

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: September 10, 2019**

ITEM 1 **Public Hearing – Review of Tentative Parcel Map No. 2654, proposing a reconfiguration of the previously approved (now expired) parcel map. The new map proposes the division of 126.15 acres into two parcels 44± and 82± acres in size (APN 012-100-042).**

Applicant: Eric D. & Cathleen G. Yochheim

Supervisorial District: 2

Location: 4200 Coal Mine Road, Ione, on the east side of Coal Mine Rd. approximately one mile south of the intersection with Buena Vista Rd. (APN 012-100-042).

- A. General Plan Designation:** “X,” Special Use District
- B. Present Zoning:** “AG,” Exclusive Agriculture
- C. Acreage Involved:** 126.15 acres
- D. Source of Water:** Individual wells.
- E. Sewage Disposal:** Individual septic systems.
- F. Description:** The applicant initially proposed to divide 126.15 acres into two parcels of 55± and 71± acres in size in 2008. In 2015, the Parcel map was revised to eliminate the need for a shared internal road that would have served both parcels, opting for each lot to have separate driveway encroachments. The parcel sizes were also amended to 56± and 70± acres. The project approved in 2015 has expired and applicants have submitted a new project which maintains the individual driveways and modifies the parcel sizes to 44± and 82± acres.
- G. TAC Review and Recommendation:** The Amador County Technical Advisory Committee met on June 5, 2019 to review the project for completion and again on June 26, 2019 to evaluate potential environmental impacts, propose conditions and mitigation measures, and make a project recommendation to the Planning Commission. TAC has no technical objection to the Planning Commission approving this Parcel Map with the Conditions of Approval included with the Staff Report, along with the adoption of Mitigated Negative Declaration.
- H. Planning Commission Action:** The first action of the Planning Commission should be a decision on the acceptance or rejection of the Mitigated Negative Declaration. Upon acceptance of the MND, the Planning Commission can then make a decision to approve or deny the Parcel Map. If the Planning Commission moves to approve the revised Parcel Map, the following findings are recommended:
- I. Recommended Findings:**

Section 66474 of the California Subdivision Map Act requires a County to deny approval of a tentative map if it makes any of the following findings:

 - a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

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

The above Findings (a) through (g) do not apply to Tentative Parcel Map #2654 in that:

- a. The proposed map is consistent with the Amador County General Plan.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and Amador County development standards.
- c. The site is physically suitable for residential development and is compatible with surrounding residential uses.
- d. The site is appropriate for the specified density of development as provided in the Amador County General Plan.
- e. The CEQWA Initial Study for Tentative Parcel Map 2654 determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval – see attached conditions/mitigation measures.
- f. The CEQA Initial Study prepared for Tentative Parcel Map 2654 determined that no potentially serious health problems were identified from the project.
- g. No conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivision have been identified.

Additionally, Government Code Section 66474.02 requires findings when approving a Parcel or Subdivision Map that is located in a state responsibility area (SRA) or a very high fire hazard severity zone (VHFHSZ). Those findings are:

- 1) The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any application regulations adopted by the State Board of Forestry and Fire protections pursuant to Sections 4290 and 4291 of the Public Resources Code;
- 2) Structural fire protection and suppression services will be available for the subdivision through any of the following entities:
 - (A) A county, city, special district, political subdivision of the state, or other entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.
 - (B) The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.
- 3) To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.

~~Proposed~~

AMADOR COUNTY PLANNING COMMISSION

**Conditions of Approval
and Mitigation Monitoring Program**

PROJECT: Tentative Parcel Map No. 2654

SUBDIVIDER: Eric and Cathy Yochheim

DESCRIPTION: The division of 126.15 acres into two (2) parcels of approximately 44 and 82 acres in size on property located on the east side of Coal Mine Road approximately one mile from the Buena Vista Road/Coal Mine Road intersection in the Ione area (APN 012-100-042).

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

PLANNING COMMISSION APPROVAL DATE: September 10, 2019

BOARD OF SUPERVISORS ACTION : NA

NOTICE OF INTENT (TO FILE A NEGATIVE DECLARATION): August 19, 2019

NOTICE OF DETERMINATION DATE:

TENTATIVE PARCEL MAP EXPIRATION DATE: September 10, 2022

LOCAL EXTENSION OF EXPIRATION DATE:

IMPORTANT NOTES:

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

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

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

FISH AND GAME FEES:

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

PARCEL MAP RECORDATION REQUIREMENTS:

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

SOILS:

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

EASEMENTS:

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

TAXES:

- 8. All current and delinquent taxes must be paid. Security, in the form of a cash deposit, must be posted for estimated taxes, and special assessment collected as taxes, which are a lien against the subject property, but which are not yet payable. The Tax Collector shall draw upon this cash deposit to pay the taxes, and special assessments collected as taxes when they become payable. When all current and/or delinquent taxes have been paid, and any required security has been posted with the County Tax Collector, the Tax Collector will submit a letter to the County Surveyor's Office stating that this

condition has been satisfied. (Note: Please refer to Amador County Code Sections 17.72.120, 17.72.130 and 17.72.140 {amended May 15, 2007}, and Government Code Sections 66492 and 66493). THE SURVEYOR'S OFFICE SHALL MONITOR THIS REQUIREMENT.

PUBLIC REPORT:

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

PUBLIC WORKS FEES:

10. The subdivider shall pay the actual costs of Plan Checking, Inspection, and Testing as provided in Section 17.40 of the County Ordinance prior to recordation of any final map(s). Five percent (5%) of a Licensed Civil Engineer's Estimate of the Improvement Costs will be deposit with the Public Works Agency in the Surveying and Engineering Office (2-1.5% at the time of submission and 2-1.5% prior to inspection and testing). THIS REQUIREMENT SHALL BE MONITORED BY THE PUBLIC WORKS AGENCY.

WATER SUPPLY:

11. Prior to recordation of any final map the subdivider shall complete the following:

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. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

HUMAN HEALTH

12. Prior to recordation of any final map the subdivider shall accomplish the following:

Submit a letter from a registered civil engineer, registered geologist, or other qualified consultant indicating that review of the property reveals no open or caved in areas due to mining, abandoned wells or other hazardous excavations on the site. Any such area encountered shall be closed pursuant to State Health and Safety Code Section 115700. Any such excavations which are filled and compacted shall be identified on the final map.

Should any hazardous materials or wastes be located on the site, a proposed remediation plan shall be submitted to the Environmental Health Department for review and approval. Any such hazardous materials must be removed or remediated to the satisfaction of the Environmental Health Department prior to the recordation of any final map. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Tentative Parcel Map No. 2654

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DEDICATIONS:

13. Provide an irrevocable offer of dedication to complete one-half of a 60-foot right-of-way along the property frontage of Coal Mine Road. NOTE: All rights-of-way shall be curvilinear. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

RIPARIAN HABITAT PROTECTION:

14. Prior to recordation of any Parcel Map(s), and undisturbed riparian-type setback 25 feet from centerline of all seasonal streams and 50 feet from centerline of all perennial streams shall be filed with any final Parcel Maps(s) as additional information. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

ROAD CONNECTION:

15. Prior issuance of building permits, obtain an encroachment permit from the Public Works Agency prior to improvement of the existing access encroachment to a Standard Residential Driveway Encroachment to Coal Mine Road, including any required appurtenances.
16. Prior issuance of building permits, the encroachment to Coal Mine Road shall conform to Public Works Standard PW-4 Standard Residential Driveway Encroachment for a Local Access Road to Local Access Road Encroachment Class. THE PUBLIC WORKS AGENCY SHALL MONITOR THE REQUIREMENT.

**MAP PROJECT CONDITIONS OF APPROVAL AND
MITIGATION MONITORING PROGRAM**

BIOLOGICAL RESOURCES:

18. 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. THE PLANNING DEPARTMENT SHALL MONITOR THIS MITIGATION.
19. Where avoidance is infeasible, and the Blue 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.
20. 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.
21. 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.
 - I. Site development shall implement erosion control plans that prevent the discharge of sediment into nearby drainage channels and wetlands.
 - II. Site development shall implement plans employing best management practices (BMPs) that reduce the level of pollutants discharged into natural waterways and wetlands.
24. 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.

