

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: NOVEMBER 12, 2019.**

ITEM 3: Request for a Use Permit (UP-19;6-3) to allow for the use of the subject property to include commercial recreation, boarding, and guest facilities in an “AG,” Exclusive Agriculture zoning district. Pursuant to County Code §19.24.036(I)(6), the above proposed uses are allowed in the “AG,” district when carried on as a clearly secondary use in conjunction with a primary agriculture use, subject to a Use Permit. (APN: 007-020-006)

Applicant: Dena Kirkland, Jim Giuffra, and Greg Briski
Property Owner: Kirkland Family Trust and Howard C. Trust
Supervisory District: 5
Location: 11125 Courier Rd. Plymouth, CA 95669

- A. DESCRIPTION:** This application is a request for a Use Permit for conditional uses associated with a commercial recreation, boarding, and guest facility in the “AG,” zoning district. The current and proposed uses are consistent with the AG, Agricultural General, General Plan designation (1 family per 40 acre population density). The property is bordered by “AG,” Exclusive Agriculture, and “RIA,” Single-family Residential Agriculture, zoning to the east and west, and is bordered by “USA,” zoning to the north and “X,” Special Use district to the south. The existing uses of the property include vineyards and a winery. The property is also enrolled in a California Land Conservation (Williamson Act) contract (#97). The additional proposed uses will allow the use of the existing residence and property not currently used for agricultural production for up to 8 guests at one time.
- B. AGRICULTURAL ADVISORY COMMITTEE ACTION:** The project was reviewed by the Amador County Agricultural Advisory Committee which recommended conditions and approval of the Use Permit to the Board of Supervisors.
- C. STAFF REVIEW:** This project was reviewed by County departments which found no technical objections to the Planning Commission recommending approval of the Use Permit and conditions to the Board of Supervisors along with the adoption of a Notice Determination.
- D. PLANNING COMMISSION ACTION:** The first action of the Planning Commission should be a decision on the adequacy of the environmental document, proposed to be a Mitigated Negative Declaration with attached conditions of approval. Next, the Commission can make a recommendation on the requested Use Permit to the Board of Supervisors.
- E. FINDINGS:** If the Planning Commission recommends approval of this project, the following findings are recommended for adoption:
1. Pursuant to Amador County Code Section 19.56.010, the use(s) applied for will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood

of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county;

2. The Use Permit is consistent the Amador County General Plan, Land Use Element at this location;
3. On the basis of the administrative record presented, The Planning Commission finds that there is no substantial evidence that the project will have a significant effect on the environment and that the Mitigated Negative Declaration included in the Staff Report reflects the Commission's independent judgment and analysis.
4. The boarding and guest facilities use is a clearly secondary use in conjunction with a primary agricultural use.

APPLICATION FOR ESCAPE FOR USE PERMIT

A Permit is required for any Escape (see Permit Application) and the following information must be completed and submitted to the Planning Department:

- Completed Application Form
- Site Plan (showing location of Escape, existing structures, and other features)
- Site Description (including location, size, and other details)
- Property Parcel Number (APN) _____
- Site Name (if any) _____
- Project Description (including purpose and details)
- Easement Agreement (if applicable)
- Other (if any) _____

1. The Escape shall be used only for the purpose stated on the Application Form.

2. The Escape shall be located on the property and shall be visible from the street.

3. The Escape shall be maintained in good condition and shall be available for use at all times.

4. The Escape shall be used only for the purpose stated on the Application Form.

KIRKLAND RANCH
DESTINATION WEDDING VENUE
VACATION RENTAL
COMPANY RETREATS
11125 COURIER RD
PLYMOUTH, CA 95669
(209) 256-6912
KirklandRanch.net





PLANNING DEPARTMENT
Community Development Agency

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

APPLICATION PROCEDURE FOR USE PERMIT

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

1. Complete the following:

Name of Applicant JIM GIUPPA, GREG BRISKI, DENA KIRKLAND
Mailing Address 11821 BOSTON DR FOLSOM 95630

Phone Number (209) 223-3848

Assessor Parcel Number APN # 007020006

Use Permit Applied For:

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

AND COMMERCIAL

~~VACATION RENTAL~~ / BOARDING + RECREATIONAL FACILITY

- 2. Attach a letter explaining the purpose and need for the Use Permit.
- 3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
- DNA* 4. If Applicant is not the property owner, a consent letter must be attached.
- 5. Assessor Plat Map (can be obtained from the County Surveyor's Office).
- 6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.
- 7. Planning Department Filing Fee: \$ _____
Environmental Health Review Fee: \$ 416.00
Public Works Agency Review Fee: \$ 500.00
- 8. Complete an Environmental Information Form.
- 9. Sign Indemnification Form.

*873⁰⁰ + 580⁰⁰ + 50⁰⁰
224⁰⁰ + 192⁰⁰*

AFT@AFTCUSTOMS.COM

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: KIRKLAND RANCHA
1125 COURIER RD PLYMOUTH, CA

Date Filed: File No.

Applicant/ Developer: Landowner: JIM GIUFFRA
GREG BRISKI
DENIA KIRKLAND

Address: 1187 RESTON DR
FOLSOM, CA 95630

Phone No. (209) 223-3848

Assessor Parcel Number(s): 007020006

Existing Zoning District: AG

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: USE PERMIT FOR RENTAL HOUSE

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.

DNA
DNA
DNA
DNA

} NO CONSTRUCTION PLANNED

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 6/26/19

[Signature]
(Signature)
For [Signature]

INDEMNIFICATION

Project: _____

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:

Owner (if different than Applicant):



Signature




Signature

RECORDING REQUESTED BY:
William R. Gaffaney, Esq.

WHEN RECORDED MAIL TO:
Howard C. Kirkland
c/o 4120 Cameron Park Drive, Suite 300
Cameron Park, California 95682

MAIL TAX STATEMENTS TO:
Howard C. Kirkland
11125 Courier Road
Plymouth, California 95669


Amador County Recorder
Sheldon D. Johnson
DOC- 2007-0010378-00
Check Number 8869
REQD BY GAFFANEY, CUDNEY & LIEBERMAN
Monday, SEP 24, 2007 14:36:01
Ttl Pd \$10.00
Nbr-0000154796
DSR/R1/1-2

TRUST TRANSFER DEED

The undersigned grantor(s) declare(s): Document transfer tax is \$ -0- (Revenue & Taxation Code Section 11925)

computed on full value of property conveyed, or ___ computed on full value less value of liens and encumbrances remaining at time of sale.
 Unincorporated area: ___ City of _____, and
This is an Trust Transfer under §62 of the Revenue and Taxation Code. Grantee(s) has (have) checked the applicable exclusion:
 To a revocable trust;
___ To a short-term trust not exceeding 12 years with trustor hold the reversion;
___ To a trust where the Trustor or the Trustor's spouse is the sole beneficiary;
___ Change of trustee holding title;
___ From trust to trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged,
and for a valuable consideration, receipt of which is acknowledged,

Howard C. Kirkland, Surviving Trustee, of the Kirkland Family Living Trust, dated February 19, 1993,

hereby GRANTS to **Howard C. Kirkland, Trustee, or his Successor Trustee, of the Howard C. Kirkland Revocable Trust, u/d/t 9/7/2007,**

as to an undivided 30% interest in the following described real property in the County of Amador, State of California:

See Exhibit "A" attached hereto and made a part hereof.
APN: 07-020-006-00
More commonly known as: 11125 Courier Road, Plymouth, California 95669.

Dated: September 7, 2007

KIRKLAND FAMILY LIVING TRUST
Dated February 19, 1993

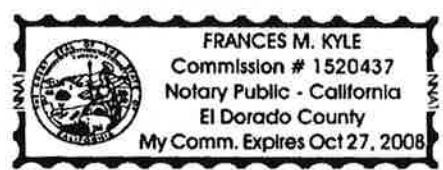
By: **HOWARD C. KIRKLAND, Trustee**

State of California)
)ss.
County of El Dorado)

On September 7, 2007, before me, Frances M. Kyle, a Notary Public in and for said County and State, personally appeared **Howard C. Kirkland**, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.





The East half of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 13, Township 8 North, Range 10 East, M.D.B.&M., containing 120 acres, more or less.

EXCEPTING THEREFROM the 12 foot wide road running from the main County Road to the Old Currier home place, as contained in deed executed by Charles Henry Currier, et ux, to John Gurasovich, et al, dated September 18, 1917, recorded September 18, 1917, in Book 40 of Deeds, at Page 120, records of Amador County. Reference is hereby made to the record for particulars.

EXHIBIT "A"

END OF DOCUMENT

ADDENDUM TO ~~THE~~ WRITTEN PROJECT DESCRIPTIONS
BOARDING, RECREATIONAL + GUEST FACILITY

(1) ALL OFFERED RECREATIONAL ACTIVITIES TO GUESTS OF GUEST FACILITY ARE ON A STAY BY STAY VISIT. TOTAL AMOUNT OF GUESTS IS A MAXIMUM OF 8 ADULTS. NOT ALL GUESTS WILL PARTICIPATE IN OFFERED ACTIVITIES. ACTIVITIES AVAILABLE TO GUESTS ONLY

(2) ACTIVITIES OFFERED:

- (A) HIKING: GROOMED TRAILS IN REAR OF PROPERTY
- (B) MOUNTAIN BIKING: GROOMED TRAILS REAR OF PROPERTY
- (C) HORSE BACK RIDING: GROOMED TRAILS AND ESTABLISHED FIRE ROADS IN REAR OF PROPERTY. GUESTS SUPPLY THEIR OWN HORSES. WE HAVE OVERNIGHT BOARDING FOR HORSES. HORSE CARE IS GUEST RESPONSIBILITY. ALL HAVE TO SHOW PROOF OF INSURANCE
- (D) FISHING IN POND: CATCH + RELEASE, FLY FISHING, ROD + REEL FISHING WITH FISHING LICENSE
- (E) PHOTOGRAPHY: ALL WILD LIFE AND FOLIAGE, SUNSETS
- (F) UTV: ONLY ON EXISTING FIRE ROADS. ALL FORESTRY GUIDELINES FOR EXHAUST ENFORCED. CUSTOMER PROVIDES UTV AND SAFETY EQUIPMENT + INSURANCE
- (G) ARCHERY COURSE: FUTURE PROJECT IN DESIGNATED AREA. GUEST SUPPLIES EQUIPMENT
- (H) ~~PISOL BUNCH: WITH CERTIFIED INSTRUCTOR IN DESIGNATED AREA. THIS FUTURE PROJECT.~~

* ACTIVITIES ARE ON REAR PORTION OF PROPERTY THAT BORDERS BLM. NO DISTURBANCE TO NEIGHBOUR BECAUSE THERE ISN'T ANY. THIS PORTION OF PROPERTY ISN'T SUITABLE FOR AGRICULTURE USE. ACTIVITIES DO NOT INTERFERE WITH EXISTING AG OPERATIONS.

