Standard (0.09 ppm) and the US EPA's 8-Hour Ozone Standard (0.08 ppm). Construction activities and fires occurring on this property would be of short duration. No net cumulative increase in ozone precursor emissions is expected from this action. Therefore, impacts would be **less than significant**.
- C. Sensitive receptors are uses that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The nearest sensitive receptors include a residential unit approximately 1,700 feet southwest of the project site while construction would take place within the vicinity of sensitive receptors, construction emissions would be limited. In addition, the proposed construction period would be brief. Therefore, the small amount of emissions generated and the short duration of the construction period would not expose sensitive receptors to substantial pollutant concentrations. Impacts to sensitive receptors would be **less than significant**.
- D. Substantial quantities of objectionable odor will not be generated by construction activities on the property related to this tentative parcel map. **No impact would incur.**

Source: Amador Air District, Amador Planning Department.

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

Discussion:

A There are no known records of any candidate, sensitive, or special status species on the project site. However, there is potential habitat within the area surrounding the project site that may be suitable for several such species. The Information for Planning and Consultation (IPAC) database provided through the U.S. Fish and Wildlife Service was reviewed to determine if any special status animal species or habitats occur on the project site or in the project area. Threatened amphibians in the area include: the California Red-Legged Frog (*Rana draytonii*) and the California Tiger Salamander (*Ambystoma californiense*) (No critical habitats are located in the project area for either of these species). Additionally, the Lone Buckwheat (incl. Irish Hill) (*Eriogonum apricum* (incl. var. *prostratum*)) and the Lone Manzanita (*Arctostaphylos myrtifolia*) were also listed with the Lone Buckwheat listed as endangered. Threatened insects include the Valley Elderberry Longhorn Beetle (*Desmocerus californicus dimorphus*). The beetle is found only in association with its host plant, Elderberry (*Sambucus* spp). Mitigation Measures BIO-1 and BIO-2 will address an instance of Elderberry shrub discovery. The pre-existing conditions shall not be

introduced to substantial change, therefore there is a **less than significant impact with mitigation incorporated** to the above listed species

- B Riparian Habitat and other Sensitive Natural Communities: Habitat and communities in the project area include Riverine class: R4SBC (Riverine/Intermittent/Streambed/Seasonally Flooded). According to USFW IPAC, increased residential development could impact these habitats and communities, which is addressed in Mitigation Measure BIO-3, rendering the impacts **less than significant with mitigation incorporated**.
- C Federally Protected Wetlands: There is a Freshwater Emergent Wetland Pond class: PEM1B (Palustrine/Emergent/Persistent/Seasonally Saturated), Freshwater Forested/Shrub Wetland, class: PSSB (Palustrine/Scrub-Shrub/Seasonally Saturated), Freshwater Pond class: PUSAh (Palustrine/Unconsolidated Shore/Temporary Flooded), in close proximity to the project site, according to the Fish and Wildlife Service National Wetlands Inventory. Additionally, the Vernal Pool Fairy Shrimp (*Branchinecta lynchi*) is a species of freshwater crustacean that is listed as threatened. Mitigation Measures BIO-4, BIO-5, and BIO-6 addresses this therefore, there is a **less than significant impact with mitigation incorporated**.
- D The proposed land division would result in two parcels consistent with the surrounding area. There are several migratory birds which have potential habitat areas in the project site including many of which listed on the USFWS Birds of Conservation Concern (BCC) list. Lawrence's Goldfinch (*Carduelis lawrencei*), Lewis's Woodpecker (*Melanerpes lewis*), Oak Titmouse (*Baeolophus inornatus*), Rufous Hummingbird (*Selasphorus rufus*), Tricolored Blackbird (*Agelaius tricolor*), Wrentit (*Chamaea fasciata*), and the Yellow-billed Magpie (*Pica nuttalli*) all listed BCC species, rangewide across the Continental US. The Common Yellowthroat (*Geothlypis trichas sinuosa*), Nuttall's Woodpecker (*Picoides nuttallii*), Song Sparrow (*Melospiza melodia*), and the Spotted Towhee (*Pipilo maculatus clementae*) are BCC listed species in Bird Conservation Regions (BCR) which apply to this project. The Migratory Bird Treaty Act is a US Federal law protecting migratory birds. In addition, the Delta Smelt (*Hypomesus transpacificus*) is an anadromous pelagic fish which migrates from the San Joaquin Delta and Suisun Bay estuaries upstream to spawn seasonally. As there is suitable habitat in the project area for some or all of the above species, Mitigation Measure Bio-7 is needed in order to ensure that project impacts are **less than significant with mitigation incorporated**.
- E The proposed project would not conflict with local policies adopted for the protection biological resources. A **no impact** would occur.
- F Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. **No impact** would result.