ARCHAEOLOGICAL, CULTURAL, HISTORICAL MITIGATION:

25. Prior to recording any final map, the applicant shall submit Phase One Assessment report from a qualified historic consultant detailing compliance with CEQA Guidelines Section 15126.4(b)(3) and Public Resources Code Section 21083.2, as required by the Amador County General Plan EIR for discretionary projects.
26. 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.
27. When a discretionary project will involve subsurface impacts in highly sensitive areas, a qualified archaeologist will monitor ground-disturbing activities, and will have the authority to halt construction until the resource can be evaluated and mitigated if necessary. Native American monitors will be invited to attend. 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 contacted, per Section 7050.5 of the California Health and Safety Code,. The coroner shall, within two working days:
 - I. Determine if an investigation of cause of death is required;
 - II. 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.
 - III. 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.
 - IV. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.
 - V. 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.
 - VI. 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.

TRANSPORTATION / TRAFFIC:

28. 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.

RECREATIONAL:

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

FIRE PROTECTION SERVICES:

30. 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. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS MITIGATION.

Chairman
Amador County Planning Commission

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

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 one 126.15 acre parcel into two (2) parcels of approximately 44 and 82 acres in size. The newly created parcel would allow one single family residence with an accessory dwelling unit.

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

The project site 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 Buttes which are located on this property. There is currently one 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 an industrial general plan designation. 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 designated scenic vista for the Buena Vista Me-Wuk Indians. However, this project and potential by-right development 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 one new residence 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 one new residence 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>	<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 California Resources Agency, to nonagricultural use?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>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))?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<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>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>

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, 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 one single family dwelling and an accessory dwelling unit, 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.

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 or future development of the site. **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 insect include the Valley Elderberry Longhorn Beetle (*Desmocerus californicus dimorphus*). The beetle is found only in association with its host plant, Blue Elderberry shrub (*Sambucus* spp). Mitigation Measures BIO-1 and BIO-2 will address an instance of Blue 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. The Migratory Bird Treaty Act is a US Federal law protecting migratory birds. 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. 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 Valley Elderberry Longhorn Beetle (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 Blue 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. An archeological site survey was conducted by the University of California Archaeological Survey for site AMA-41 which is on top of the northernmost peak of the Buena Vista Buttes and south of the bench markers on the top of the peak. There were no house pits, burials, or other features found but there were several chip artifacts found.

Exhibit 4.5-2, Cultural Resource Sensitivity, of the Amador County General Plan EIR indicates the site is in an area identified as having high cultural resource sensitivity. Per Mitigation Measure 4.5-1b of the EIR, "the County will require applicants for discretionary projects that could have significant adverse impacts to prehistoric or historic-era archaeological resources to assess impacts and provide mitigation as part of the CEQA process, and consistent with the requirements of CEQA Guidelines Section 15126.4(b)(3) and Public Resources Code Section 21083.2, or equivalent County regulation. These regulations generally require consultation with appropriate agencies, the Native American Heritage Commission, knowledgeable and Native American groups and individuals, new and updated record searches conducted by the North Central Information Center and federal and incorporated local agencies within and in the vicinity of the project site, repositories of historic archives including local historical societies, and individuals, significance determinations by qualified professionals, and avoidance of resources if feasible. If avoidance is not feasible, recovery, documentation and recordation of resources is required prior to project implementation, and copies of the documentation will be forwarded to the NCIC. In the event human remains are discovered, the applicant and landowner will comply with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097." Incorporation of Mitigation Measure CULTR-1, below, would reduce impacts to historical and archaeological resources to a less than significant level.

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 Prior to recording any final map, the applicant shall submit Phase One Assessment report from a qualified historic consultant detailing compliance with CEQA Guidelines Section 15126.4(b)(3) and Public Resources Code Section 21083.2, as required by the Amador County General Plan EIR for discretionary projects.

CULTR-2 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.

When a discretionary project will involve subsurface impacts in highly sensitive areas, a qualified archaeologist will monitor ground-disturbing activities, and will have the authority to halt construction until the resource can be evaluated and mitigated if necessary. Native American monitors will be invited to attend. 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

DRAFT

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 proposed project will have the potential for one single family dwelling and one accessory dwelling unit. The project would be designed and constructed in compliance with the existing land use and zoning designations of the subject property, as found in the County’s GP 2016 Update and Zoning Ordinance. Overall, the construction and operation of this proposed project would not require the creation of a new source of energy construction.

During construction there would be a temporary consumption of energy resources required for the movement of equipment and materials; however, the duration is limited due to the type of construction, and the area of construction is minimal. Compliance with local, State, and federal regulations (e.g., limit engine idling times, require the recycling of construction debris, etc.) would reduce short-term energy demand during the project’s construction to the extent feasible, and project construction would not result in a wasteful or inefficient use of energy.

During operation of the single family dwelling and accessory dwelling unit, there are no unusual project characteristics or processes that would require the use of equipment that would be more energy intensive than is used for comparable activities, or the use of equipment that would not conform to current emissions standards and related fuel efficiencies. The operation of a single family dwelling and accessory dwelling unit would be consistent with State and local energy reduction policies and strategies, and would not consume energy resources in a wasteful or inefficient manner. therefore there is **less than significant impact**.

- B. State and local agencies regulate the use and consumption of energy through various methods and programs. As a result of the passage of Assembly Bill 32 (AB 32) (the California Global Warming Solutions Act of 2006) which seeks to reduce the effects of Greenhouse Gas (GHG) Emissions, a majority of the state regulations are intended to reduce energy use and GHG emissions. These include, among others, California Code of Regulations Title 24, Part 6– Energy Efficiency Standards, and the California Code of Regulations Title 24, Part 11– California Green Building Standards (CALGreen). At the local level, the Amador County Board of Supervisors adopted the Energy Action Plan (EAP) as the County’s roadmap for expanding energy-efficiency and renewable-energy, as well as the associated cost-savings from these efforts, and renewable-energy, as well as the associated cost-savings from these

efforts. The EAP is a tool for both businesses, and homeowners to find ways to reduce their energy use. 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, Amador County Energy Action Plan.

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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 one single family dwelling and one accessory dwelling unit. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard 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 checked="" type="checkbox"/>	<input 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 included 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. Review of the property did not reveal chemical or physical hazards. The adjoining uses described, the cogeneration plant and the water & wastewater facilities at the gaming facility, are down slope from the subject property. Impacts would be **less than significant**.
- 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 Westover Field Airport Land Use Compatibility Plan and the vicinity any known active private airstrip. Therefore, **no impact** would occur.
- F. The Amador County Sheriff's Office has implemented CodeRED, a high-speed emergency/community notification solution provided by Emergency Communications Network to help keep residents and businesses informed with important information that may immediately impact their safety. Samples of emergency notifications include: evacuations, possible dangerous individuals, fire advisories, hazardous material spills, boil water advisory, and viral outbreaks. The limited development potential of the one single family dwelling and one accessory dwelling unit will have a **less than significant impact**.
- G. The project is required to meet the requirements of County Code Chapter 15.30 for the purpose of establishing minimum wildfire protection standards in conjunction with building, construction, and development in SRA. The future design and construction of structures, subdivisions and developments in state responsibility area (SRA) shall provide for basic emergency access and perimeter wildfire protection measures. These measures shall provide for emergency access; signing and building numbering; private water supply reserves for emergency fire use; and vegetation modification. 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** 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 Coal Mine Road, low density residential units to the west and south, Harrah's Northern California Casino to the east, and the Buena Vista Biomass Power Plant to the north. Currently, the subject parcel is developed with a single family residence with associated structures. The proposed project would include the division of 126.15 acres into two parcels approximately 44 and 82 acres in size. This will allow for an additional single family dwelling and an accessory dwelling unit. Construction of a potential single family dwelling and one accessory dwelling unit 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 checked="" type="checkbox"/>	<input 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, other than temporary construction noise. **Less than significant 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 within two miles of 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 a single family dwelling and one accessory dwelling unit. 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 a single family dwelling and an additional accessory residential unit. 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 a single family dwelling and one accessory dwelling unit 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.