* NUMBER OF GUESTS WILL VARY FROM 1-8. NOT ALL GUESTS WILL PARTICIPATE IN OFFERED ACTIVITIES. OR STAY OVERNIGHT

LAND USE PERMIT

- ① THE PURPOSE OF THIS PERMIT IS FOR BOARDING AND RECREATIONAL FACILITY
- ② 2 LARGEST INDUSTRIES IN AMADOR COUNTY ARE AGRICULTURE AND TOURISM. WE HAVE AGRICULTURE AND WANT TO ADD TOURISM AND FILL A NEED IN SHENANDOAH VALLEY FOR A PLACE TO STAY AND ENJOY THIS REGION
- ③ THE MAIN HOUSE ON KIRKLAND RANCH IS AN EXISTING STRUCTURE BUILT IN 1978
- ④ LARGE PROPERTIES ARE SEARCHING FOR SUPPLEMENTAL INCOME DUE TO HIGH TAXES, EXTREMELY HIGH INSURANCE, POND TAXES TO STATE AND GENERAL COSTS OF MAINTENANCE
- ⑤ GUESTS OF KIRKLAND RANCH WILL SPEND MONEY IN AMADOR COUNTY. OUR RATES ARE ON THE HIGHER END ~~WHICH~~ ^{WHICH} WILL BRING IN AN AFLUENT CLIENTEL. THESE PEOPLE WILL SPEND MONEY

APR 05, 2006

KIRKLAND RANCH

WRITTEN PROJECT DESCRIPTION:

- #1 120 ACRES
- #2 MAIN HOUSE 3,000 FT (EXISTING SINCE 1978)
 HOUSE #2 1800 FT (1960) ORIGINAL HOUSE
 SHOP 4800 FT (1964)
- #3 ALL ONE LEVEL
- #4 120 ACRES - PARKING AROUND ALL STRUCTURES AND LEVEL AREAS IN PASTURE. ADEQUIT SPACE SURROUNDING STRUCTURES FOR NUMBER OF BEDROOMS
- #5 2 WELLS
- #6 ~~4~~ SEPTIC SYSTEMS - BOARDING + RECREATIONAL FACILITY HAS SEPTIC SYSTEM DESIGNED FOR 4 BEDROOM HOUSE. OTHER STRUCTURES NOT UNDER USE PERMIT
- #8-16 DOESN'T APPLY - NO CONSTRUCTION
- #17-28 ALL "NO"
- #29 SINGLE FAMILY DWELLING. HOUSE WAS BUILT IN 1978. NO SOIL EROSION. PLANTS - NATIVE GRASS, AND TREES, ANIMALS - NATIVE TO SHENANDOAH VALLEY. HISTORICAL - KIRKLAND FAMILY HOME ON RANCH. ALL HISTORICAL ARTIFACTS FROM RANCH DISPLAYED IN HOME. 100 MILE VIEWS FROM HOME

(AG USE)

IMPORTANT - ^① WE HAVE 8 ACRES OF VINYARD WITH 2 YEAR LEASE BY VILLA TOSCANO WINERY TO PURCHASE GRAPES

- 2) 5 YEAR LEASE FOR BELLA GRACE TO PRODUCE WINE IN OUR 4800 SQ FT BUILDING
- 3) GRAZING FOR LIVESTOCK
- 4) TRAILS FOR HORSEBACK RIDING, MOUNTAIN BIKES, HIKING
- 5) LARGE POND FOR FISHING
- 6) FUTURE ARCHERY COURSE
- 7) ~~FUTURE HAND GUN TRAINING SPACE WITH CERTIFIED INSTRUCTOR~~
- 8) FUTURE TRAINING ARENA FOR HORSES
- 9) THE PURPOSE OF BOARDING AND RECREATIONAL FACILITY FAMILY ORIENTED DESTINATION FOR FAMILY REUNIONS, FISHING, HIKING, MOUNTAIN BIKING, ARCHERY, ~~SHOOTING~~, HORSE BACK RIDING
- 10) ~~SPACE~~ ALSO - CORPORATE/COMPANY RETREAT FOR TEAM BUILDING, BOY SCOUTING/GIRL SCOUTS - LEARNING ABOUT WINE GROPPE GROWING, AND ALL RECREATION RELATED TO RANCH
- 11) WE WANT TO DONATE THE USE OF PROPERTY TO AMADOR COUNTY SHERIFFS DEPT FOR SEARCH AND RESCUE TRAINING AND SWAT TRAINING
- 12) WE HAVE ACCESS TO CONSUMNES RIVER SO GUESTS COULD GO FISHING, SWIM, RAFT

PAGE 4

APN 067020006
KIRKLAND RANCHA

#30 SURROUNDING PROPERTIES - RANCHA + WINYARD,
VACATION RENTALS

#31 NO HAZARDS ON PROPERTY

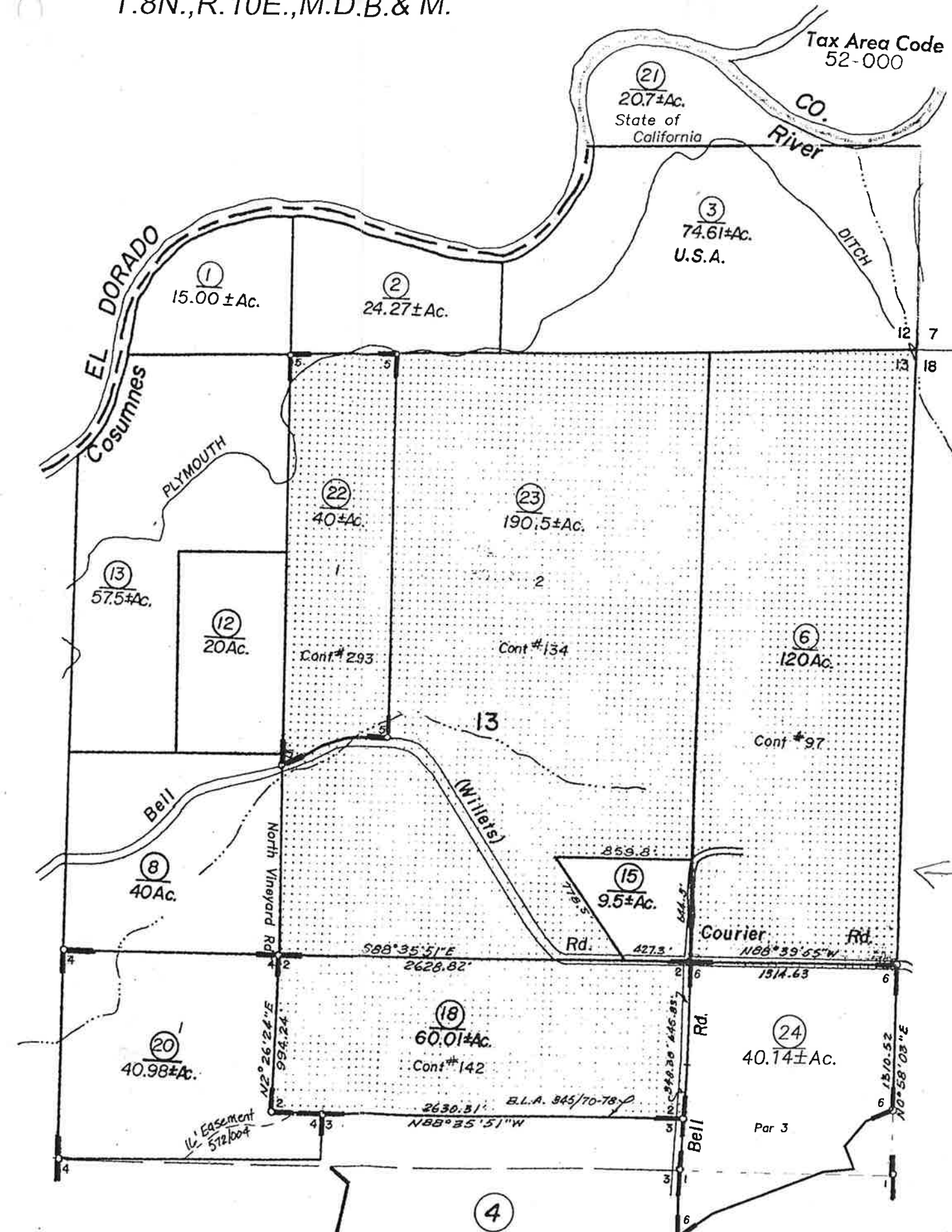
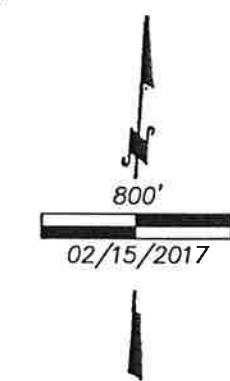
ALSO - RANCHA IS WILD LIFE HABITAT FOR
GEESE, DUCKS, PEACOCKS, TURKEYS, DEER, FOX,
BOBCAT, RABBITS, SKUNK, TURTLES, FISH

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 delineated hereon.

Map changes become effective with the 2017-2018 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

Tax Area Code
52-000

7-02



Bk. 14

KIRKLAND RANCH

- 1- R.M. Bk. 22, Pg. 18
- 2- R.M. Bk. 25, Pg. 9
- 3- R.M. Bk. 30, Pg. 55
- 4- P.M. Bk. 32, Pg. 41
- 5- R.M. Bk. 45, Pg. 69 (07/24/92)
- 6- R.M. Bk. 46, Pg. 13 (12/27/91)
- 7- P.M. Bk. 64, Pg. 86 (12/09/16)

- #1 MAIN HOUSE
BOARDING/REC
FACILITY
- 2 VINYARD
- #3 POND
- #4 #2 HOUSE
WITH HORSE
BARN
- #5 TZV SPOT
- #6 SHOP ~~AND~~ BUILDING
WINERY USAGE
- #7 FUTURE HORSE
ARENA
- #8 FUTURE
ARCHERY COURSE
- #9 VISIT POINT
360° VIEW
VIEW
- #10 USE TRAIL 4
MILES OF TRAILS
AND ROUNDS ALL
GRADINGS
- (11) GATE LEADS INTO
BLM LAND AND
ROAD TO
CONSUMERS RIVER
- (12) ~~POWER~~
~~HAND CARRIED~~





PUBLIC REVIEW DRAFT
MITIGATED NEGATIVE DECLARATION
AND INITIAL STUDY

UP-19; 6-3 Kirkland Ranch
Commercial Recreation, Boarding,
and Guest Facility
APN: 007-020-006

August 2019

Prepared by:

Amador Planning Department
810 Court Street
Jackson, CA 95642
(209) 223-6380

PUBLIC REVIEW DRAFT
MITIGATED NEGATIVE DECLARATION
AND INITIAL STUDY

FOR
UP-19; 6-3 Kirkland Ranch
Commercial Recreation, Boarding, and Guest Facility

August 2019

Prepared by:
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Project Description

Project Title:	UP-19; 6-3 Kirkland Ranch Recreation, Boarding, and Guest Facility
Lead Agency Name and Address:	Amador County Planning Department 810 Court Street, Jackson, Ca 95642
Contact Person/Phone Number:	Krista Ruesel, Planner 209-233-6380
Project Location:	11125 Courier Rd. Plymouth, CA 95669, directly northeast of the intersection of Bell Rd. and Courier Rd. and approximately 4000 ft. north of the intersection of Bell Rd. and Shenandoah Rd/E16. (APN: 007-020-006)
Project Sponsor's Name and Address:	Dena Kirkland, Jim Giuffra, and Greg Briski 11827 Reston Dr. Folsom, CA 95630 Property Owner: Kirkland Family Trust and Howard C. Kirkland Trust
General Plan Designation(s):	AG – Agriculture, General
Zoning:	“AG,” Exclusive Agriculture
Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)	Use Permit (UP-19; 6-3) would allow for the use of the property at 11125 Courier Rd. (APN 007-020-006) as a guest, boarding, and commercial recreation facility. The subject parcel is zoned “AG,” (Exclusive Agriculture) with AG, (Agricultural-General) General Plan Land Use Designation. The parcel is 120 acres under Williamson Act Contract #99.
Surrounding land uses and setting: Briefly describe the project's surroundings:	The property lies in the northern region of Amador County and is populated by two existing single-family dwellings. The primary residence was constructed in 1978. There is no significant sign of soil erosion. Flora and fauna on the property consists of native grasses and trees as well as many animals native to the Shenandoah Valley. The property also is the site of 8 acres of leased vineyards and a winery in addition to cattle pasture.
Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)	