Mitigation Measures

- Bio-1** Prior to any construction activity on parcels adjacent to undeveloped land containing blue Elderberry shrubs, highly visible temporary construction fencing shall be placed at least 10 feet away from the drip line of each blue elderberry shrub. No construction activity would be permitted within the buffer zone.
- Bio-2** Where avoidance is infeasible, and the elderberry shrub is subject to removal or potential damage from construction, the applicant shall develop and implement a VELB mitigation plan in accordance with the U.S. Fish and Wildlife Service guidelines for unavoidable take of VELB habitat pursuant to Section 10(a) of the federal Endangered Species Act

and a Section 10(a) permit for incidental take. The VELB mitigation plan shall provide for no net loss of VELB habitat and shall include, but not be limited to, relocation of blue Elderberry shrubs, planting of blue elderberry shrubs, and monitoring of relocated and planted Elderberry shrubs.

- Bio-3** To the extent feasible, any intermittent creeks within the project vicinity shall be preserved, with a 50-foot buffer, limited to construction on either side of the creek. This buffer should be 50 feet in width on each side of the creek as measured from the edge of US Army Corps of Engineers jurisdiction. This mitigation measure shall not apply where it conflicts with hazardous site remediation required by orders from the Central Valley Regional Water Quality Control Board.
- Bio-4** Wetlands shall be replaced at a ratio of 1 acre of replacement wetland for each acre of wetland permanently lost from development. Replacement wetlands shall be constructed according to a wetland mitigation/monitoring plan that has been developed by a qualified engineer in consultation with a biologist experienced in wetland restoration. The wetlands mitigation plan shall be consistent with the requirements of the USACE and the CDFW.
- Bio-5** Site development shall implement erosion control plans that prevent the discharge of sediment into nearby drainage channels and wetlands.
- Bio-6** Site development shall implement plans employing best management practices (BMPs) that reduce the level of pollutants discharged into natural waterways and wetlands.
- Bio-7** Ground Disturbance Timing for Nesting Birds. To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. The purpose of this survey is to determine the presence or absence of nests in an area to be potentially disturbed. If nests are found, a buffer depending upon the species and as determined by a qualified biologist, shall be demarcated with bright orange construction fencing. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding/nesting is completed and the young have fledged the nest.

Source: California Department of Fish and Wildlife BIOS, U.S. Fish and Wildlife Service IPAC, California Department of Fish and Wildlife Habitat Conservation Planning, Migratory Bird Treaty Act, Planning Department

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 pursuant to § 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) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

(A.)(B.)(C.)(D.) Cultural resources include prehistoric and historic period archaeological sites; historical features, such as rock walls, water ditches and flumes, and cemeteries; and architectural features. Cultural resources consist of any human-made site, object (i.e., artifact), or feature that defines and illuminates our past. According to Amador County EIR exhibit 4.5-2 Cultural Resource Sensitivity, the project site is located in an area considered to have high archeological sensitivity. Prehistoric resources sites are found in foothill areas, areas with high bluffs, rock outcroppings, areas overlooking deer migratory corridors, or above bodies of water. Grading and other soil disturbance activities on the project site have the potential to uncover historic or prehistoric cultural resources. To prevent impacts to historic or prehistoric cultural resources that may be uncovered during development activities on the project site, a mitigation measure is recommended to halt activity and the county Planning Department and a professional archaeologist be consulted to evaluate the find(s). Mitigation Measures require halting construction upon the discovery of as-yet undiscovered significant prehistoric sites and documenting and/or avoiding these resources. Because these mitigation measures would avoid substantial adverse changes in the significance of unknown cultural resources, the impact would be reduced to **less than significant with mitigation incorporated**.

Mitigation Measures

CULTR-1 During ground-disturbing activity, if paleontological, historic or pre-historic resources such as chipped or ground stone, fossil-bearing rock, large quantities of shell, historic debris, building foundations, or human bone are inadvertently discovered, the operator/permittee shall immediately cease all such activities within 100 feet of the find and notify the Amador County Technical Advisory Committee. A qualified archaeologist shall be contracted by the operator/permittee to assess the significance of the find and prepare an evaluation, avoidance or mitigation plan, as appropriate, which shall be implemented before resuming ground disturbing activities.