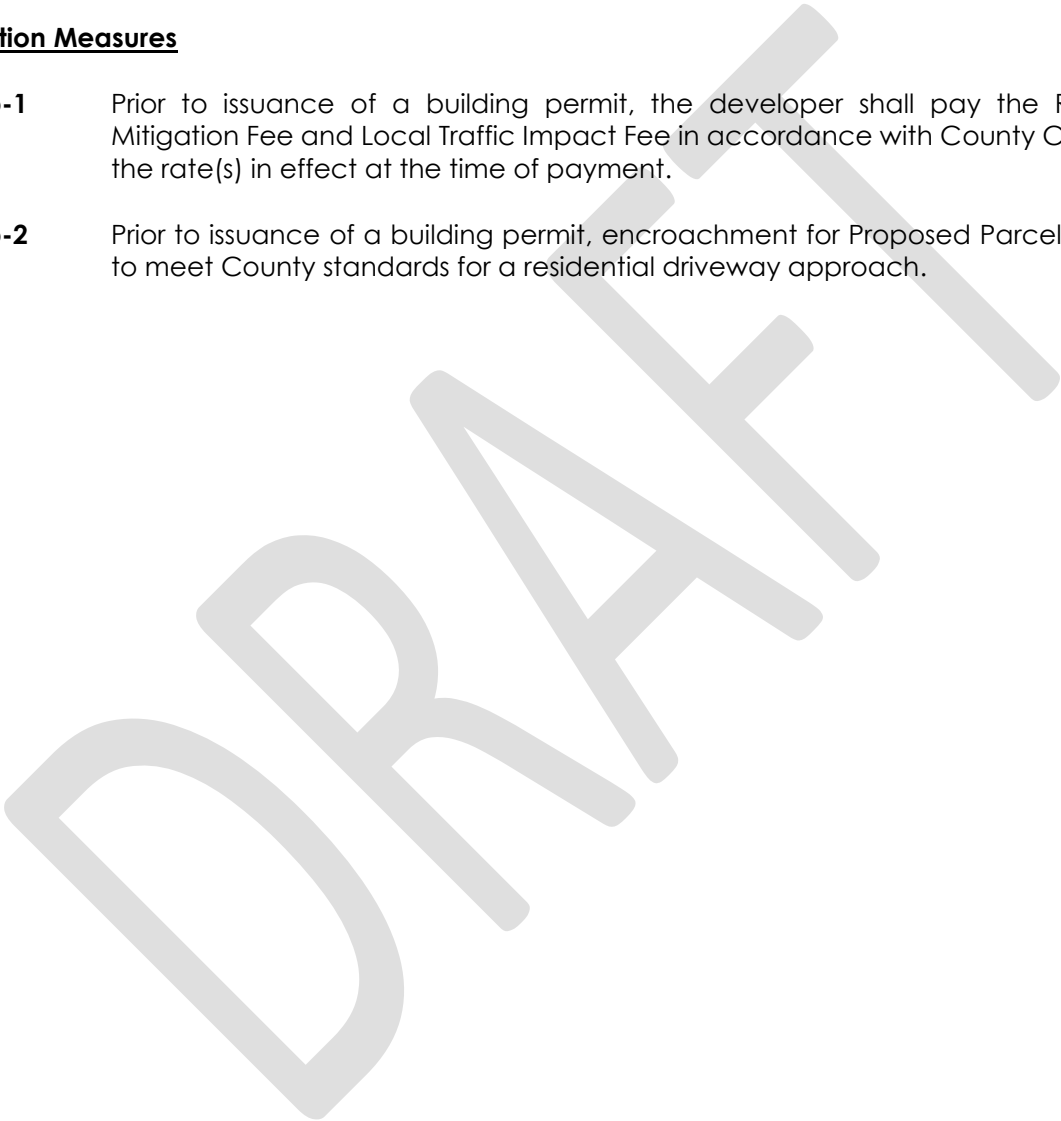
- C. The proposed project does not include any design features that would create a hazard, such as sharp turns in the access road. The proposed project would be consistent with surrounding residential uses. Therefore, **no impact** would result.

- 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 prior to issuance of a building permit. 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** Prior to issuance of a building permit, 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 a single family dwelling and one accessory dwelling unit which has the potential to impact the scenic landmark of Buena Vista Buttes 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 a single family dwelling and one accessory dwelling unit which would not cause substantial adverse physical change to the Buena Vista Buttes. Impacts would be **less than significant**.

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. 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 half a mile away 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 wildfires. 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, 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 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 prior to issuance of a building permit.

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.

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

The following information shall be included with this application:

1. Parcel Map Number 2054
or Subdivision Name and Number _____
2. Subdivider and/or Land Owner _____
Name Eric D. & Cathleen G. Yochheim
Address POB 1596, 4200 Coal Mine Rd., Lone, CA 95640
Phone 209-419-0839
3. Surveyor Toma & Associates, INC
4. Assessor Plat Number 012-100-042
5. Existing Zoning District "X"
6. General Plan Classification AG
7. Date Application Submitted 5-12-19
8. Proposed Use of Parcels Parcel 1: "X"; Parcel 2: Residential (existing)
9. Special Use Districts (if applicable) _____
10. Source of Water Supply Well
11. Sewage Disposal System Parcel 1: 4 bedroom approved septic site; Parcel 2 3 bedroom approved septic
12. Signature of Landowner/Applicant Eric D. Yochheim / Cathleen Yochheim
(May provide Statement of Authorization in lieu of signature)
13. Signature of Surveyor _____

The following shall be included with this application:

14. Thirty-five (35) copies of tentative map. PLEASE FOLD MAPS
15 copies: 18" X 26" in size, folded to 6" X 9½" in size
20 copies: 11" X 17" in size, folded in half
15. One (1) copy of Assessor Plat Map.
16. Two (2) copies of deed(s).
17. Two (2) copies of completed environmental information form (sections 29, 30, 31 require description and photos).
18. Two (2) copies of preliminary map report.
19. One (1) reduced (8½" X 11") reproduction of tentative map.
20. Application Fee (see Fee Schedule).
21. Copies of Receipts of Environmental Health Department and Public Works Agency Fees.
22. Completed and signed Indemnification Agreement.
23. If your project accesses off a State highway, provide encroachment permit or other pertinent information (e.g., a road maintenance agreement if your project accesses from a private road connected to a State highway), or state if no information is available.
24. Oak Woodland Study prepared by a Registered Professional Forester pursuant to PRC 21083.4. (See Attachment 1)

PROCEDURES TO BE FOLLOWED FOR THE APPLICATION OF LAND DIVISIONS WITHIN THE UNINCORPORATED AREA OF AMADOR COUNTY

The subdividing of any parcel of land within the unincorporated area of Amador County shall be in conformance with the State Subdivision Map Act and shall comply with all provisions of the Amador County Codes, Regulations, and adopted procedures, and shall be consistent with the Amador County General Plan.

The Application Form and Checklist for Tentative Parcel Map and Subdivision Map shall be submitted with the following:

- A. Two (2) copies of current title report from acceptable authority.
- B. One (1) copy of current assessor plat map with subject property outlined.
- C. Thirty-five (35) prints of tentative parcel/subdivision map shall be prepared as follows:
 - 1) Option for 35 copies:
 - 15 copies: 18" X 26" in size (folded to 6" X 9-1/2" in size)
 - 20 copies: may be printed on ledger size paper (11" X 17")
 - 2) 1" border on all sides.
 - 3) Lettering to be read from bottom or right side of map only.
 - 4) Map need only show estimated mathematical data, but shall be completed with the following:
 - a) Exterior boundary in heavy line.
 - b) All Parcels numbered or lettered.
 - c) Estimated acreage of each parcel.
 - d) Contours to be shown at 5' intervals on parcels less than 40 acres; at 20' intervals on any parcel over 40 acres.
 - e) Location and outline to scale of all existing buildings, structures, wells, sewage systems, roads, culverts, driveways, fences, corrals, and any other improvements shall be shown with estimated distances from nearest property line or from proposed property line(s). Notation shall be provided as to whether or not such building, structure, or improvement is to be removed from or remain in the development, and its future use.
 - f) Remaining contiguous lands under same ownership shall be indicated by parcel number or letter designation and approximate acreage but need not be diagramed on plat.
 - g) North directional marking and scale. Maps for lots one acre or larger shall be at a scale of one inch equals two hundred feet. Maps for lots less than one acre shall be at a scale of one inch equals one hundred feet.
 - h) Location of areas subject to inundation by storm water overflow, the approximate location of existing or proposed lakes, ponds, springs or reservoirs, the location, width and direction of flow of all watercourses, both existing and proposed.
 - i) Pursuant to County Code Section 15.16.180, location of any special flood hazard area and the elevation of the base flood (as defined in County Code Section 15.16.050).
 - j) Vicinity sketch to show location and distance from nearest community