Figure 1: Location Map

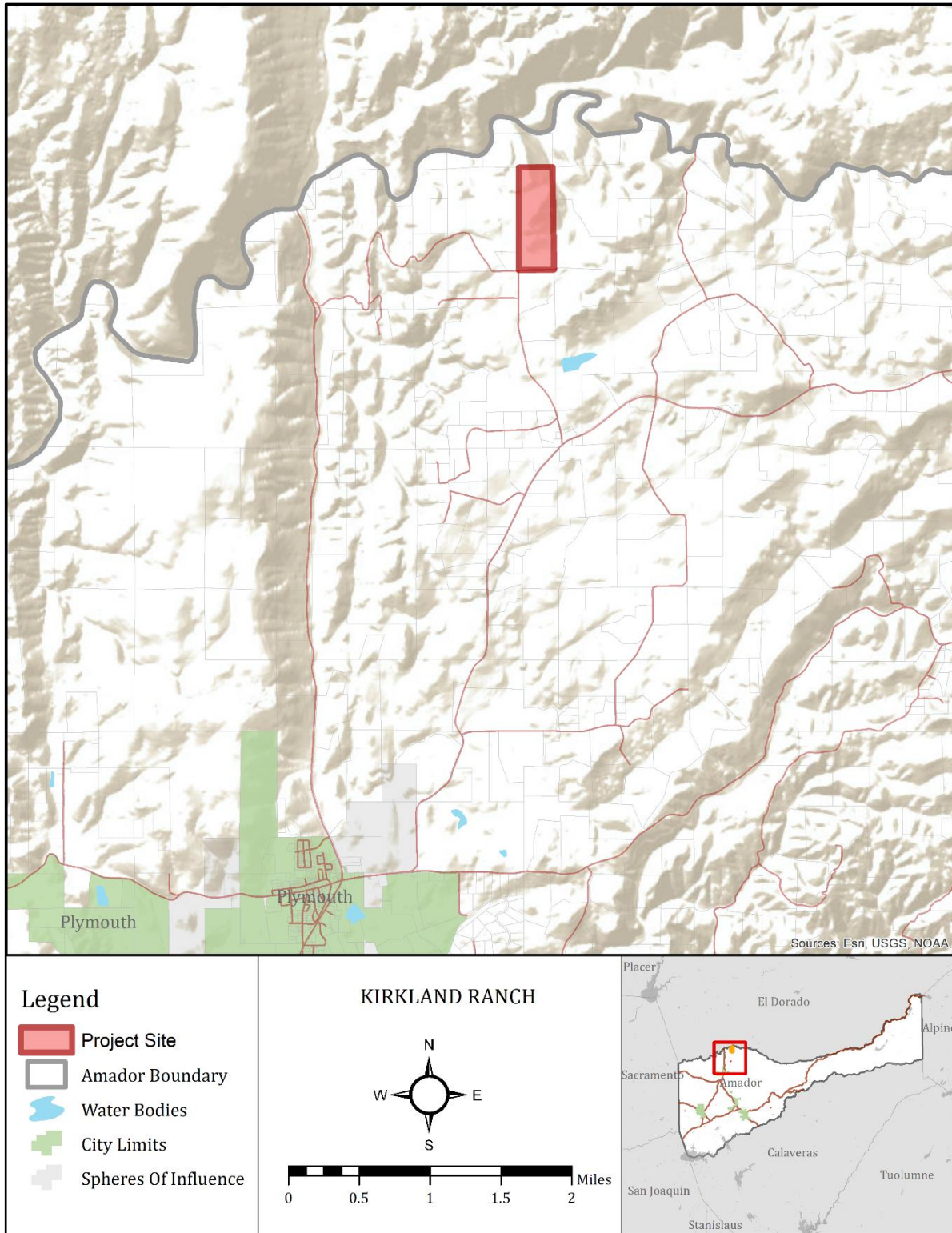




Figure 2: Aerial Map

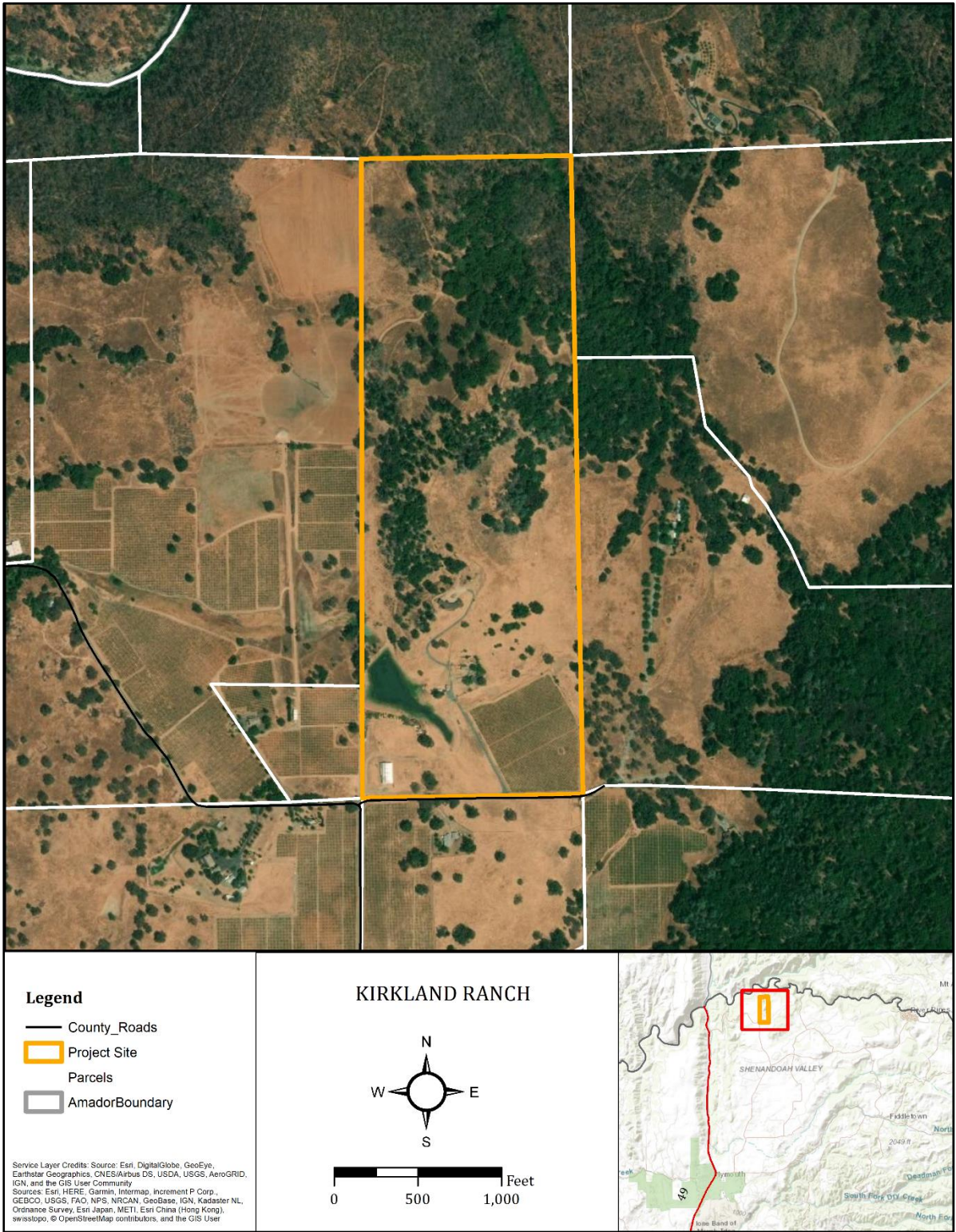




Figure 3: Zoning Designation

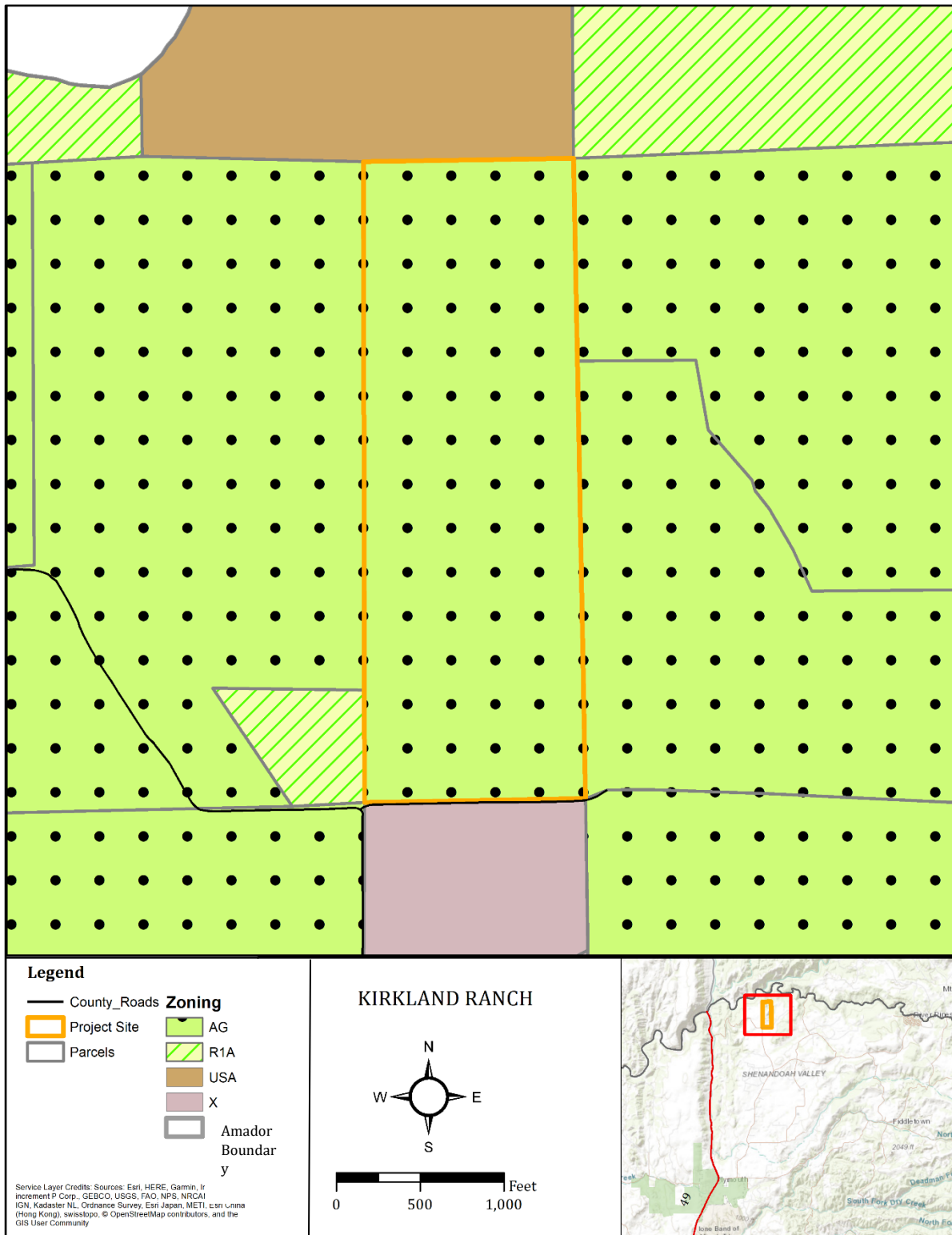
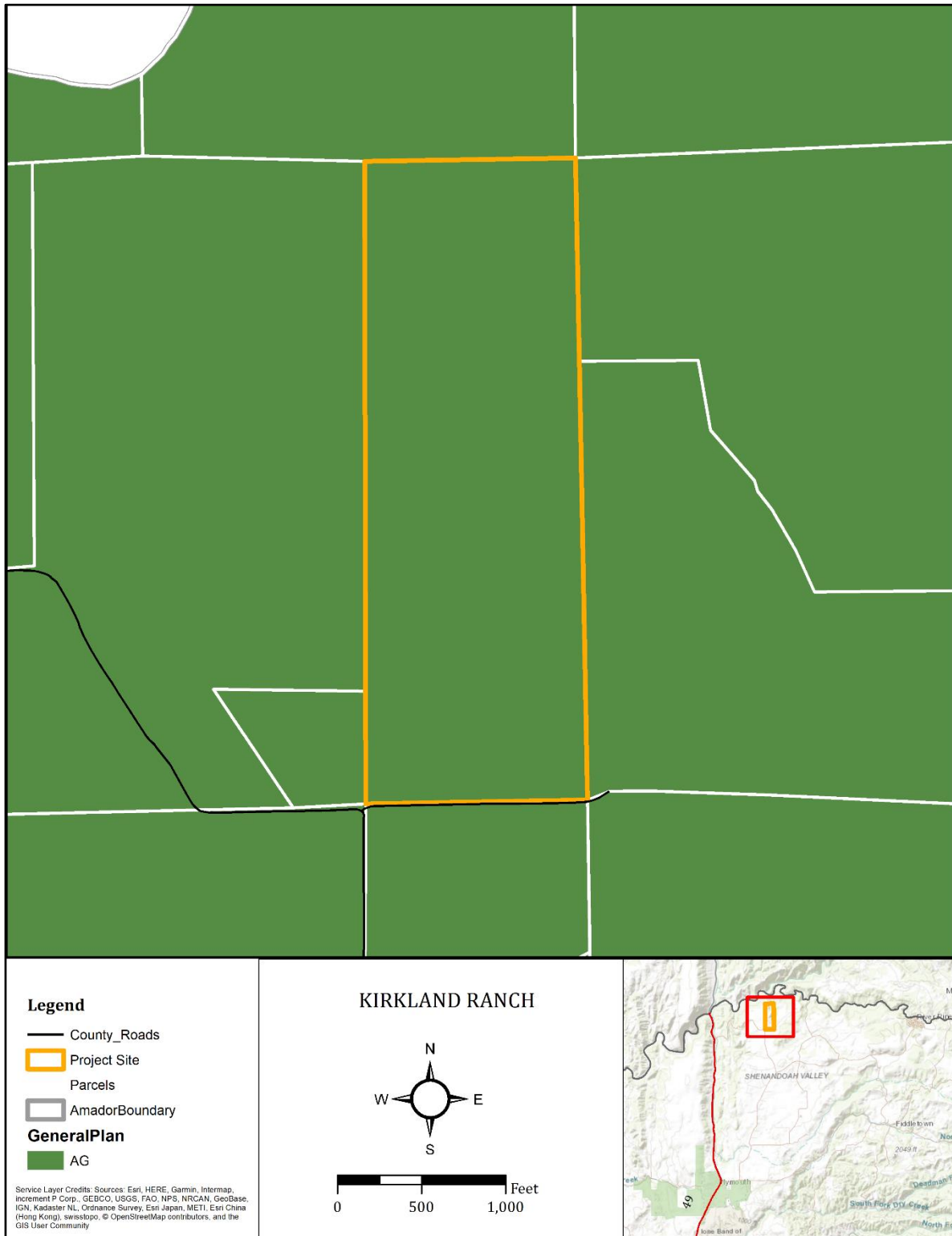