CULTR-2 Immediately cease any disturbance of the area where such suspected remains are discovered and any nearby areas reasonably suspected to overlie adjacent remains until the Amador County Coroner is Amador County General Plan FEIR AECOM County of Amador 4.5-15 Cultural Resources contacted, per Section 7050.5 of the California Health and Safety Code,. The coroner shall, within two working days:

1. Determine if an investigation of cause of death is required;

2. Determine if the remains are most likely that of Native American origin, and if so suspected, the coroner shall notify the NAHC within 24 hours of making his or her determination.
3. The descendants of the deceased Native Americans shall make a recommendation to the operator/ permittee for the means of handling the remains and any associated grave goods as provided in Public Resources Code (PRC) Section 5097.98.
4. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.
5. The descendants may, with the permission of the landowner or their representative, inspect the site of the discovered Native American remains and may recommend possible treatment or disposition within 24 hours of their notification.
6. Whenever the NAHC is unable to identify a descendent, or the descendent identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendent and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

Source: Planning Department; Amador County General Plan Environmental Impact Report

Chapter 6. ENERGY – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- A. The project would not result in potentially significant environmental impact due to energy resource management during project construction or operation, therefore there is **less than significant impact**.
- B. The project would not conflict with or obstruct any state or local plan for energy management, therefore there is **no impact**.

Sources: Amador County Planning Department.

Chapter 7. GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause 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 type="checkbox"/>	<input checked="" 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 geologic 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 direct or indirect 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"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- A1. The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no active faults are located on or adjacent to the property, as identified by the U.S. Geologic Survey mapping system. Therefore, **no impact** would occur.

- A2-4 Property in Amador County located below the 6,000' elevation is designated as an Earthquake Intensity Damage Zone I, Minor to Moderate, which does not require special considerations in accordance with the Uniform Building Code or the Amador County General Plan, Safety, Seismic Safety Element Pursuant to Section 622 of the Public Resources Code (Chapter 7.5 Earthquake Fault Zoning). 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. The project site area has a rating of 2 as shown on the Relative Amounts of Landslides map

of the Amador County General Plan, Safety, Seismic Safety Element. Therefore, the impact is **less than significant**.

- B. The potential construction activities could result in a land disturbance of less than one acre and therefore are not expected to require a Stormwater Pollution Prevention Permit (SWPPP) from State Water Resources Control Board prior to construction. 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 project site is composed of Inks loam and Rock Land with moderate to very severe erosion hazard. Standard grading and erosion control techniques during grading activities would minimize the potential for erosion resulting to a **less than significant** impact.
- C. The issuance of a grading permit, along with implementation of Erosion Control requirements during construction and the stabilized landscaped impervious areas, will minimize potential erosion resulting to a **less than significant** impact.
- D. According to the Natural Resources Conservation Service (NRCS, 2017), the project site is located in an area with: Rock Land (Ro), Inks loam and Rock land, 3 to 45 percent slopes (IrE), Pentz sandy loam, very shallow, 2 to 51 percent slopes (PoE), Laniger sandy loam, 2 to 16 percent slopes (LaC), and Pentz sandy loam, 2 to 15 percent slopes (PnC). The project area has a rating of "low" on the Expansive Soil Map of the Amador County General Plan, Safety, Seismic Safety Element. Therefore, the impact is **less than significant**.
- E. A permit has been issued for an intermittent sand filter system on Proposed Parcel 1. An existing permitted pressure dosed disposal system is located on Proposed Parcel 2. Both disposal systems are approved design types for a land division of this type. Therefore, the impact is **less than significant**.
- F. The project includes a unique geologic feature that will not be significantly impacted as a result of this parcel map nor from the possible three additional single family dwellings. Therefore, the **impact is less than significant**.

Sources: Soil Survey-Amador County; Planning Department; Environmental Health Department; National Cooperative Soil Survey; Amador County General Plan EIR, California Geologic Survey; Alquist-Priolo Earthquake Fault Zones Maps.

Chapter 8. GREENHOUSE GAS EMISSIONS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

A-B The project if approved, has the potential for three additional single family dwellings. The project would generate a negligible amount of greenhouse gas emissions during construction. No other emissions would be associated with the operation of the proposed project. Therefore, the project would not generate significant greenhouse gas emissions, conflict with an applicable plan, policy, or result in significant global climate change impacts. Impacts would be **less than significant**.

Sources: Amador County General Plan, Amador County Municipal Codes, Assembly Bill 32 Scoping Plan.