- recognized as such by U.S. topographical map (minimum scale of 1 inch equals 1,000 feet).
- k) All easements, proposed and existing, shall be indicated. Where applicable, deed or other recorded data shall be shown to enable staff to determine legality of easement.
 - l) A title block shall be clearly shown to reflect the name of applicant in letters not less than 1/4". Other data to be shown:
 - (1) Quarter section, section, township and range.
 - (2) Recorded subdivision and lot or parcel in which located (if applicable).
 - (3) Previous Record of Survey or Parcel Map of applicable area.
 - (4) Tentative map number obtained from the Planning Department.
 - m) Ownership and recorded data of any and all contiguous parcels shall be shown with name and deed reference.
 - n) Other data shall include:
 - (1) Name, address and phone number of record owner and subdivider.
 - (2) Name, address and phone number of engineer/surveyor.
 - (3) Purpose of subdivision.
 - (4) Source of water. Also see E. 4) below.
 - (5) Method of sewage disposal. Also see E. 4) below.
 - (6) Existing zone district and any requested change in zoning, if applicable.
 - (7) Existing General Plan classification and any requested amendment, if applicable.
 - (8) Assessor Plat Number(s).
 - (9) Special district and/or city if within one mile of any incorporated City or District.
 - o) Pertinent building setbacks either from zoning regulations (Title 19) or from Chapter 15.30 Fire and Life Safety Regulations.
 - p) Names and width of adjacent streets, highways, alleys and ways, together with the type and location of street improvements thereon.
 - q) The width and approximate grade of all streets, highways, alleys and other rights-of-way proposed for dedication.
 - r) The approximate radii of all curves.
 - s) Existing minimum elevation above sea level and approximate elevation at street intersections.
 - t) Natural features shall be shown including, but not limited to, areas of oak woodland; individual heritage oak trees; rock outcroppings; etc.
 - u) The location of existing fences, wells, cesspools, sewers, culverts, drain pipes, easements and rights-of-way, underground structures or sand, gravel or other excavations within two hundred feet of any portion of the subdivision, noting thereon whether they are to be abandoned or used.
- D. Complete fees: one check made out to the Planning Department, one for Public Works Agency fees, and one check made out to the Environmental Health Department. Fees shall include all those necessary for the application including any requested or required zone changes, general plan amendments, variances, use permits, etc.

- E. At the time of application, the applicant shall provide the County Planning Department with:
- 1) A completed Environmental Information Form with accurate and applicable information. Subject information will be used in the assessment of environmental impacts of the proposed division and the determination of the need for the preparation of an Environmental Impact Report or a Negative Declaration in compliance with the California Environmental Quality Act.
 - 2) Oak Woodland Study prepared by a Registered Professional Forester pursuant to PRC 21083.4.
 - 3) Signed Indemnification Agreement.
 - 4) Two (2) copies of deed(s).
 - 5) Statement as to the intention of the subdivider in regard to improvements to be constructed by him, as required in Chapters 17.40 and 17.48, and other laws of the county.
 - 6) Evidence of compliance with Chapter 17.44 relative to sewage disposal and water availability. Generally these requirements are (contact Environmental Health for further details): Will serve letter from domestic water provider or if no connection of a water system is proposed, letter from licensed well driller giving his opinion as to the quality and quantity of domestic water. If within 500 feet of existing sewage disposal system, project shall be connected, with permission of provider. If no connection to sanitary sewer system is to be made then soils data showing satisfactory conditions for proposed method of disposal for project must be provided to Environmental Health Dept.
 - 7) Statement as to front yard depths and building lines.
 - 8) Proposed public areas to be dedicated or scenic easements proposed.
 - 9) Statement as to development of lots (whether for sale as lots or fully developed with structure and lot).
 - 10) Copy of any condition, restrictive reservation or covenant, existing or proposed, shall be provided.
 - 11) Statement as to whether the project area is within 1000' of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resource Code and within an urbanized area as defined in Section 65944 (maps available in Planning Dept or on-line at <http://atlas.resources.ca.gov/>).
- F. If within the sphere of influence of any incorporated city, or within 200 feet of the boundary of any district, a letter shall be provided from subject city, or governing body, as to its recommendations.

No application shall be considered complete for filing with the Technical Advisory Committee (TAC) until all the above have been completed to the satisfaction of the TAC Secretary.

The TAC will hold meetings for map application completeness or the need for further information and recommendations for conditions/mitigation measures and possible project approval. A Public Hearing will be scheduled before the Planning Commission for a project decision on the environmental document and project with conditions/mitigation.

Proposed

AMADOR COUNTY PLANNING COMMISSION

**Conditions of Approval
and Mitigation Monitoring Program**

PROJECT: Tentative Parcel Map No. 2654

SUBDIVIDER: Eric & Cathleen Yochheim

DESCRIPTION: Tentative Parcel Map No. 2654 by Eric & Cathleen Yochheim proposes the division of 126 acres into 2 parcels of 44 and 82 acres on property located
4200 Coal Mine Road, Ione CA 95640 APN 012-100-042

ENVIRONMENTAL DOCUMENT:

PLANNING COMMISSION APPROVAL DATE:

BOARD OF SUPERVISORS ACTION :

NOTICE OF INTENT (TO FILE A NEGATIVE DECLARATION):

NOTICE OF DETERMINATION DATE:

TENTATIVE PARCEL MAP EXPIRATION DATE:

EXTENSION OF EXPIRATION DATE:

IMPORTANT NOTES:

- NOTE A: It is suggested the subdivider contact the Environmental Health, Public Works, and Planning Departments and any other agencies involved prior to commencing the preceding requirements. Improvement work shall not begin prior to the review of the plans and the issuance of a permit by the Public Works Department. The Inspector must have a minimum of 48 hours notice prior to the start of any construction.
- NOTE B: An extension of time for completion of this tentative map is possible, provided said extension is applied for by the applicant, to the Planning Department, in writing, prior to the expiration date of the tentative map.
- NOTE C: Information concerning this map can be obtained through the Amador County Planning Department, 810 Court Street, Jackson, CA 95642 (209) 223-6380.

FISH AND GAME FEES:

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

PARCEL MAP RECORDATION REQUIREMENTS:

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

SOILS:

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

EASEMENTS:

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

TAXES:

8. All current and delinquent taxes must be paid. Security, in the form of a cash deposit, must be posted for estimated taxes, and special assessment collected as taxes, which are a lien against the subject property, but which are not yet payable. The Tax Collector shall draw upon this cash deposit to pay the taxes, and special assessments collected as taxes when they become payable.

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Tentative Parcel Map No. 2654

Page 3 of 6

When all current and/or delinquent taxes have been paid, and any required security has been posted with the County Tax Collector, the Tax Collector will submit a letter to the County Surveyor's Office stating that this condition has been satisfied. (Note: Please refer to Amador County Code Sections 17.72.120, 17.72.130 and 17.72.140 {amended May 15, 2007}, and Government Code Sections 66492 and 66493). THE SURVEYOR'S OFFICE SHALL MONITOR THIS REQUIREMENT.

PUBLIC REPORT:

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

PUBLIC WORKS FEES:

10. The subdivider shall pay the actual costs of Plan Checking, Inspection, and Testing as provided in Section 17.40 of the County Ordinance prior to recordation of any final map(s). Five percent (5%) of a Licensed Civil Engineer's Estimate of the Improvement Costs will be deposit with the Public Works Agency in the Surveying and Engineering Office (2-1/2% at the time of submission and 2-1/2% prior to inspection and testing). THIS REQUIREMENT SHALL BE MONITORED BY THE PUBLIC WORKS AGENCY.