Figure 4: General Plan Designation





ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation / Traffic
- Utilities / Service Systems
- Mandatory Findings of Significance
- Wildfire
- Energy
- Tribal Cultural Resources

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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). Would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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/Conclusion/Mitigation:

- A. Scenic Vistas: 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. In addition, no specific scenic view spot has been identified in the project area. Therefore, there is **no impact**.
- B. Scenic Highways: The nearest highway is State Highway 49 approximately 1.5 miles west of the project site. Highway 49 is not a designated scenic highway, and neither is Courier Rd. on which the project has access and road frontage. Therefore there is **no impact**.
- C. While there are no officially designated scenic vistas in the project area, certain short-range views could potentially be affected by this project. Changes may include a slight increase in commercial traffic due to the addition of the low-intensity commercial services offered through the guest and boarding facilities. Additional impact could consist of increased traffic and vehicle trips to and from the property although the 8-occupant limit of the boarding facility will ensure that this increase would be minimal (See **Mitigation Measure AGR-1**). The structure is preexisting and use will not significantly change any aesthetic quality of the property. Proposed recreational uses include hiking, mountain biking, horseback riding, fishing, photography, UTV (utility task vehicle) riding, and archery. Recreational activities proposed are low-intensity and do not consist of any significant changes or additions to the landscape, therefore the impacts are **less than significant with mitigation incorporated**.
- D. Existing sources of light and glare are produced by the agricultural operations and roadways in the project vicinity. Additionally light would be also produced from the sparse residential properties, but the relative low-density of the properties (as they are mostly zoned agricultural with a 40 acre minimum) indicates less than significant levels of light pollution and trespass. Current use of the property consists of agriculture and a single family dwelling; the proposed project does not propose any additional lighting sources. The impacts are **less than significant**.

Source: Amador County Planning Department.



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

Discussion/Conclusion/Mitigation:

- A. Farmland Conversion: The project site is located in the Shenandoah Valley and includes areas of Grazing Land and Farmland of Statewide Importance as determined by the USDA Department of Conservation (2016) and depicted in *Figure 5: Important Farmland Map* (pg. 13). There are areas of Unique Farmland and Prime Farmland in properties adjacent to the project site as well. The proposed uses included in this project do not detract from the current agricultural use of the property, nor convert any of these mapped areas to non-agricultural uses with the mitigation measures contained in **AGR-1** therefore the impact to farmland is **less than significant with mitigation incorporated**.
- B. The project is currently enrolled in Williamson Act Contract #97 under the California Land Conservation Act of 1965. The contract includes all of the property at APN 007-020-006. The properties directly to the east and west, under separate ownership, are enrolled in their own individual contracts. The project was presented to the Agricultural Advisory Committee on July 17, 2019 where the project was reviewed with respect to the existing contract, site context, and proposed and existing uses. It was determined that the project is a conditional use in the AG zoning district pursuant to County Code Section 19.24.036(I), with conditions determined by the committee. These conditions are included as **Mitigation Measure AGR-1** which render the impacts to the existing agricultural zoning and Williamson Act Contract #97 **less than significant with mitigation incorporated**.
- C. The area is not zoned for forest land or timberland nor utilized for forest land or timber production, therefore there is **no impact**.
- D. The area is not considered forest land, or zoned as forest land or timberland, therefore there is **no impact**.



- E. The introduction of additional traffic from the guest facilities as well as minor changes in use due to the recreational opportunities would slightly affect the nature of use of the entire property. Agritourism operations will not decrease the agricultural productivity of the land nor indicate any substantial change in use, nor conversion of farmland or forest land. The property is not changing size as part of this project nor will the site experience any significant change in the nature of development. Agricultural operations are a use by right due to the zoning of the parcel and would continue to apply for all future development. **Mitigation Measure AGR-1** addresses concerns of changes of density and activity on the property due to this project, rendering the impacts of this project **less than significant with mitigation incorporated**.

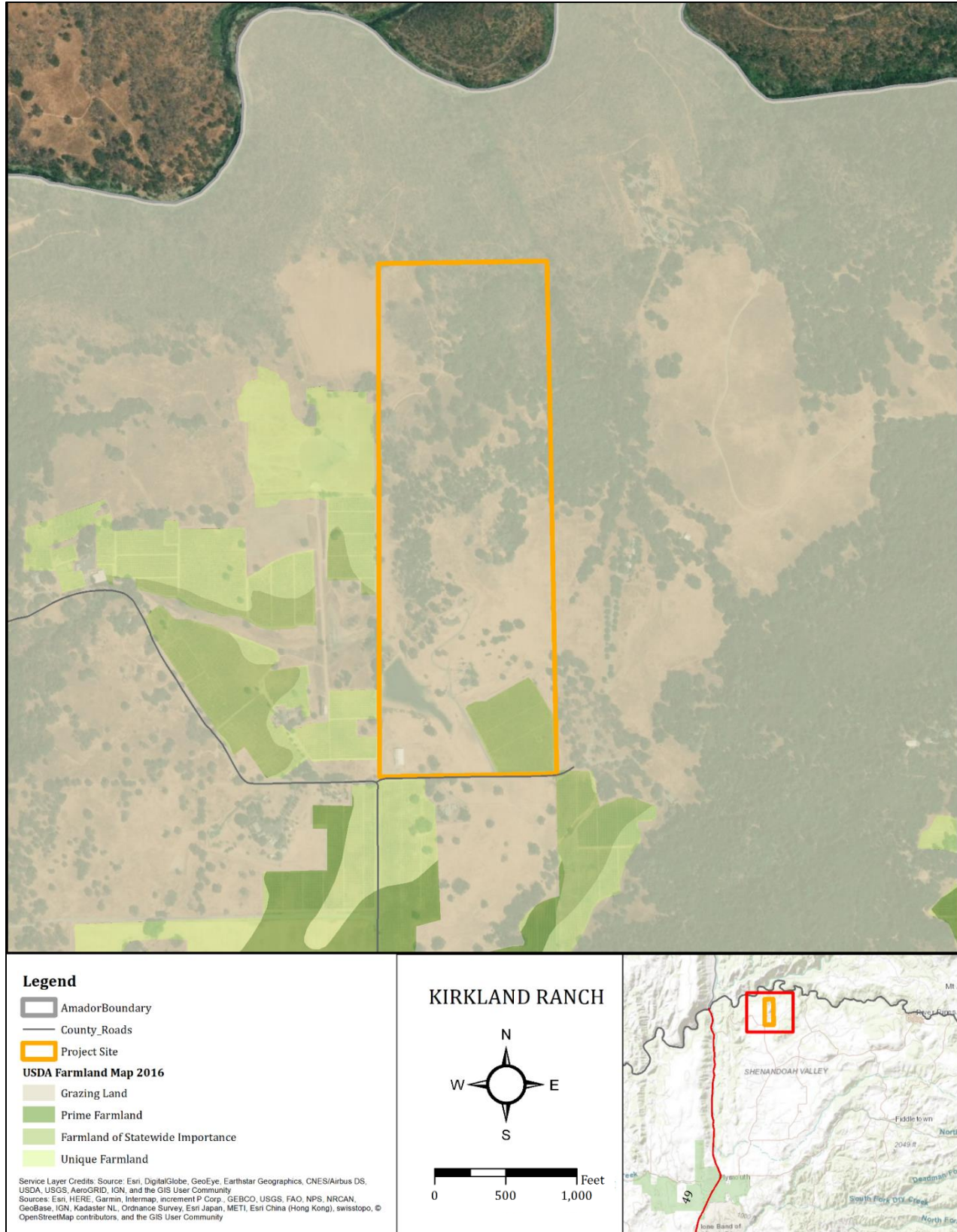
Mitigation Measures

AGR-1 As determined through the evaluation of this project by the Amador County Agricultural Advisory Committee on July 17, 2019, the maximum number of guests that shall be acceptable on the property for use of the commercial guest, boarding, and recreational facilities will be **8 adults** in order to ensure that the project minimizes impact to the existing agricultural nature of the property.

Source: California Important Farmland: 1984-2016 Map, California Department of Conservation; Amador County General Plan; Amador County Planning Department; CA Public Resources Code, Amador County Agriculture Advisory Committee 2019.



Figure 5: Important Farmland Map (2016)





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

Discussion/Conclusion/Mitigation:

- A. There would be no construction or increase in emissions as part of this project’s development therefore there would be no introduction of pollution in excess of exiting standards established through the County’s air quality guidelines. The increase in emissions due to the minor traffic to and from the property by visitors would not signify an increase over current traffic due to the agricultural activities conducted on the premises. Therefore there is **no impact**.
- B. The proposed project would not generate a substantial increase in operational or long-term emissions nor result in significant population increase in the area as no new residences are proposed. However the additional commercial use and new commercial activities may increase guests, and minor intensity of operation and maintenance on-site but those increases would be negligible due to the preexisting active agricultural operations. The project will not introduce any high-intensity uses or uses beyond what is allowed by the zoning designation of the parcel. Due to the relative small-scale and low-intensity of the project, it would not violate any air quality standards and or contribute to the net increase of PM10 or ozone in the region. 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 subject property is located further than 3 miles from the nearest communities of River Pines, Plymouth, and Fiddletown in Amador County, none closer within the northern bordering El Dorado County. The project site is also 120 acres with very low intensity activities introduced through the project, therefore there would be no significant increase the exposure of sensitive receptors to substantial pollutant concentrations. There would be **no impact** to sensitive receptors.
- D. The proposed project includes continuing agricultural use of the land with the addition of hosting guests in the preexisting residence, offering low-intensity recreational uses, and boarding horse. The project would not generate any significantly objectionable odors beyond that which is permitted per the Agriculture zoning district. A **less than significant impact** would result.

Source: Amador Air District, Amador County Planning Department.



Chapter 4. BIOLOGICAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CA Dept. of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input 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, or regulations or by the CA Dept. of Fish and Game 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 federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input 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/Conclusion/Mitigation:

- A. 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. The National Marine Fisheries Service Habitat Conservation Map from NOAA did not identify any Habitat Areas of Particular Concern (HAPC) nor EFH Protected Areas within the project area. The Marine Fish and Wildlife Bios did not identify any State Marine Protected Areas (MPAs) Areas of Special Biological Significance. CDFW identified California Essential Habitat Connectivity (CEHC) area classified as “Less Permeable” and areas of “Irreplaceable and Essential Corridors” of Terrestrial Connectivity (ACE). Wildlife linkages for 18 species were listed as having potentially suitable habitat in the project area, of which the CDFW IPAC database identified two listed threatened species, the California Red-legged Frog (*Rana draytonii*) and Delta Smelt (*Hypomesus transpacificus*) both of which have identified critical habitats according to the Federal Register (*r. draytonii*: March, 2010 and *h. transpacificus*: December, 1994). No endangered species were determined to be present in the project site according to IPAC and BIOS. **Mitigation Measure BIO-1** is implemented to reduce potential impacts to **less than significant with mitigation incorporated**.
- B. The site is under Ecoregion classifications as follows:



Ecoregion Domain: Humid Temperate, Division: Mediterranean, Province: Sierran Steppe-Mixed Forest-Coniferous Forest-Alpine Meadow, Section: Sierra Nevada foothills, Subsection: Lower Foothills Metamorphic Belt.