Chapter 9. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- A. The application is for a two way land division under the "X" zoning. Uses other than the existing residential and agricultural uses are not anticipated and would require subsequent environmental review if pursued. The project does not represent a significant increase in hazards to the public in the sense of introducing hazardous materials to the area. Impacts would be **less than significant**.
- B. Though no specific hazards are known on the property site, the project is located adjacent to an inactive lignite mine and cogeneration facility as well as a casino which includes water and wastewater treatment facilities with some potential for plant upset. The applicant will need to retain the services of a qualified consultant to survey the property to identify and propose correction of any hazardous excavations or wastes prior to map recordation. Impacts would be **less than significant with mitigation incorporated**.
- C. No known schools are located within one quarter mile. The project is not likely to emit hazardous substances. Therefore, **no impact** would occur.

- D. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, **no impact** would occur.
- E. The project is located outside of the Airport Land Use Plan and the vicinity any known active private airstrip. Therefore, **no impact** would occur.
- F. Amador County does not have an adopted emergency response plan or emergency evacuation plan. Therefore, **no impact** would occur.
- G. The project is required to meet the requirements of County Code Chapter 15.30. Additionally, to mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640, the developer will be required to participate in the formation of, or annexation to the County's Community Facilities District No. 2006-1 (Fire Protection Services). Impacts would be **less than significant with mitigation incorporated**.

Mitigation Measures

- HAZ-1** The applicant will need to retain the services of a qualified consultant to survey the property to identify and propose correction of any hazardous excavations or wastes prior to map recordation.
- HAZ-2** In accordance with Amador County Ordinance No. 1640, the developer will be required to participate in the formation of, or annexation to the County's Community Facilities District No. 2006-1 (Fire Protection Services).

Chapter 10. 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 or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<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 or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in a substantial erosion or siltation on- or off-site;				
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;				
iii) 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; or				
iv) impede or redirect flood flows?				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- A The land division will rely on on-site sewage disposal systems which would not be subject to water quality standards or waste discharge requirements issued by the Regional Water Quality Control Board. **No impact** would result.
- B The project proposes to use groundwater. The land division, due to the large resultant parcel size, will not place a substantial burden on groundwater or be likely to significantly affect recharge. The project is not located in an area of the county recognized to pose substantial challenges in terms of groundwater availability for a project of this scope. The developer is required by ordinance to demonstrate groundwater availability and quality prior to recordation of any final map. Impacts would be **less than significant**.

- C On-site drainage patterns would not be substantially altered resulting in substantial erosion or siltation on- or off-site. On-site drainage patterns would not be substantially altered resulting in increased rate of surface water runoff resulting in flooding on- or off-site. The project is not anticipated to contribute substantial runoff water which would exceed the capacity of existing roadside drainage systems. The project is not anticipated to degrade water supplies. Therefore, impacts would be **less than significant**.

- D The project site has an approximate elevation between 500 and 800 feet above sea level. The height indicates that it will not be subject to inundation by seiche, tsunami, or mudflow. The project site falls within Zone X, which is determined to be outside designated floodplains, as mapped by the Federal Emergency Management Agency (2010). The project will not expose significant risk of loss, injury, or death to people or structures, nor is it located near a levee or a dam. **No impact** would result

- E Amador County does not have a water quality control plan or sustainable groundwater management plan. **No impact** would result.

Sources: Environmental Health Department; Public Works Agency.

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Chapter 11. 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) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- A The project site is bordered by Highway 16, low density residential units to the west, residential units to the east, and properties in the Williamson Act to the south. Currently, the subject parcel is developed with a sand and gravel supplier. The proposed project would include the installation of a cellular antenna tower and would not divide an established community. **No impact** would result.

- B The project parcel is designated by the General Plan as Agricultural General and is zoned X (Special Use) which is consistent with the possible use of both resulting parcels. No impact would result to the zoning ordinance. The project site is not included in any adopted habitat conservation plans or natural community conservation plans. Therefore, the project would not conflict with any such plans and **no impact** would result.

Sources: Amador County General Plan, Amador County Municipal Codes.

Chapter 12. 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 a 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 plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A & B The California Geological Survey (CGS) has classified the project site as being located in a Mineral Resource Zone 4 (MRZ-4) which are areas where geologic information does not rule out either the presence or absence of mineral resources. The proposed project would not use or extract any mineral or energy resources and would not restrict access to known mineral resource areas. Though there are known mineral resources in the vicinity, there are no known resources on this parcel. In addition, the size of the parcels conforms to the Amador County minimum parcel size thus, any unknown minerals would not be impacted. **No impact** would result.