WATER SUPPLY:

11. Prior to recordation of any Parcel Map(s), submit a "will-serve" letter from _____ for water supply to Parcel(s) _____. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

OR

Prior to recordation of any Parcel Map(s), submit to the Environmental Health Department for review and approval the results of bacteriological water analysis and general mineral and physical analysis (including nitrates and fluorides) of water produced by the well serving the existing residence on proposed Parcel 2. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

SEWAGE DISPOSAL:

12. Prior to recordation of any final map the subdivider shall demonstrate compliance with Amador County Code Sections 14.12.170 or 14.12.180 by completing the following:
 - A. Perform soil profile testing in all proposed sewage disposal sites for all proposed parcels.
 - B. Perform percolation tests in all proposed sewage disposal sites for all parcels.
 - C. For all parcels with disposal site which comply with the criteria for conventional sewage disposal pursuant to Section 14.12.170 of Amador County Code, submit to the Environmental Health Department for review and approval a scaled site plan for each parcel locating and dimensioning the proposed sewage disposal sites. Site plans are to include locations field testing, any existing or proposed wells within 200 feet of the disposal site, and any waterways within 100' of the disposal site.
 - D. For all parcels which do not meet the criteria for conventional sewage disposal pursuant to Section 14.12.170 of Amador County Code, submit to the Environmental Health Department

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Tentative Parcel Map No. 2654

for review and approval a scaled site plan as required above for each parcel locating and dimensioning the proposed sewage disposal sites including a footprint or layout of the disposal system, topography in the disposal site, typical trench cross section, and linear footage of trench required per bedroom.

THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THESE REQUIREMENTS.

DEDICATIONS:

13. _____

NOTE: All rights-of-way shall be curvilinear. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

14. Prior to recordation of any Parcel Map, dedicate a 20-foot minimum easement for storm drainage purposes as required. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

PRIVATE ROAD IMPROVEMENTS:

15. none

THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

16. Construct street and drainage improvements in accordance with County Code Section 17.90.120 as follows:

THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

17. Enter into land development improvement agreement and submit accompanying bonds, fees, and related documents. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

18. Obtain permits from the County and other jurisdictions as required by the Director of Public Works for construction of road improvements including any required appurtenances. Subdivider must provide County with Certificate of Workmen's Compensation Insurance. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

19. Submit road maintenance agreement as defined in Section 17.92.020 of the County Ordinance Code. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

MAP PROJECT CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

ARCHAEOLOGICAL, CULTURAL, HISTORICAL MITIGATION:

21. Should any archaeological find be encountered during driveway construction, work shall immediately cease within a ten-yard perimeter of the find, a qualified archaeologist consulted for an opinion and the Amador County Technical Advisory Committee notified for an assessment of the importance of the find and determination of any need to preserve the site or otherwise reduce impacts. If a find is encountered prior to the filing of the Parcel Map, the subdivider shall provide proof (from a qualified Archaeologist) that the above-mentioned mitigation measure has been completed or an acceptable alternative proposed. THE PLANNING DEPARTMENT SHALL MONITOR THIS MITIGATION.

RECREATIONAL:

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

FIRE PROTECTION SERVICES:

23. 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. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS MITIGATION.

Chairman
Amador County Planning Commission

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

INDEMNIFICATION

Project: Parcel Map 2654

In consideration of the County's processing and consideration of the application for the discretionary land use approval identified above (the "Project") the Owner and Applicant, jointly and severally, agree to defend, indemnify, and hold harmless the County of Amador from any claim, action, or proceeding against the County to attack, set aside, void or annul the Project approval, or any action relating related to the Project approvals as follows:

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.
2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.
3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, by their signature below, Owner and Applicant hereby acknowledge that they have read, understand, and agree to perform the obligations under this Indemnification.

Applicant:

Cathleen Jochheim
Signature

Owner (if different than Applicant):

Eric D. Keller
Signature

APPLICATION FOR ENCROACHMENT PERMIT

810 Court Street • Jackson, CA 95642 • Phone: 209-223-6429 • Fax: 209-223-6395
e-mail: publicworks@amadorgov.org • website: www.amadorgov.org



OWNER NAME: Eric D. + Cathy G. Godheim
MAILING ADDRESS: P.O.B 1596, Ione, CA 95640
PHONE # _____ **EMAIL:** godheimgroup@hotmail.com

APPLICANT/CONTRACTOR NAME (if other than owner) _____
MAILING ADDRESS: _____
PHONE # _____ **EMAIL:** _____

PROJECT LOCATION: 4200 Coal Mine Rd., Ione, CA 95640
PARCEL # 012-100-042-501
DRIVING DIRECTIONS TO SITE: ~ 1/2 mi. north of Indian Reservation Rd
IS ENCROACHMENT A PROJECT CONDITION FOR ANY OF THE FOLLOWING?
 Use Permit Parcel Map Subdiv. Map GP Amend. Zone Change None

STAKE UP DATE	START DATE	COMPLETION DATE

TYPE OF ENCROACHMENT	PERMIT FEE
<input type="checkbox"/> Ag. Entrance – Security not required	\$625
<input type="checkbox"/> Driveway-Commercial	\$625
<input type="checkbox"/> Driveway-Shared (list common addresses in project location)	\$625
<input checked="" type="checkbox"/> Driveway-Standard Residential	\$625
<input type="checkbox"/> Mailbox	\$ 25
<input type="checkbox"/> Signage in Right of Way	\$625
<input type="checkbox"/> Site inspection	\$ 85
<input type="checkbox"/> Special Event in Right of Way***	\$625
<input type="checkbox"/> Standard Road Connection	\$625
<input type="checkbox"/> Temporary Access – Security Required	\$ 50
<input type="checkbox"/> Traffic control	\$625
<input type="checkbox"/> Trenching/Boring(for electric, water, sewer, phone)	\$625
<input type="checkbox"/> Utility crossing under road	\$625
<input type="checkbox"/> Other (please describe) _____	

*****Application for Special Event Encroachment Permit is a separate form.**

***FEES ADOPTED BY THE AMADOR COUNTY BOARD OF SUPERVISORS ON 8.29.06 *EFFECTIVE ON 9.29.06 ***

FEE: \$625.00 + 75% of Contractor's Estimate for Security. The security will be refunded upon project completion.

A site inspection fee of \$85 will be charged to determine if an existing encroachment meets County requirements. If it is approved "as is" all but the \$85 fee will be refunded.

DEPOSIT AMOUNT		\$ 2100.
PERMIT FEE	RECEIPT # 87183	\$ 625.
TOTAL PAID		\$ 2725.
RECEIVED BY: P.S.	DATE: 5-7-19	BALANCE \$ 0

OWNER OR AUTHORIZED AGENT SIGNATURE _____
TODAY'S DATE _____ **EXPIRATION DATE:** _____

• All permits OTHER THAN THOSE issued to PUBLIC AGENCY or PUBLIC UTILITY having lawful authority to occupy the **highways** are revocable on five days' notice and the encroachment must be removed or relocated as may be specified by the road commissioner in the notice revoking the permit and within a reasonable time specified by the road commissioner unless the permit provides a specified time.

Untitled

Tentative Parcel map No. 2654

Items

1-10 agree

11. Parcel two is an existing well that services the existing house on the total property and has been tested.

applicant agree to proposed parcel one well to be tested per county standards for private residential use on parcels 40+ acres, Conditioned approval appears to be for the wells to conform to public or shared well systems. Applicant wants to be comply with county standards for private residential use not public or shared well requirements

12. Applicant has owned the property since 1989. The property has heavy brush and steep terrain. There have been cattle, goats and horses on the property and no caved in areas have been observed. There was a small open pit mining operation that has been observed by Mr. Israel. The Applicant had conducted an oak tree study and no open caved in areas had been observed. Applicant request that this condition be removed.