Fish and Wildlife's California Natural Diversity Database, CNDDB Bios- NLCD (National Land Cover Database) (2011), identified areas of Evergreen Forest, Herbaceous, Deciduous Forest, Mixed Forest, and Shrub/Scrub classifications within the project area. The California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants identified one plant found in Quad 3812057 where the project is located, Streambank Spring Beauty (*Claytonia parviflora ssp. Grandiflora*), ranked 4.2 (fairly endangered) for CA Rare Plants, and State Rank S3 (vulnerable). Increased activity on the property could impact this species and the above communities, which is addressed in **Mitigation Measures BIO-1 and BIO-2**, rendering the impacts **less than significant with mitigation incorporated.**

- C. Federally Protected Wetlands: The project site includes areas classified as Freshwater PUBHh (Palustrine/Unconsolidated Bottom/Permanently Flooded/Diked/Impounded), R5UBFx (Riverine/Unknown Perennial/Unconsolidated Bottom/ Semi permanently Flooded/Excavated), and R4SBC (Riverine/Intermittent/Streambed/Seasonally Flooded) riverine communities, according to the Fish and Wildlife Service National Wetlands Inventory. **Mitigation Measure BIO-2** addresses this therefore, there is a **less than significant impact with mitigation incorporated.**
- E. Movement of Fish and Wildlife: 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. The California Spotted Owl (*Strix occidentalis occidentalis*), Lawrence's Goldfinch (*Carduelis lawrencei*), Lewis's Woodpecker (*Melanerpes lewis*), Oak Titmouse (*Baeolophus inornatus*), Wrentit (*Chamaea fasciata*), and Yellow-billed Magpie (*Pica nuttali*) are all listed BCC with range across of the Continental US. BCC Birds in Bird Conservation Regions (BCR's) also within range of this project include the Common Yellowthroat (*Geothlypis trichas sinuosa*), Nuttall's Woodpecker (*Picoides nuttallii*), and the Song Sparrow (*Melospiza melodia*). The Migratory Bird Treaty Act is a US Federal law protecting migratory birds necessitating **Mitigation Measure BIO-2**. 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-1** 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. **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 Sensitive Species Protection:

- a. In accordance with General Plan Mitigation Measure 4.4-1b, the applicant shall retaining the services of a qualified professional to prepare a Biological Assessment of potential habitat for special-status species on proposed grading or construction projects on site as deemed necessary by the local responsible agency. These services shall include assessment regarding avoidance or substantial reduction of impacts to that habitat through alternatives or mitigation measures. In the case that such species are located, if published mitigation guidance exists, mitigation measures will follow the guidance provided in those publications or provide a similar level of protection. If published mitigation guidance does not exist or is deemed insubstantial, mitigation measures shall defer to the established best management practices determined by the California Department of Fish and Wildlife.
- b. In the event that Streambank Spring Beauty (*Claytonia parviflora ssp. Grandiflora*) is identified in the project site, methods shall implemented to avoid and/or compensate for impacts on Streambank Spring Beauty. If necessary, Streambank Spring Beauty shall be relocated within appropriate habitat areas and losses will be compensated at a ratio adequate to offset the loss of individual plant functions.
- c. 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. Nesting bird surveys are not required for ground disturbing activities occurring between September 2 and January 31.

BIO-2 Environmental Resources Preservation:

- a. Prior to the issuance of any building permit or grading permit for structures within 100 feet of any State or Federally mapped wetland or riparian areas, the applicant, in consultation with the California Department of Fish and Wildlife shall conduct a preconstruction survey of the same year that construction is planned to commerce. The survey shall be conducted by a qualified biologist and include the construction site and its immediate vicinity to determine if any special status, threatened, or endangered species are located within or adjacent to the project site.
- b. To the extent feasible, intermittent creeks, riparian, and wetland areas shall be preserved, with a 100-foot buffer for any construction or grading activities and with a 50-foot buffer for any low-intensity recreational uses within the 50-foot buffer. 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, or any other state or federal agency.

Figure 6: California Native Plant Society Database Query

Search Criteria

Found in **Amador County**, Found in Quad **3812057**

[Modify Search Criteria](#)
 [Export to Excel](#)
 [Modify Columns](#)
 [Modify Sort](#)
 [Display Photos](#)

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
Claytonia parviflora ssp. grandiflora	streambank spring beauty	Montiaceae	annual herb	Feb-May	4.2	S3	G5T3

Suggested Citation

California Native Plant Society, Rare Plant Program. 2019. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website <http://www.rareplants.cnps.org> [accessed 23 October 2019].

Source: California Department of Fish and Wildlife BIOS, U.S. Fish and Wildlife Service IPAC, California Native Plant Society (CNPS) California Department of Fish and Wildlife Habitat Conservation Planning, Migratory Bird Treaty Act, NOAA, National Wetlands Inventory, Amador County 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 as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

(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. 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 CULTR-1 and CULTR-2** require halting construction upon the discovery of as-yet undiscovered significant prehistoric sites and documenting and/or avoiding these resources.

Discretionary permits for projects “that could have significant adverse impacts to prehistoric or historic-era archeological resources” in areas designated by the Amador County General Plan as being moderate-to high cultural resource sensitivity are required to have a Cultural Resource Study prepared prior to project approval. According to Amador County EIR exhibit 4.5-2 Cultural Resource Sensitivity and the Amador County General Plan, the project site is not located in an area of moderate or high cultural resource sensitivity, nor does this project include the construction of new structures or other ground disturbing activity therefore no Cultural Resource Study is required for this project. Additionally, Mitigation Measures CULTR-1 and CULTR-2 would prevent substantial adverse changes in the significance of unknown cultural resources, the impact would be reduced to **less than significant with mitigation incorporated**.

Mitigation Measures

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

CULTR-2 Immediately cease any disturbance of the area where such suspected remains are discovered and any nearby areas reasonably suspected to overlie adjacent remains until the Amador County Coroner (as determined by the Amador



County General Plan FEIR measure 4.5-15 Cultural Resources) is 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 California Native American Heritage Commission (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: Amador County Planning Department; Amador County General Plan Environmental Impact Report, California Health and Safety Code, California Native American Heritage Commission (NAHC).



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/Conclusion/Mitigation:

- A. Any related construction and operation of the project would follow industry standard best management practices to reduce impact of energy waste. The project is relatively small and would not result in significant environmental impact due to energy resource management during project construction or operation, therefore there is **less than significant impact**.
- B. The only local energy plan is the Energy Action Plan which provides incentives for homeowners and business owners to invest in higher-efficiency energy services. The project would not conflict with or obstruct any state or local plan for energy management, therefore there is **no impact**.

Sources: Amador County Planning Department.



Chapter 7. GEOLOGY AND SOILS - Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique geological site or feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- Ai. 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.
- Ai-iv The State Geologist has determined there are no known sufficiently active or well-defined faults or areas subject to strong ground shaking, liquefaction, landslides, or other ground failure in Amador County as to constitute a potential hazard to structures from surface faulting or fault creep. Therefore, the impact is **less than significant**.
- B. The construction and operation of this project is not expected to require a Stormwater Pollution Prevention Permit (SWPPP) from State Water Resources Control Board. Grading Permits are reviewed and approved by the County in accordance with Ordinance 1619 (County Code 15.40), and conditions/requirements are applied to minimize potential erosion. The issuance of a grading permit, along with implementation of Erosion Control requirements during construction and the stabilized landscaped impervious areas, will minimize potential erosion resulting to a **less than significant** impact.
- C-D. According to the project location as mapped in *Figure 5* by the Natural Resources Conservation Service (NRCS, 2017), the project site is located on a variety of different soil types including Mariposa gravelly loam (3-31% slopes), Mariposa Very Rocky Loam (31-51% slopes), Placer Diggings and Riverwash, Sierra Coarse Sandy Loam, moderately deep (3-9% slopes), Sierra Coarse Sandy Loam, moderately deep 9-16% slopes), Sierra Very Rocky Coarse Sandy Loam (51-71% slopes), and Sierra Very Rocky Coarse Sandy Loam, moderately deep (31-51% slopes). None of these soil types have a high clay content, therefore, the proposed project would not be located on expansive soil, and impacts would be **less than significant**.



- E. The proposed project would rely on an onsite wastewater system constructed under permit #00103 in 1978 and intended to serve a three-bedroom residence. The use may overtax that system, leading to failure and thus necessitating **Mitigation Measure GEO-1**. Prior to activation of the Use Permit the applicant must submit a certification by a qualified consultant stating that the onsite wastewater system is sufficient to serve the intended use. The impacts are **less than significant with Mitigation incorporated**.

- F. The proposed project and its operation would not destroy or greatly impact any known unique geological site or feature. The existing pond would not be destroyed and efforts on behalf of the developer will be made to preserve the existing geological features of the site, consistent of **Mitigation Measure BIO-2**. There is a **less than significant impact**.

Mitigation Measures

GEO-1 Wastewater System Service: Prior to activation of the Use Permit the applicant must submit a certification by a qualified consultant stating that the onsite wastewater system is sufficient to serve the intended use.