Source: Planning Department, California Department of Conservation Division of Mines and Geology - Mineral Land Classification of the Sutter Creek 15 Minute Quadrangle, Amador and Calaveras Counties, California

Chapter 13. NOISE – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or 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"/>

Discussion:

- A Uses associated with this project would not create a significant increase in ambient noise levels established in the local general plan. **No impacts** would result.
- B The proposed project would not include the development of land uses that would generate substantial ground-borne vibration or noise or use construction activities that would have such effects. No structures are proposed that would require heavy footings where the use of heavy pile drivers would be required. **No impact** would result.
- C The project is not located near any active private or public airstrip. **No impact** would result.

Source: Planning Department

Chapter 14. 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 unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

A & B The proposed project site currently is developed with one single family residence with associated accessory structures. The proposed land division would allow for three additional single family dwellings. This would not result in the substantial unplanned growth, displacement of housing or people, or cause replacement housing to be constructed elsewhere. **No impact** would result.

Chapter 15. PUBLIC SERVICES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. The project site is currently served by the Jackson Valley Fire Protection District. The nearest fire station is located at 2701 Quiver Drive, lone approximately 3 miles and 5 minutes driving distance from the project site. The site is approximately 2 miles (driving distance) from the fire station. Proposed improvements would not result in significant additional demand for fire protection services. As such, the proposed project would not result in the provision of or need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts. Therefore, the proposed project would have **less than significant impact with mitigation incorporated**
- B. The project site is currently served by the Amador County Sheriff's Department. The nearest sheriff's station is located at 700 Court Street in Jackson. The project site is located approximately 14.5 miles (driving distance) from the sheriff's station. Proposed improvements would not result in additional demand for sheriff protection services. As such, the land division and potential construction would not result in the provision of or need for new or physically altered sheriff protection facilities, the construction of which could cause significant environmental impacts. A **less than significant impact** related to police protection services would occur.
- C-E. The proposed project has the potential to increase the number of residents in the County, as the project will allow for three additional residential units. Because the demand for schools, parks, and other public facilities is driven by population, the proposed project would increase demand for those services. As such, the proposed project would result in a **less than significant impact with mitigation incorporated**

Mitigation Measures

PUB-1 To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640, the developer will be required to participate in the annexation to the County's Community Facilities District No. 2006-1 (Fire Protection Services).

PUB-2 Pursuant to County Code Chapter 17.50 (Ordinance No. 1198- Amador County Recreation and Fees Ordinance) a dedication of land, payment of fees, or a combination of both for park and recreational purposes shall be provided by the developer prior to recordation of the Parcel Map.

Source: Amador Fire Protection District, Sheriff's Office, Amador County Unified School District, Recreation Agency, Planning Department

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Chapter 16. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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/Conclusion/Mitigation:

- A. The proposed land division has the potential to create three additional single family residential homes which could generate population that would increase demand for parks or recreational facilities. Thus, the proposed project could affect use of existing facilities, and could require the construction or expansion of existing recreational facilities. Therefore, the proposed project would have **less than significant impact with mitigation incorporated** on recreational facilities.

- B. The project does not include recreational facilities nor does it require the construction or expansion of recreation facilities which might have an adverse physical effect on the environment. **No impact** would incur.

Mitigation Measures

REC-1 Pursuant to County Code Chapter 17.50 (Ordinance No. 1198- Amador County Recreation and Fees Ordinance) a dedication of land, payment of fees, or a combination of both for park and recreational purposes shall be provided by the developer prior to recordation of the Parcel Map.

Chapter 17. TRANSPORTATION / TRAFFIC – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. The General Plan Mitigation Measure 4.14.1 requires the County to evaluate discretionary development proposals for their impact on traffic and transportation infrastructure and provision of alternative transportation, and requires applicants/ developments to pay into the traffic mitigation fee program(s) to mitigate impacts to roadways. The County will require future projects to conduct traffic studies (following Amador County Transportation Commission guidance). The purpose of these traffic studies will be to identify and mitigate any cumulative or project impacts (roadways below the County’s standard of Level of Service “C”, or LOS C, for rural roadways and LOS D for roadways in urban and developing areas) beyond the limits of the mitigation fee program(s). Projects will be required to pay a “fair share” of those improvements that would be required to mitigate impacts outside the established mitigation fee program(s). The objective of this program(s) is to substantially reduce or avoid traffic impacts, including cumulative impacts, of development which would occur to implement the General Plan. Measurement of Circulation System effectiveness: The effectiveness of the County Circulation Element is measured by a project’s impact to LOS criteria adopted for roadways within Amador County. The project does not conflict with any plan, ordinance, or policy establishing measure of effectiveness for the performance of the circulation system. Level of Service Standards: The LOS Standard criteria as established in the Circulation Element is the established congestion management program in effect for the County. Although no immediate access or direct operational impacts are proposed at this time, the project does have potential to impact Coal Mine Road. Impacts to the Level of Service standards will be **less than significant with the incorporation of Mitigation Measures Transp-1**,
- B. The proposed project would not conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b). **No impact** would result.