15. Encroachment for parcel 2 be standard residential driveway encroachment deviation to Chapter 15.30 grade requirements has been issued (see Memorandum oct 4,2012 from Publid works) PW-4

16. (see memorandum dated oct 4 2012)

TRIPPLICATE
Owner's Copy

Attachment 3

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

Page 1 of _____

Owner's Well No. # 3

No. **802480**

Date Work Began 4-30-06 Ended 4-30-06

Local Permit Agency Amador County

Permit No. W03502 Permit Date 4-27-06

DWR USE ONLY - DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

GEOLOGIC LOG

ORIENTATION (°)		DRILLING METHOD	FLUID
<input checked="" type="checkbox"/> VERTICAL <input type="checkbox"/> HORIZONTAL <input type="checkbox"/> ANGLE _____ (SPECIFY)			
DEPTH FROM SURFACE		DESCRIPTION	
Ft.	to Ft.	Describe material, grain size, color, etc.	
0	7	Sand Clay Gravel	
7	15	Sandy Clay	
15	21	Tan Clay	
21	45	Sandy Clay	
45	60	Coarse Quartz Sand	
60	75	Sandy Blue Gray Clay	
75	79	Blue Gray Clay	
79	93	Sandy Blue Clay	
93	101	Blue Gray Clay	
101	119	Decomposed Organics	
119	203	Blue Gray Clay	
203	261	Sand Gravel	
261	340	Blue Clay	

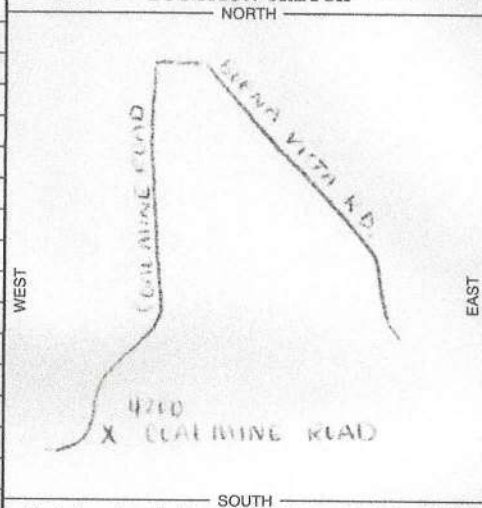
WELL OWNER

Name Eric D. Cathy G. Yocheim
Mailing Address 4200 Coal Mine Rd
June CA 95646
CITY STATE ZIP

WELL LOCATION

Address 4200 Coal Mine Rd
City June
County Amador
APN Book _____ Page _____ Parcel 12-110-042-501
Township _____ Range _____ Section _____
Latitude _____ NORTH _____ WEST
DEG. MIN. SEC. Longitude DEG. MIN. SEC.

LOCATION SKETCH



ACTIVITY (°)

- NEW WELL
- MODIFICATION/REPAIR
 Deepen
 Other (Specify) _____
- DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG") _____
- PLANNED USES (°)**
- WATER SUPPLY
 Domestic Public
 Irrigation Industrial
- MONITORING _____
 TEST WELL _____
 CATHODIC PROTECTION _____
 HEAT EXCHANGE _____
 DIRECT PUSH _____
 INJECTION _____
 VAPOR EXTRACTION _____
 SPARGING _____
 REMEDIATION _____
 OTHER (SPECIFY) _____

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. **PLEASE BE ACCURATE & COMPLETE.**

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER _____ (Ft.) BELOW SURFACE
 DEPTH OF STATIC WATER LEVEL 125 (Ft.) & DATE MEASURED _____
 ESTIMATED YIELD 30 (GPM) & TEST TYPE Continuous
 TEST LENGTH 24 (Hrs.) TOTAL DRAWDOWN 51 (Ft.)
 * May not be representative of a well's long-term yield.

TOTAL DEPTH OF BORING 343 (Feet)
 TOTAL DEPTH OF COMPLETED WELL 275 (Feet)

DEPTH FROM SURFACE	BORE-HOLE DIA. (Inches)	CASING (S)						DEPTH FROM SURFACE	ANNULAR MATERIAL			
		TYPE (°)	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	FL.		TO FL.	CE-MENT (°)	BEN-TONITE (°)	FILL (°)
0	50	1.5	MS	6	.250		0	50	✓	✓		
50	70		SS	6		.050	50	70			✓	8 x 17
70	205		MS	6	.250		70	205			✓	8 x 17
205	265		SS	6		.050	205	265	✓	✓		

ATTACHMENTS (°)

- Geologic Log
 - Well Construction Diagram
 - Geophysical Log(s)
 - Soil/Water Chemical Analyses
 - Other _____
- ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME WDC Exploration Wells
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

DC Box 141 26000 CA 95695
ADDRESS CITY STATE ZIP

Signed [Signature] 11/8/06 283326
WELL DRILLER/AUTHORIZED REPRESENTATIVE DATE SIGNED C-57 LICENSE NUMBER

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: tentative parcel map 2654

Date Filed: 5-10-2019 File No. _____

Applicant/ Developer property owner Landowner Eric & Cathleen Yochheim

Address _____ Address 4200 Coal Mine Road, Ione CA 95640, PO 1596 Ione, CA

Phone No. _____ Phone No. 209-419-0839

Assessor Parcel Number(s) APN 012-100-042

Existing Zoning District K

Existing General Plan AG

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

- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of solid waste or litter.
- 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.
- 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.
- 23. Substantial change in existing noise or vibration levels in the vicinity.
- 24. Site on filled land or has slopes of 10 percent or more.
- 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 28. 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 5-10-2019

Cathleen Gochkevis
(Signature)

For _____

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: tentative parcel map 2654

Date Filed: 5-10-2019 File No. _____

Applicant/ Developer property owner Landowner Eric & Cathleen Yochheim

Address _____ Address 4200 Coal Mine Road, Ione CA 95640, PO 1596 Ione, CA

Phone No. _____ Phone No. 209-419-0839

Assessor Parcel Number(s) APN 012-100-042

Existing Zoning District _____

Existing General Plan _____

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 _____

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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.

RONALD P. MONK CONSULTING
REGISTERED PROFESSIONAL FORESTER, CA. RPF #1718

16650 TONY LANE, SUTTER CREEK, CA. 95685
TEL (209)296-4332; FAX (209)296-0604
e-mail: rmonk@volcano.net

January 22, 2007

Amador County Planning Department
810 Court Street
Jackson, CA 95642

RE: Yochheim Subdivision /APN 012-100-042/Oak Woodlands Protection

I have reviewed the proposed parcel split project as it relates to the County's requirements to protect oak woodlands under PRC 21083.4 (SB 1334). The specific purpose of my review of the project was to answer the following questions:

1. Does the project area contain oak woodlands?
2. Does the project result in the direct or indirect conversion of oak woodlands that will have a significant effect on the environment?

Methodology:

A 400 foot by 200 foot plot grid was laid out on aerial photography of the property resulting in 63 sample plots. At each plot I estimated oak canopy cover of oak trees 5 inches DBH (diameter at breast height) or larger. I field reviewed the plots to check accuracy of aerial photo estimates. The tentative parcel map, zoning, and General Plan land use classification were reviewed to determine potential impacts.


Results:

Oak species consisting blue oak (*Quercus douglasii*) and interior live oak (*Quercus wislizenii*) were present on the parcel. Digger pine was a significant overstory specie. California buckeye, chemise, toyon, buck brush and manzanita were prevalent throughout the property. Most of the oak trees were small diameter, averaging less than 10 inches, and were concentrated in draws and on north facing slopes. The concentrations of oak stands were fragmented into six distinct areas thereby reducing the importance of these stands as oak woodland habitat. The overall average canopy cover of oak on the property was estimated to be 13%.