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



Figure 7: Soil Map

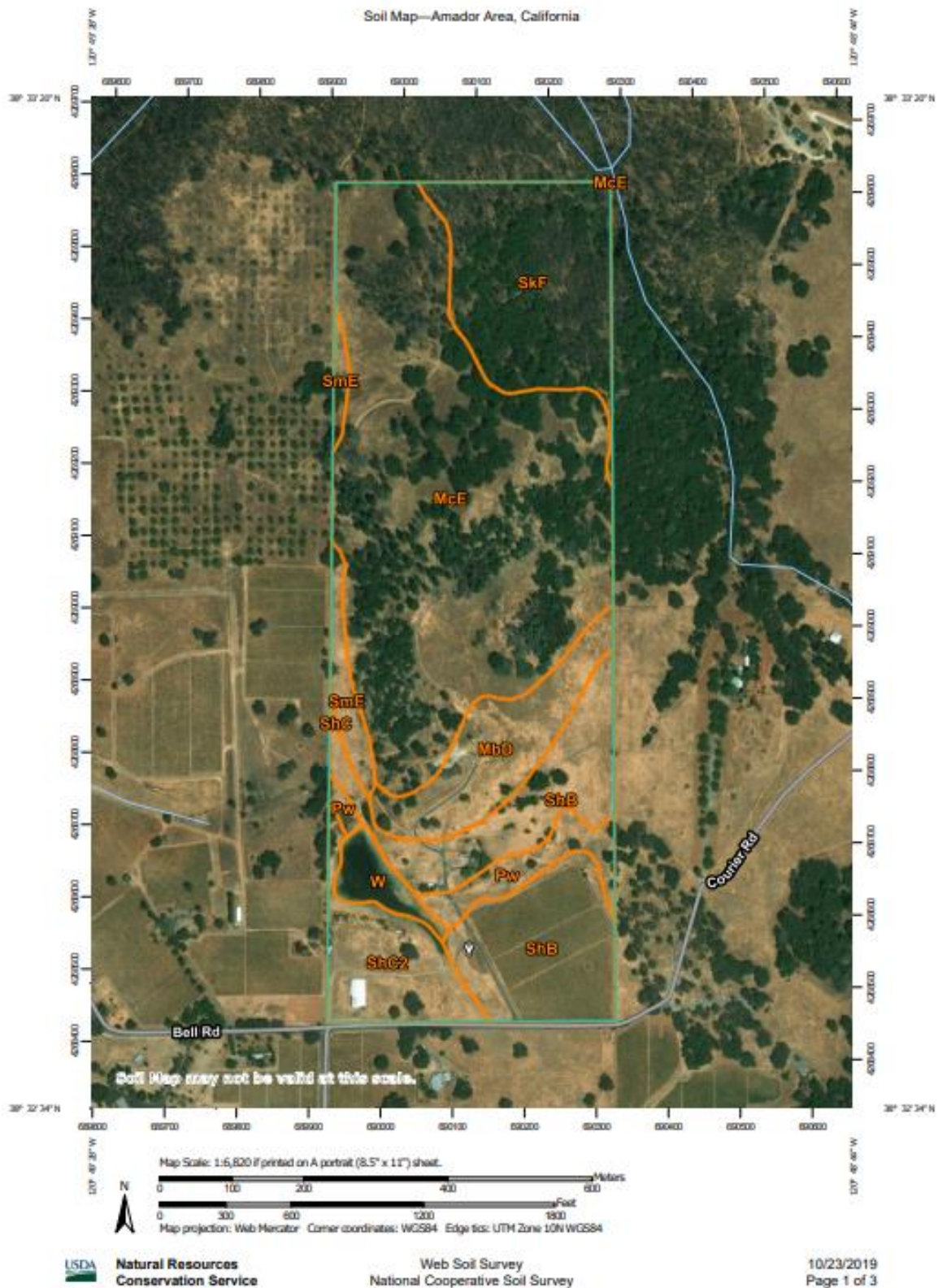
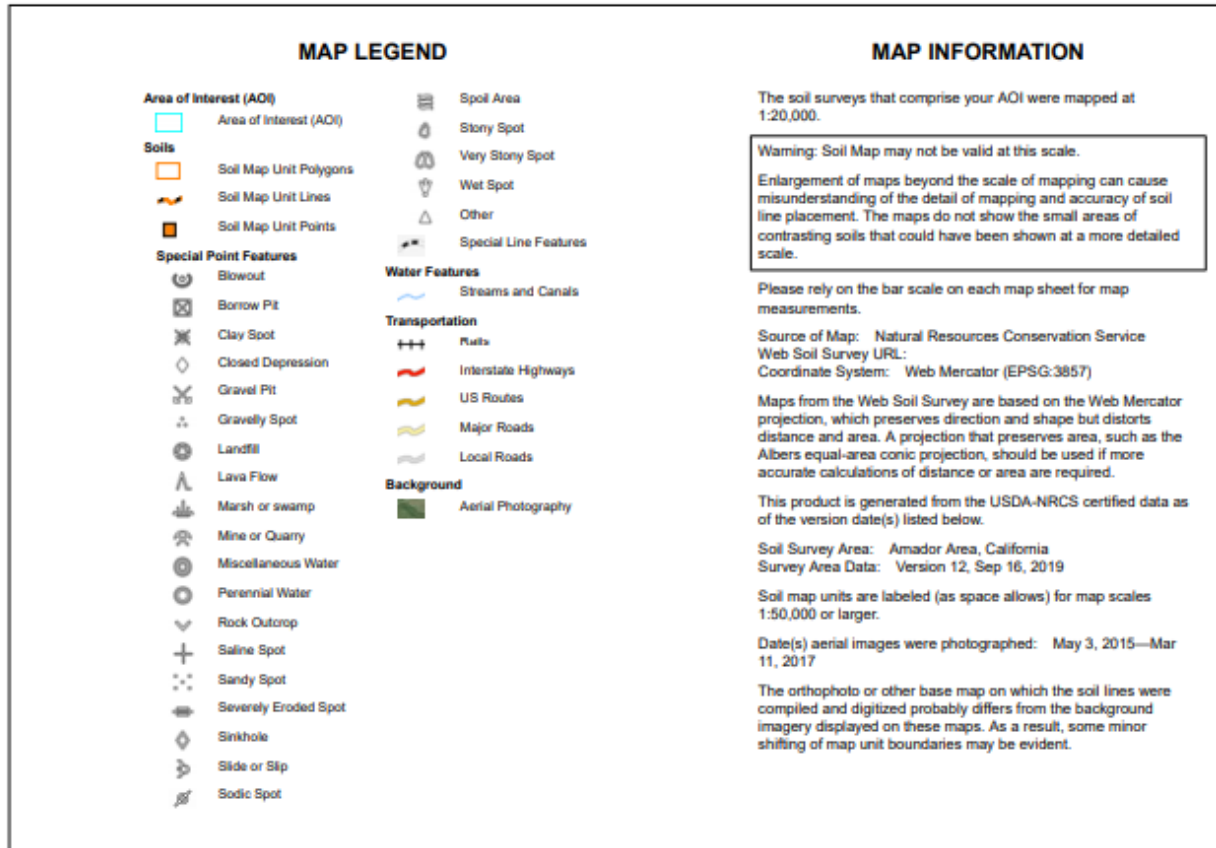




Figure 7: Soil Map (cont.)



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MbD	Mariposa gravelly loam, 3 to 31 percent slopes	8.5	7.6%
McE	Mariposa very rocky loam, 31 to 51 percent slopes	52.6	46.7%
Pw	Placer diggings and Riverwash	3.8	3.3%
ShB	Sierra coarse sandy loam, moderately deep, 3 to 9 percent slopes	19.4	17.2%
ShC	Sierra coarse sandy loam, moderately deep, 9 to 16 percent slopes	0.1	0.1%
ShC2	Sierra coarse sandy loam, moderately deep, 9 to 16 percent slopes, eroded	7.4	6.5%
SkF	Sierra very rocky coarse sandy loam, 51 to 71 percent slopes	15.8	14.0%
SmlE	Sierra very rocky coarse sandy loam, moderately deep, 31 to 51 percent slopes	2.9	2.5%
W	Water	2.3	2.0%
Totals for Area of Interest		112.8	100.0%



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/Conclusion/Mitigation:

A-B. This project is not expected to generate substantial increase in emissions. The guest facilities will occupy an existing residence and the introduced uses through this project will be low-impact and not produce emissions. The additional guest accommodations would potentially increase visitation and maintenance, potentially resulting increases in several daily vehicle trips but the impacts of this minor increase would be negligible due to the limit of guests. Construction activities would cause a temporary increase in emissions but 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- California Air Resources Board (ARB).



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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A-B. There is no projected hazard to the public or environment through the routine transport, use, or disposal of hazardous materials nor any foreseeable circumstances of accidental release of the abovementioned materials through this project, therefore there is **no impact**.
- C. Schools would not be exposed to hazardous materials, substances, or waste due to the project, and there would be **no impact**.
- D. The project site does not appear on any hazardous material site lists compiled pursuant to Government Code Section 65962.5. In June 2019, Amador County staff searched the Superfund Enterprise Management System (SEMS) database, the Department of Toxic Substances Control’s Envirostor database for cleanup sites and hazardous waste permitted facilities, and Geotracker search for leaking underground fuel tanks databases for known hazardous materials contamination at the project site.

The project site does not appear on any of the above lists, nor are there any hazardous material contamination sites anywhere near or around the site. There are no permitted underground fuel storage tanks according to the CA EPA Geotracker. Therefore, there would be **no impact**.



- E No public use airports have been identified to be located within the vicinity of the project site. The nearest public use airport is Westover Field Airport, located in Martell and approximately 15.1 miles from the project site. The proposed project is located outside the safety compatibility zones for the area airports, and therefore, would have **no impact** to people working on the project site.

- F No known private airstrips have been identified within two miles of the project site. The nearest private airstrip is Eagle's nest Airport located in Ione and approximately 18.2 miles away. As a result, **no impact** to safety hazards associated with airport operations are anticipated to affect people working or residing within the project site.

- G The proposed project is located directly off of Shenandoah Rd. between River Pines and Plymouth. Amador County has an adopted Local Hazard Mitigation Plan (LHMP), Updated in January of 2014. The proposed project does not include any actions that physically interfere with any emergency response or emergency evacuation plans. Development of the proposed project would add a small amount of trips onto the area roadways; however, area roadways and intersections would continue to operate at an acceptable level of service so there would be **less than significant impact**.

Sources: Amador County Planning Department, Superfund Enterprise Management System database (SEMS), Department of Toxic Substances Control Envirostor database, Geotracker, California State Water Control Board (CA SWRBC), California Stormwater Quality Association (CASQA), Local Hazard Mitigation Plan (LHMP).



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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate or pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Impede or redirect flood flows or place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In a flood hazard, tsunami, or seiche zone, risk release of pollutants due to project inundation or increase risk of such inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
g) 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/Conclusion/Mitigation:

A The proposed project would not significantly increase the impermeable surfaces on-site, nor result in an increase in urban storm water runoff. The additional uses of the property introduced through this project would not violate water quality standards. Prior to permitting new development, projects would be subject to plan review by the Community Development Agency including Environmental Health verification of water quality on-site and potential effects of development projects to ensure that impacts to water quality or waste discharge would be **less than significant**.



- B The proposed project would not significantly require the use of, or otherwise interfere with, available groundwater supplies. Future development would be subject to review by applicable county agencies to verify capacity and potential environmental effects. A **less than significant impact** would result.
- Ci-ii The proposed project consists of the additional use of the single-family dwelling for guest facilities, as well as the additional uses of horse boarding and low-intensity recreation. The site is currently used for a single residence and agricultural use. The additional uses introduced through this project would not significantly contribute to any increase in erosion, siltation, surface runoff, or redirection of flood flows. Future development could have potential impacts which would be reviewed at time of application to the County, which would consider specific parameters with regards to the project scope. The project site is located in a Flood Zone X meaning that the site is outside of the Standard Flood Height Elevation and of minimal flood hazard. Future development in this zone would not necessitate a Flood Plain Study to be conducted by a licensed professional prior to project development. There will be no significant site disturbance, and or alteration of absorption rates or drainage patterns introduced through this project. Therefore there is a **less than significant impact**.
- C iii The project would not contribute runoff water which would exceed the capacity of existing or planned Stormwater drainage systems. The impact is **less than significant**.
- C iv The proposed project does not involve the construction of housing in addition to the pre-existing residence on the property. The project site falls within Zone X flood map as mapped by the Federal Emergency Management Agency (2010). **No impact** would result with respect to placing housing within a 100-year flood hazard area for this project.
- D The project site has an approximate elevation ranging from 1500 to 1784 feet above sea level. The site is not in close proximity to any large bodies of water or significant drainage paths therefore not be subject to inundation by seiche, tsunami, or mudflow. There is no known risk mapped on the California Department of Conservation CGS Information Warehouse regarding landslides. Therefore, a **less than significant impact** to flood flows would occur.
- E The project would not substantially degrade water quality through its operation. Conditions of additional project approval include submission of plans to the Amador County Environmental Health Department, therefore impacts on water quality are **less than significant**.
- F The project will not expose significant risk of loss, injury, or death to people or structures through placement or location near a levee or dam. There is one small, artificial pond on the southwestern corner of the property, though it is not large enough to constitute substantial risk for property or people through the failure of levees or dams, therefore the impact regarding risk or loss is **less than significant**.
- G There is no existing water quality control plan or sustainable groundwater management plan in the vicinity of this project. **No impact** would result.

Sources: Amador County Planning Department, California State Water Resources Control Board (CSWRCB), California Stormwater Quality Association (CASQA). CA Department of Conservation, USGS-USDA Forest Service Quad Map, USGS Landslide Hazards Program, CA Department of Conservation CGS Information Warehouse.



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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A The project site is located along Courier Rd. about three miles north of the City of Plymouth and about 3 miles west of River Pines. The subject parcel is currently utilized for agricultural crops and one single-family residence. Surrounding land uses consist of wineries and commercial tasting rooms as well as general agriculture and single-family residences. The Shenandoah Valley is known for its winemaking industry agricultural climate, and the projects proposed use is consistent with the general theme of the Valley while introducing small-scale agritourism. The proposed project would not divide an established community. A **less than significant impact** would result.
- B The project presents the use of an existing structure for guest facilities, horse boarding, and low-intensity recreation, conditional uses under the property’s current zoning as AG under the condition that the property owner/developer obtain a Use Permit from the County. The general plan designation of the project site is AG (Agriculture) which is also consistent with the associated use of the property. The impact is **less than significant**.
- C 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, Amador County Planning Department.



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 of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

A & B According to the 2010 Geologic Map of California from the California Department of Conservation’s Geological Survey, the project is located near areas of Mesozoic Mixed Rocks (grMz), Paleozoic metasedimentary rocks (Pz), Mesozoic volcanic and metavolcanic rocks (Mzv), and Jurassic marine sedimentary and metasedimentary rocks (J). The California Geological Survey (CGS) has not classified the project site as being located in a Mineral Resource Zone (MRZ). The proposed project would not use or extract any mineral or energy resources and would not restrict access to known mineral resource areas. **No impact** would result.

Source: Amador County Planning Department, California Geological Survey.