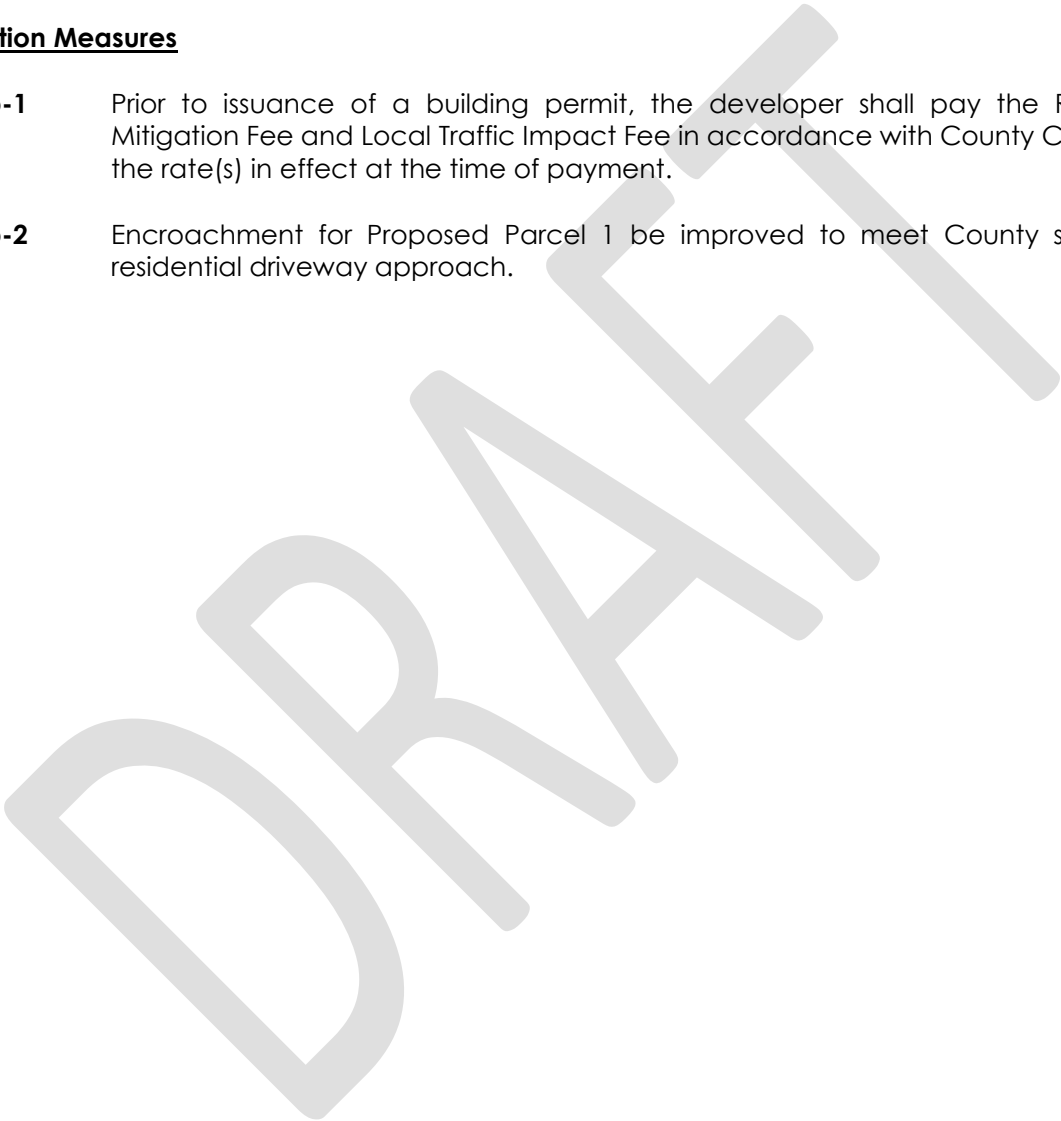
- C. The proposed project does not include any design features that would create a hazard, such as sharp turns in the access road. The proposed project would be consistent with surrounding residential uses. Therefore, **no impact** would result.