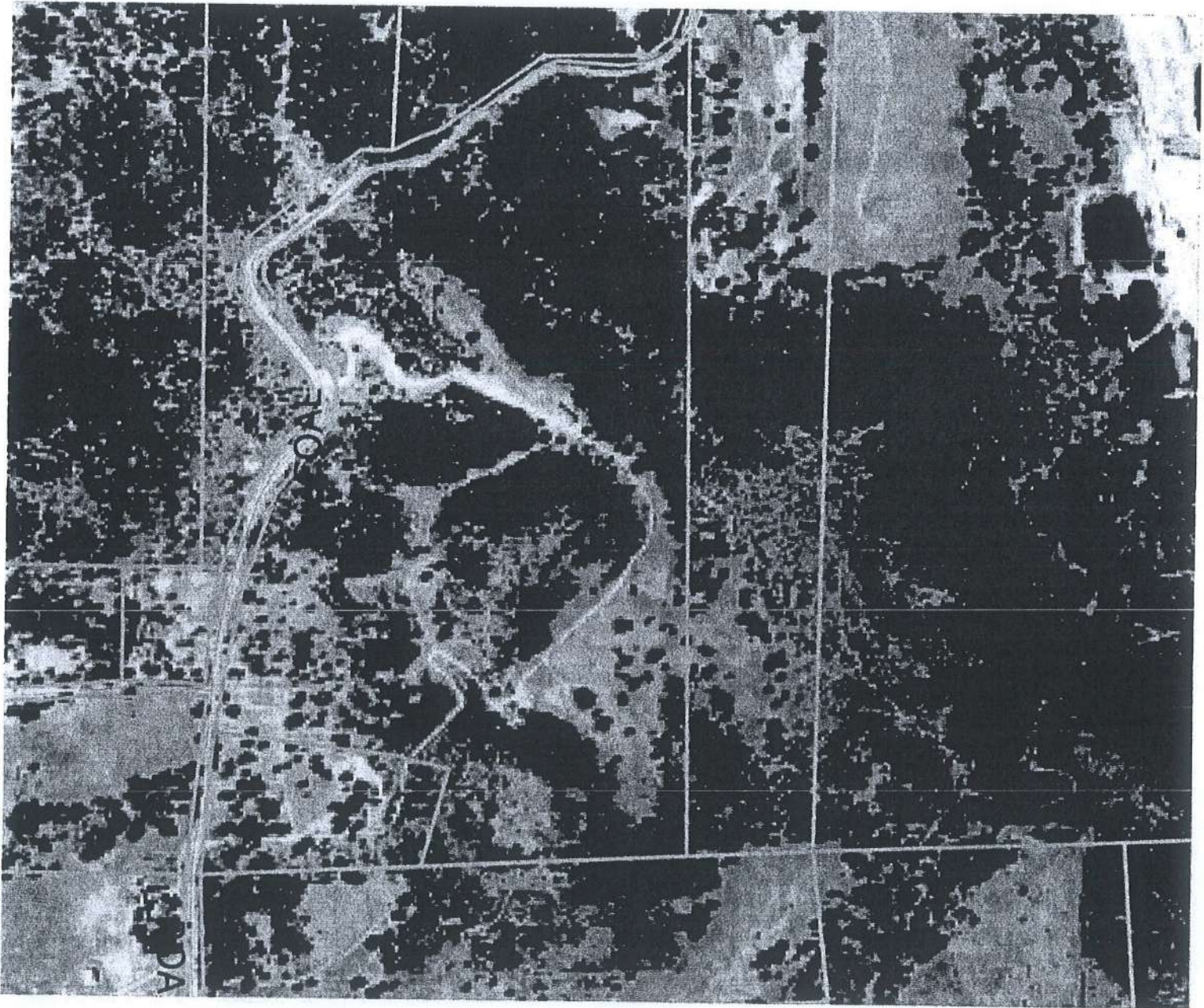
Conclusion:

The Department of Fish & Game Code Section 1360(h) defines oak woodland as an oak stand containing greater than 10% oak canopy cover or may have historically supported greater than 10% canopy cover. Based on the low percentage of existing oak canopy cover and the fragmentation of the oak stands, the parcel is categorized as marginal oak woodland. The project as proposed will utilize existing roads, open ridge top areas and other open ground located between the fragmented oak stands. The project will not reduce the percentage of oak canopy cover and will not result in the direct or indirect conversion of oak woodlands that will have a significant effect on the environment.

Sincerely,


Ron Monk

PM 2654 - Yochheim



SCALE 1 : 7,707



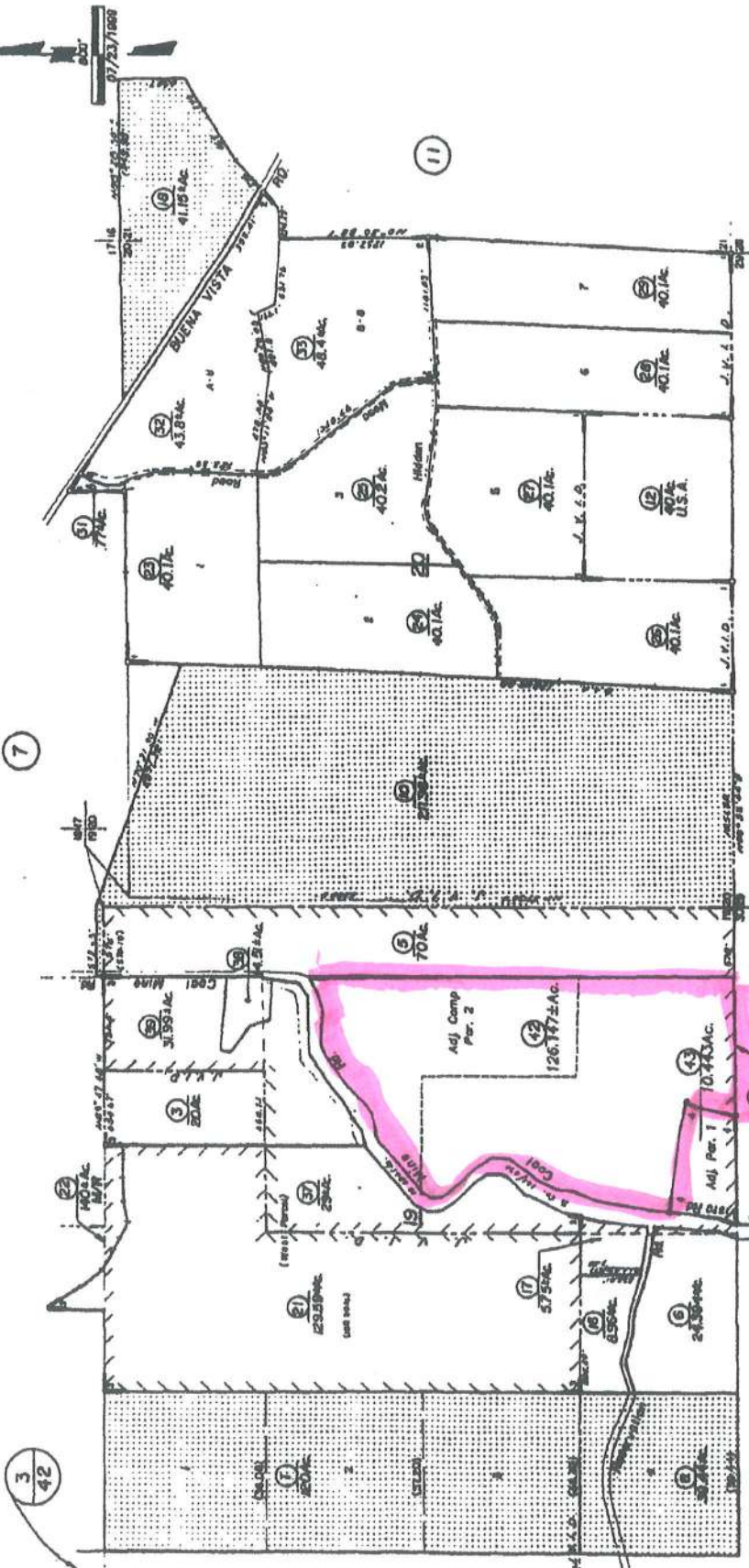
The County of Amador assumes no responsibility arising from use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make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

A 0 N 0 1 9 - 1 0 0 - 0 4 2

12-10

Tax Area Code
52-048 (A.V.I.O.)
52-048

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH EXISTING SUBDIVISION BUILDING ORDINANCES.



- RM Bk. 10, Pg. 51
- RM Bk. 14, Pg. 13
- RM Bk. 26, Pg. 22
- RM Bk. 29, Pg. 92
- RM Bk. 30, Pg. 73
- RM Bk. 31, Pg. 78
- RM Bk. 35, Pg. 84
- RM Bk. 36, Pg. 79

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property as described in it's deed is the property being assessed. No liability is assumed for the accuracy of the data obtained herein.

Map changes become effective with the 2000-2001 tax year. Parcel numbers are subject to change on each July 1.

Assessor's Map Bk. 12, Pg. 10
County of Amador, Calif.