Chapter 13. NOISE - Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Contribute to substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Contribute to substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A Uses associated with this project would not create a significant increase in ambient noise levels within or in proximity to the project site. There are preexisting agricultural operations which take place on this property and produced a low-level of operational noise. Due to the size of the parcel (120 acres) and relative passive uses presented through this project, the noise produced would not affect surround properties. Impacts would be **less than significant**.
- B The proposed project would not include the development of land uses that would generate substantial ground-borne vibration, noise, or use construction activities that would have such effects for any extended period of time. There are no proposed structures whose construction necessitate the use of heavy equipment. The large size of the parcel, zoning setbacks, and existing agricultural context of the site ensure that future use of heavy equipment would have a **less than significant impact**.
- C Operation of the proposed project may introduce increased visitation which in turn could generate a small amount of noise in addition to preexisting noise associated with the operations of agricultural equipment or vehicles in conjunction with the existing agricultural operations. Noise levels generated would not exceed applicable noise standards established in the General Plan. Impacts would be **less than significant**.
- D Noise activities related to the project would not introduce significant increase and shall not significantly affect offsite residences. Therefore the impact is less **than significant**.
- E&F The nearest airport is over 15 miles away. **No impact** would result.

Sources: Amador County Planning Department, Amador County General Plan: Noise Element.



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 population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

A The proposed project site is currently occupied by agricultural cropland with a single-family residence. The additional use of the residence as guest facilities could draw additional visitors at a maximum of 8 adult occupants at a time. However, this population growth would not induce substantial change to the project area in nature or use, and therefore impacts are **less than significant**.

B & C The single-family dwelling currently situated on the property will remain throughout the project’s development and operation. The use of the existing residence for guest facilities would remove the single dwelling unit from existing resident housing stock, but due to the small impact of a single dwelling, there would be a **less than significant impact** to available resident housing.

Sources: Amador County Planning Department.



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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A The project site is currently served by the Amador Fire Protection District. The nearest fire station is located in River Pines, approximately 4 miles from the project site. Mutual aid agreements coordinate protection service between AFPD and City Fire Protection Jurisdictions. Proposed improvements would not result in significant additional demand for fire protection services. 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. The condition of **Mitigation Measure PUB-1** ensures that a **less than significant impact with mitigation incorporated** related to fire protection services would occur.
- B The project site is currently served by the Amador County Sheriff’s Department. The nearest police station is located at 18 Main St. in Sutter Creek, which serves the area through mutual aid agreements with the Sheriff’s Department. The project site is located more than 10 miles (driving distance) from the Police station. Proposed improvements would not result in additional demand for sheriff protection services. As such, this project would not result in the provision of or need for new or physically altered sheriff protection facilities. **Less than significant** changes related to police protection services would occur.
- C-E This project does not include any construction of additional residential units. Potential future development of residences could increase impacts on public facilities, which would be addressed through the project application process through the County Community Development Agency. Because the demand for schools, parks, and other public facilities is driven by population, the proposed parcel split would not increase demand for those services at this time. As such, the proposed project would result a **less than significant impact** on these public services.

Mitigation Measures

PUB-1 AFPD Fire Services requires that this project annex into the County’s Community Fire District (CFD) 2006-1 as a condition of the Use Permit.

Sources: Amador County Planning Department, AFPD.



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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

A&B The proposed project would not increase opportunity for residential development. The additional uses would not generate population that would increase demand for parks or recreational facilities. The proposed project would not affect use of existing facilities, nor would it require the construction or expansion of existing recreational facilities at this time. Therefore, the proposed project would have **a less than significant** on recreational facilities.

Source: Amador County Planning Department.



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 an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A&B The proposed project would not cause a substantial increase in traffic, reduce the existing level of service, or create any significant congestion at any intersections. The proposed project would require periodic maintenance that does not exceed current demand. Existing level of service standards would not be exceeded and the project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Impacts would be **less than significant**.
- C The proposed project would not be located within any Westover Airport safety zones (Westover Field Airport Land Use Compatibility Plan Draft 2017). Therefore, the project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that would result in a safety risk. **No impact** would result.
- D The proposed project’s addition of the guest facilities may result in a slightly higher level of traffic traveling into and out from the existing driveway. This might introduce increased traffic onto Courier Rd. and other nearby roadways but due to the relatively small scale of operations, the impact is foreseen as **less than significant**.



- E The proposed project would not significantly interfere with emergency access routes. **A less than significant impact** is foreseen.
- F The project would not affect alternative transportation. Therefore, the proposed project is consistent with the policies, plans, and programs supporting alternative transportation, and there would be **no impact**.
- G Pursuant to CEQA Guidelines §15064.3, subdivision (b) the County's qualitative analysis of this project establishes the impacts to traffic less than significant due to the small scale of traffic increases and low-intensity uses associated with the project. There is **no impact** to the implementation of this project with respects to CEQA Guidelines §15064.3(b).

Sources: Amador County Planning, California Environmental Quality Act (CEQA) Guidelines 2019.



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) 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 checked="" type="checkbox"/>	<input 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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Tribal cultural resources” are defined as (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

- (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
- (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

These may include non-unique archaeological resources previously subject to limited review under CEQA. Assembly Bill 52, which became effective in July 2015, requires the lead agency (in this case, Amador County) to begin consultation with any California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report if: (1) the California Native American tribe requested to the lead agency, in writing, to be informed by the lead agency through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification and requests the consultation (Public Resources Code Section 21080.3.1[b]).

A As defined by Public Resources Code section 21074 (a) there were no tribal cultural resources identified in the project area therefore the project would not cause a substantial adverse change in any identified tribal cultural resources. Additionally, the Ione Band of Miwok Indians, the Buena Vista Band of Me-Wuk Indians, the Shingle Springs Band of Miwok Indians, and the Washoe Tribe of Nevada and California were notified of this project proposal and did not submit comments referencing tribal cultural resources affected by this project. **Mitigation Measure TRI-1** addresses potential discovery Tribal Cultural Resources on this site, rendering impacts **less than significant with mitigation incorporated**.

Mitigation Measure



TRI-1 If during the AB 52 consultation process information is provided that identifies tribal cultural resources, an additional Cultural Resources Study or EIR may be required.

Sources: Amador County Planning Department, California Public Resources Code; National Park Service National Register of Historic Places.



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 systems (causing significant environmental effects):				
i. Water or wastewater treatment facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Stormwater drainage facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Electric power facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Natural gas facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Telecommunications facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have sufficient water supplies available to serve the project from existing entitlements and resources (for the reasonably foreseeable future during normal, dry, or multiple dry years), or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs while not otherwise impairing the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Generate solid waste in excess of state or local standards or in excess of the capacity of local infrastructure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A i. The project does not demand substantially more water than uses allowed by right. The impacts are **less than significant**.
- A ii. As the structure used for the guest facilities is preexisting and there are no additional structures presented through this project, it is unlikely that the stormwater drainage on site will need to be redirected or expanded. The pond will likely serve as the primary receptacle for stormwater runoff. Any changes to grading or drainage necessitating a grading plan will require submission to the Amador County Public Works Department. The impacts are **less than significant**.
- Aiii-v. No new or expanded stormwater or drainage facility, electric power facility, natural gas facility, or telecommunications facility would be necessary over the course of this project and therefore would not cause any environmental effects as a result. Therefore there is **a less than significant impact**.
- B. The proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or result in the expansion of water or wastewater treatment facilities. Therefore, **a less than significant impact** related to these utilities and service systems would occur.



- C&D The project would not entail substantial increase in the use of water supplies or wastewater treatment and therefore no new or expanded entitlements or services are potentially needed for the project or its long-term operation. The impact is **less than significant**.
- E-G The project will not introduce an increase in solid waste disposal needs beyond what is otherwise addressed in **Mitigation Measure UTL-1**, therefore, there is a **less than significant impact with mitigation incorporated**, on landfills and solid waste disposal or solid waste reduction goals.

Mitigation Measures

- UTL-1** Waste Disposal Requirements: Prior to activation of the Use Permit the applicant must submit a certification by a qualified consultant stating that the current solid waste disposal service is sufficient to serve the intended use.

Sources: Amador County Planning Department.



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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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"/>
e) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

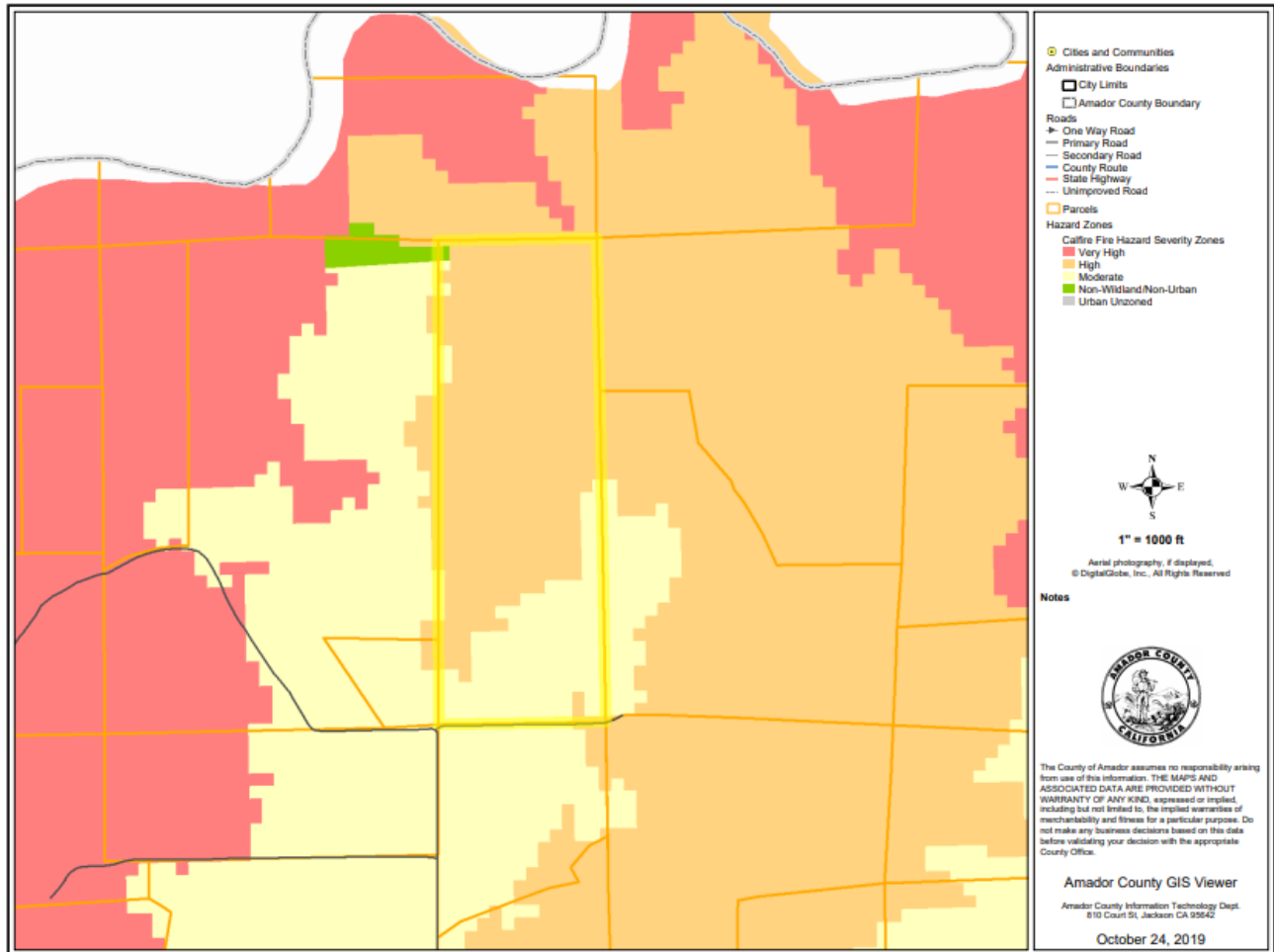
Discussion/Conclusion/Mitigation:

- A The project shall not impair any adopted emergency response plan or emergency evacuation plan. The impact is **less than significant**.
- B The project does not exacerbate wildfire risks through change in slope, prevailing winds, or other factors. There is no projected significant increase in project occupants over what accompanies the use-by-right of the agricultural zoning, nor would the project require the installation of emergency services and infrastructure that may result in temporary or ongoing environmental risks or increase in fire risk. Therefore, there is a **less than significant impact**.
- C The project shall not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or impact the environment. Therefore there is **no impact**.
- D&E 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 Moderate and High Fire Risk Zones according to the Calfire Fire Hazard Severity Zone Map (Figure 7) and therefore, shall conform to all standard Fire Safety Regulations as determined by Amador County Fire Department and California Building Code. The project is located approximately 3.2 miles from Amador Fire Protection District Station 122 in the City of Plymouth, and therefore will not require any increased fire protection due to the project or future development of the site. The impact is **less than significant**.