- D. The project will not increase hazards to existing roads or incompatible uses due to the requirement that the proposed encroachment for Proposed Parcel 1 be improved to meet County standards for a residential driveway approach. Impacts would be **less than significant with mitigation incorporated.**

Mitigation Measures

- Transp-1** Prior to issuance of a building permit, the developer shall pay the Regional Traffic Mitigation Fee and Local Traffic Impact Fee in accordance with County Code Ch. 7.84 at the rate(s) in effect at the time of payment.

- Transp-2** Encroachment for Proposed Parcel 1 be improved to meet County standards for a residential driveway approach.



Chapter 18. TRIBAL CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. The land division has the potential for three additional dwelling units which has the potential to impact the scenic landmark of Buena Vista Peaks which are of special significance to the Buena Vista Rancheria Me-Wuk Indians but are not listed in the California Register of Historical Resources. The land division project would have the potential to construct three additional single family dwellings which would not cause substantial adverse physical change to the Buena Vista Peaks.

Sources: Amador County Planning Department, California Public Resources Code.

Chapter 19. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the waste water 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"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. Resultant parcels from this project will be served by individual water supply wells and individual on site disposal systems, construction of which are not likely to result in a significant impact to the environment. Therefore, **no impact** would result.
- B. Parcels resulting from this project will be served by individual water wells, not by a public water supply system. Preliminary analysis of the existing well located on Proposed Parcel 1 indicates sufficient yield but also a potential for aluminum and radiological content in excess of safe drinking water standards. Impacts would be **less than significant with mitigation incorporated**.
- C. Resultant parcels from this project will rely on on-site sewage disposal systems and will, therefore, not be subject to nor will they be served by a wastewater provider that is subject to regulation by the Regional Water Quality Control Board. Therefore, **no impact** would result.
- D. There is sufficient capacity in the current operation of the Transfer Station for this project. Therefore, **no impact** would result.

- E. The project, due to its size and scope, is unlikely to present problem quantities or types of waste. Therefore, **no impact** would result.

Mitigation Measures

Util-1

Prior to recordation of the Parcel Map the applicant must provide inorganic chemical and radiological analysis results for the wells serving both proposed parcels demonstrating that the water produced complies with safe drinking water standards pursuant to California Code of Regulations, Title 22, Division 4, Chapter 15, Articles 4 and 5. If the water does not comply the applicant must record constructive notice agreements for each proposed parcel advising interested parties of the condition of the water and the need to install approved treatments devices, designed by a qualified consultant and approved by the Environmental Health Department, for each affected well. Alternately the applicant may provide another approved source of water that complies with health based standards.

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Chapter 20. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. The County does not have an emergency response plan or emergency evacuation plan. There is **no impact**.
- B. The project does not exacerbate wildfire risks through change in slope, prevailing winds, or other factors. There is no projected increase in project occupants or increase or require the installation of emergency services and infrastructure that may result in temporary or ongoing environmental risks or increase in fire risk. In 2017, the state of California adopted an Emergency Plan, which outlines how the state would respond in an event of natural or man-made disaster. The project would not interfere with this plan. Because there are established roadway systems along the perimeter of the project site, future development of the project site would not affect existing emergency access or access to nearby uses. All new development under the plan would be required to comply with County standards for the provision and maintenance of emergency access. Therefore, there is a **less than significant impact**.
- C. The project site is located miles from a nearby Cal Fire station at 4655 Coal Mine road. The station serves the nearby casino, but with a mutual aid agreement, will serve nearby fires. The project will not require the installation or maintenance of associated infrastructure. Therefore, there is a **less than significant impact**.
- D. The project will not expose people or structure to any new significant risks regarding flooding, landslides, or wildland fire risk. The project is located in a Moderate Fire Risk Zone and therefore, shall conform to all standard Fire Safety Regulations as determined by Amador County Fire Department and California Building Code. The nearest fire station is located at 2701 Quiver Drive, lone approximately 3 miles from the project site, and therefore will not require any increased fire protection due to the project's change in use. There is a **less than significant impact**.

Source: Amador County Planning, Amador County Office of Emergency Services.

Chapter 21. 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 substantially 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, substantially 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A Impacts to Biological, Cultural, Hazards and Hazardous Materials, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems would be significant unless mitigated. Therefore, Mitigation Measures BIO-1 through 7, CULTR-1, CULTR-2, HAZ-1, HAZ-2 PUB-1, PUB-2, REC-1, TRANSP-1, TRANSP-2, and UTIL-1 are required of the project.