Eric & Kathleen Gochken
4900 Coal Mine Rd. Jones, CA
915640

neighbor To
East

our parcel
27



Gochheim
11900 Coal Mine Rd. Geneva A



Yochheim
4900 Coalmine Rd, Ione, CA



Yochheim
4900 Coal mine Rd
Tone, en





VESTING TENTATIVE PARCEL MAP No. 2654

for
ERIC D. YOCHHEIM and CATHY H. YOCHHEIM
20120005829

ALSO BEING A PORTION OF THE NE AND SE 1/4 SECTION 19, T. 5 N., R. 10 E., M. D. M.
COUNTY OF AMADOR, STATE OF CALIFORNIA



February, 2005

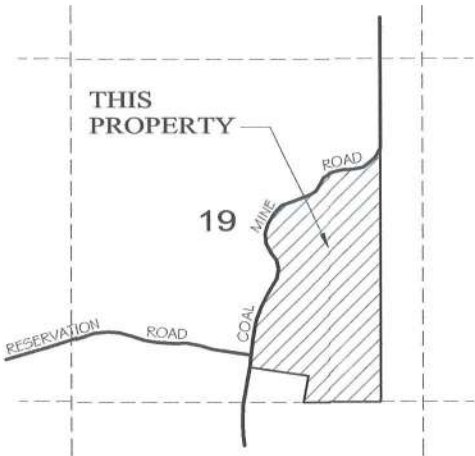
Contour Interval: 50'

Scale: 1" = 300'

GENERAL NOTES AND STATEMENTS

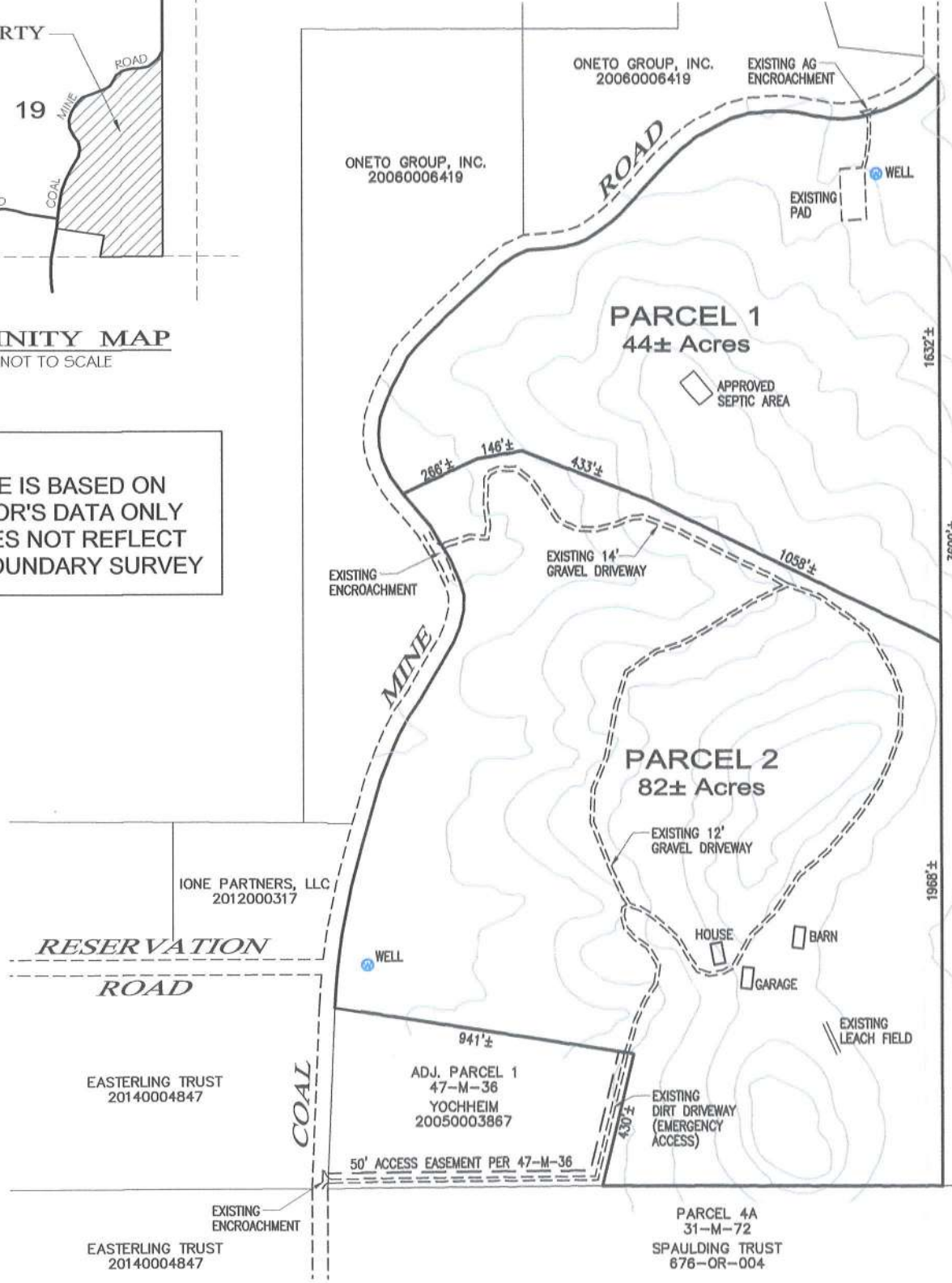
1. RECORD OWNER: ERIC D. YOCHHEIM and CATHY H. YOCHHEIM
4200 COAL MINE ROAD
IONE, CA 95640
(209) 274.4455
2. SURVEYOR: TOMA and ASSOCIATES
LICENSED LAND SURVEYORS
41 SUMMIT STREET
JACKSON, CA 95642
(209) 223.0156
3. A.P.N.: 012-100-042
4. ZONING: "X"
5. GENERAL PLAN: A-M
6. DEED REFERENCE: 20120005829
7. PROPOSED USE: RESIDENTIAL
8. WATER: INDIVIDUAL WELLS
9. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
10. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
11. SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
12. UTILITIES: POWER WILL BE SERVED BY P.G. and E.
TELEPHONE WILL BE SERVED BY S.B.C.
13. EASEMENTS: PUBLIC UTILITY EASEMENTS WILL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ALONG THE EXTERIOR BOUNDARY OF THIS PROJECT.
14. SETBACKS: THERE WILL BE A TWENTY-FIVE FOOT BUILDING SETBACK FROM ALL ROAD RIGHT-OF-WAYS, A THIRTY FOOT BUILDING SETBACK FROM ALL SIDE LOT LINES AND A THIRTY FOOT BUILDING SETBACK FROM ALL REAR LOT LINES. DRAINAGE SETBACKS, IF NECESSARY, WILL BE TWENTY FEET ALONG ALL DRAINAGE COURSES.
15. SPECIAL DISTRICTS: AMADOR FIRE PROTECTION DISTRICT AND JACKSON VALLEY IRRIGATION DISTRICT
16. PHASING: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FILINGS.
17. FLOOD ZONE: THIS PROJECT IS NOT WITHIN ANY AREA SUBJECT TO FLOOD WATER INUNDATION AND IS WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010.
PANEL 550 OF 700
MAP No. 06005C0550F
18. MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 40± ACRES.
19. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FILING OF A FINAL MAP AS REQUIRED BY ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
20. THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.
21. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FILING OF A FINAL MAP AS REQUIRED BY ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
22. THIS PROJECT DOES NOT LIE WITH 1000 FEET OF A MILITARY INSTALLATION, BENEATH A FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE.

- 1 REVISED BNDY 2.05.2007
- 2 REVISED BNDY 12.27.2007
- 3 REVISED BNDY 12.31.2014
- 4 REVISED BNDY 2.10.2015
- 5 REVISED BNDY 8.09.2015



VICINITY MAP
NOT TO SCALE

NOTE:
ACREAGE IS BASED ON
ASSESSOR'S DATA ONLY
AND DOES NOT REFLECT
FIELD BOUNDARY SURVEY



56-M-19
BUENA VISTA RANCHERIA
OF MEWUK INDIANS
19960007879

19 20
30 29