The implementation of the Mitigation Measures identified above would result in less than significant impacts to the chapters mentioned above. Therefore, the project will not degrade the quality of the environment and no habitat, wildlife populations, and plant and animal communities would not be greatly impacted. All environmental topics are either considered to have "No Impact," "Less Than Significant Impact," or "Less than Significant Impacts with Mitigation Incorporated."

Implementing of the biological mitigation measures during potential construction would reduce impacts to wildlife, plants, and water resources. Potential construction would not result in impacts to fish or wildlife species, or associated habitats. However, potential construction could impact the Valley Elderberry Longhorn Beetle and its host the Elderberry shrub. Mitigation Measures BIO-1 and Bio-2 would reduce these impacts to less than significant. Potential impacts to water resources such as ponds, creeks, or streams would be mitigated to less than significant levels via Mitigation Measures BIO-3, BIO-4, BIO-5, and BIO-6. If construction occurs during the nesting season. Mitigation Measure BIO-7 would reduce these impacts to less than significant to nesting birds.

Due to the limited ground disturbance, the proposed project would not be expected to impact any cultural or historic resources with Mitigation Measures CULTR-1 and CULTR-2 incorporated.

If any construction were to occur, mitigation measure HAZ-1 would mitigate for the release of hazardous materials and HAZ-2 would HAZ-2 would mitigate for wildland fires.

The proposed project has the potential to require the use of new public services, however implementing of the public services mitigation measures during potential construction would reduce the need for new public services.

The proposed project has the potential affect use of existing facilities, and has the potential to require the construction or expansion of existing recreational facilities. Mitigation Measure REC-1 would reduce these impacts to less than significant to nesting birds.

Implementing of the transportation mitigation measures during potential construction would reduce impacts to any conflicts with the circulation system and impacts emergency access. Mitigation measures TRANSP-1 would require the developer to pay the Regional Traffic Mitigation Fee and Local Traffic Impact Fee and TRANSP-2 would require the encroachment for Proposed Parcel 1 be improved to meet County standards for a residential driveway approach.

The proposed project requires both parcels to have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. Mitigation measure UTIL-1 would ensure that prior to recordation of the Parcel Map the applicant must provide inorganic chemical and radiological analysis results for the wells serving both proposed parcels demonstrating that the water produced complies with safe drinking water standards pursuant to California Code of Regulations, Title 22, Division 4, Chapter 15, Articles 4 and 5.

With implementation of the aforementioned Mitigation Measures, impacts would be **less than significant with mitigation incorporated.**

- B A past casino construction project was identified in the project vicinity that, when added to project-related impacts, has the potential to result in cumulatively considerable impacts. However, the casino project had an Environmental Impact Report conducted to address impacts and to propose mitigation measures to bring the project to a less than significant level with mitigation incorporated. The proposed land division project has the potential to add three additional residential units which would not impact the surrounding environment greatly. No cumulatively considerable impacts would occur with development of the proposed project. As discussed in the analyses provided in this Initial Study, project impacts were found to be less than significant. The incremental effects of the proposed project are not cumulatively significant when viewed in context of the past, current, and I or probable future projects. No cumulative impacts would be occur. The intent of the project is to divide one parcel into two. The proposed project is consistent with the Amador County General Plan. **Impacts would be less than significant with mitigation incorporated.**

- C There have been no impacts discovered through the review of this application demonstrating that there would be substantial adverse effects on human beings either directly or indirectly. Potential adverse effects to human beings could occur as a result of construction activities. Potential impacts would include temporary increases in noise. These impacts would be short-term, and would cease upon completion of the construction process. Potential adverse effects on human beings as a result of the proposed project are considered **less than significant**.

SOURCE: Chapters 1 through 20 of this Initial Study.

REFERENCES Amador County General Plan; Amador County General Plan EIR; Amador Air District; Amador County Municipal Codes; Fish & Wildlife's IPAC and BIOS databases; Migratory Bird Treaty Act; California Air Resources Board; California Department of Conservation; California Department of Forestry and Fire Protection; California Geologic Survey: Alquist-Priolo Earthquake Fault Zones; State Department of Mines & Geology; Amador County GIS; Amador County Zoning Map; Amador County Municipal Codes; Amador County Soil Survey; Amador Fire Protection District; Caltrans District 10 Office of Rural Planning; Commenting Department and Agencies. All sources 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.