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



Figure 8: Calfire Fire Hazard Severity Zone Map





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 degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively are considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

A Impacts to Aesthetics, Biological Resources and Cultural Resources would be **less than significant with mitigation incorporated. Mitigation Measure BIO-1 and Bio-2** address any potential impacts to special status, threatened or endangered species potentially found at the project site. **Mitigation Measures CULTR-1 and CULTR-2** shall be implemented in the event that cultural resources are identified on –site. The project consists of low-intensity addition of recreational use as well as the conversion of a residential structure into a guest facility to house a maximum of 8 adults at one time (**Mitigation Measure AGR-1**). The large size of the parcel (120 acres) and passive uses presented in the context of the existing agricultural operations on the property has a less than significant impact on existing aesthetic landscape, biological systems, and cultural resources of the site and the surrounding properties.

Therefore, the project will not degrade the quality of the environment and no habitat, wildlife populations, and plant and animal communities would 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.**"

B No past, current, or probable future projects were identified in the project vicinity that, when added to project-related impacts, would result in cumulatively considerable impacts. 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 or probable future projects. No cumulative impacts would be occur. The intent of the project is to increase opportunity for individuals expand uses of the property for recreation, boarding, and guests for agritourism. **Mitigation Measures GEO-1, PUB-1, and UTL-1** address requirements for expanding systems applicable to these expanded uses. The proposed project is consistent with the Amador County General Plan. **Mitigation Measure AGR-1** addresses this increase in density and traffic with respects to current and future constraints of the project(s) which are coupled with the restrictions applied through the property’s Williamson Act Contract. **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. **Mitigation Measure TRI-1** helps to ensure the protection of tribal cultural resources. However, the proposed project has the potential to cause both temporary and future impacts to the area by project-related impacts relating to Aesthetics, Biological Resources and Cultural Resources. However



due to the low-intensity nature of the project, potential changes in use, and existing and future conditions of the site and surrounding area as well as traffic along the arterial (State Hwy 49) and collector (Shenandoah Rd.), there is a **less than significant impact with mitigation**.

Sources: Chapters 1 through 21 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 Native Plant Society; California Air Resources Board; California Department of Conservation; Migratory Bird Treaty Act; California Department of Forestry and Fire Protection; California Geologic Survey: Alquist-Priolo Earthquake Fault Zones; State Department of Mines & Geology; Superfund Enterprise Management System Database (SEMS); Department of Toxic Substances Control Envirostor Database; Geotracker; Amador County GIS; Amador County Zoning Map; Amador County Municipal Codes; Amador County Soil Survey; California Native American Heritage Commission; Amador Fire Protection District; California Air Resources Board (ARB); California State Water Resources Control Board (CSWRCB); California Stormwater Quality Association (CASQA); California Environmental Quality Act 2019 Guidelines (CEQA); California Public Resources Board; Caltrans District 10 Office of Rural Planning; Amador County Important Farmland Map, 2016; Commenting Department and Agencies; Amador County Community Development Agency and Departments. 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.

AMADOR COUNTY PLANNING COMMISSION

CONDITIONS OF APPROVAL

ADDRESS: 11125 Courier Rd., Plymouth

APN: 007-020-006-000

PROJECT: UP-19;6-3 Kirkland Ranch

USE PERMIT NO.: UP-19;6-3

APPLICANT: Dena Kirkland, Jim Giuffra, and Greg Briski

DESCRIPTION: Use Permit (UP-19;6-3) to allow for the uses of the subject property to include commercial recreation, boarding and guest facilities in an “AG,” Exclusive Agriculture zoning district. Pursuant to County Code §19.24.036(I)(6), the above proposed uses are allowed in the “AG” district when carried on as a clearly secondary use in conjunction with a primary agricultural use, subject to a Use Permit.

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

NOTICE OF INTENT (TO FILE A NEGATIVE DECLARATION): October 23, 2019

PLANNING COMMISSION APPROVAL DATE: November 12, 2019

NOTICE OF DETERMINATION DATE: November 15, 2019

IMPORTANT NOTES:

NOTE A: It is suggested the Property Owner or Project Representative 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 all required permits and payment of applicable fees. Inspectors must have a minimum of 48 hours’ notice prior to the start of any construction.

NOTE B: An extension of time for completion of these Conditions of Approval is possible, provided said extension is applied for by the applicant, to the Planning Department, in writing, prior to the expiration of the Permit and that the said extension is approved by the Planning Department, Planning Commission, or Board of Supervisors.

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

CONDITIONS OF APPROVAL

FISH AND WILDLIFE FEES:

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

USE PERMIT REQUIREMENTS:

2. Applicant shall submit signed conditions to the Planning Department. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
3. This Use Permit is granted subject for the use(s) described (see attached application) on the condition that said use(s) shall continue to operate in compliance with Amador County Code Section 19.24.036- AG District regulations and is consistent with County Code Section 19.56- Use Permits in that the establishment, maintenance or operation of proposed use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
4. The issuance of this Use Permit is expressly conditioned upon the permittee's compliance with all of the provisions contained herein and if any of the provisions contained herein are violated, this Use Permit may be subject to revocation proceedings as set forth in Amador County Code. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
5. Occupancy: The maximum number of guests that shall be acceptable on the property for use of the commercial guest, boarding, and recreational facilities will be 8 adults in order to ensure that the project minimizes impact to the existing agricultural nature of the property. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
6. Waste Disposal: Prior to activation of the Use Permit the applicant must submit a certification by a qualified consultant stating that the current solid waste disposal service is sufficient to serve the intended use. THE WASTE MANAGEMENT DEPARTMENT SHALL MONITOR THIS CONDITION.
7. Sewage Disposal: Prior to activation of the Use Permit the applicant must submit a certification by a qualified consultant stating that the onsite wastewater system is sufficient to serve the intended use. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
8. Roadway and Encroachments: Prior to activation of the Use Permit, applicant must construct or verify a commercial driveway for the encroachment onto Courier Rd., as well as obtain or verify an encroachment permit for commercial business and comply with Chapter 15.30 of the California Fire and Safety Code regarding road widths, turnarounds, turnouts, gates, and other applicable state and county codes regarding commercial occupancy. THE PLANNING AND TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THIS CONDITION.
9. Fire Protection Services: Prior to activation of the Use Permit, to mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640, the applicant shall participate in the formation of, or annexation to the County's proposed Community Facilities District No. 2006-1 (Fire Protection Services), including execution of a "waiver and consent" to the expedited election procedure, the successful completion of a landowner-vote election authorizing an annual special tax for fire protection services, to be levied on the subject property by means of the County's secured property tax roll, and payment of the County's cost in conducting the procedure. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS MITIGATION.
10. Archaeological, Cultural, Historical Mitigation: In the case that 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 ground-disturbing activities within 100 feet of the find and notify the Amador County Planning

Department. 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.

11. Tribal Resources Mitigation: In the case that human remains are inadvertently discovered, the operator/permittee shall 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 (as determined by the Amador County General Plan FEIR measure 4.5-15 Cultural Resources) is contacted, per Section 7050.5 of the California Health and Safety Code. The coroner shall conduct an investigation which may additionally notify the California Native American Heritage Commission (NAHC) of any final determination. The NAHC may then pursue further action consistent with the California Public Resources Code as allowed by state law. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
12. Environmental Protection: In accordance with General Plan Mitigation Measure 4.4-1b, the applicant shall retaining the services of a qualified professional to prepare a Biological Assessment of potential habitat for special-status species on proposed grading or construction projects on site as deemed necessary by the local responsible agency. These services shall include assessment regarding avoidance or substantial reduction of impacts to that habitat through alternatives or mitigation measures. In the case that such species are located, if published mitigation guidance exists, mitigation measures will follow the guidance provided in those publications or provide a similar level of protection. If published mitigation guidance does not exist or is deemed insubstantial, mitigation measures shall defer to the established best management practices determined by the California Department of Fish and Wildlife. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
13. Special Status Species: In the event that Streambank Spring Beauty (*Claytonia parviflora* ssp. *Grandiflora*) is identified in the project site methods shall implemented to avoid and/or compensate for impacts on Streambank Spring Beauty. If necessary, Streambank Spring Beauty shall be relocated within appropriate habitat areas and losses will be compensated at a ratio adequate to offset the loss of individual plant functions. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
14. 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. Nesting bird surveys are not required for ground disturbing activities occurring between September 2 and January 31. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
15. Riparian/Wetland Protection: Prior to the issuance of any building permit or grading permit for structures within 100 feet of any State or Federally mapped wetland or riparian areas, the applicant, in consultation with the California Department of Fish and Wildlife shall conduct a preconstruction survey of the same year that construction is planned to commerce. The survey shall be conducted by a qualified biologist and include the construction site and its immediate vicinity to determine if any special status, threatened, or endangered species are located within or adjacent to the project site. To the extent feasible, intermittent creeks, riparian, and wetland areas shall be preserved, with a 100-foot buffer for any construction or grading activities and with a 50-foot buffer for any low-intensity recreational uses within the 50-foot buffer. 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, or any other state or federal agency. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

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 | |



Planning Department <planning@amadorgov.org>

TAC Referral UP-19; 6-3 Kirkland Ranch- TAC 8/7/19

2 messages

Amador County Planning Department <planning@amadorgov.org> Mon, Jul 22, 2019 at 1:12 PM
 To: AFD Headquarters <afpdhdq@amadorgov.org>, "Cook, Brandt" <bcook@amadorwater.org>, Caltrans District 10 <d10.rural.igr@dot.ca.gov>, Chuck Beatty <CBeatty@amadorgov.org>, Darin McFarlin <darin.mcfarlin@fire.ca.gov>, Darrel Cruz <Darrel.Cruz@washoetribe.us>, Dave Sheppard <dsheppard@amadorgov.org>, Fish and Wildlife Region 2 <R2CEQA@wildlife.ca.gov>, Gary Redman <gredman@amadorgov.org>, George Allen <gallen@amadorgov.org>, Glenn Spitzer <gspitzer@amadorgov.org>, Gregory Gillott <GGillott@amadorgov.org>, Jered Reinking <JReinking@amadorgov.org>, Jim McHargue <JMchHargue@amadorgov.org>, John Gedney <john@act-amador.org>, Mark Hopkins <mhopkins@amadorgov.org>, Mary Ann Manges <mmanges@amadorgov.org>, Mike Israel <MIsrael@amadorgov.org>, maggie@amadortransit.com, Ruslan Bratan <rbratan@amadorgov.org>, Todd Barr <tbarr@amadorgov.org>, Valerie Villa <vvilla@amadorgov.org>, Mike DeSpain <mike@buenavistatribe.com>, Randy Yonemura <randy_yonemura@yahoo.com>, dfonseca@ssband.org, tribalchairperson@ssband.org, AFT Customs <aftcustoms1@gmail.com>, AFT@aftcustoms.com, Krista Ruesel <kruesel@amadorgov.org>


Hello,

Please see attached for the Use Permit Application for UP-19;6-3 Kirkland Ranch for the proposed Boarding, Guest, and Commercial Recreation Facility to be reviewed for completion on August 7, 2019 by the Technical Advisory Committee in Conference Room A at 3:00 p.m. at 810 Court St. Jackson, CA 95642.

Thank You,

--
 Amador County Planning Department
 810 Court Street
 Jackson, CA 95642
 (209) 223-6380
planning@amadorgov.org

2 attachments

 **WA Contract 97_compressed.pdf**
 2906K

 **Staff Referral Packet TAC.pdf**
 12813K

AFPD Headquarters <afpdhdq@amadorgov.org>
 To: Amador County Planning Department <planning@amadorgov.org>

Tue, Jul 23, 2019 at 9:20 AM

Please make sure the condition to annex into the County's CFD 2006-1 is placed on this use permit. Thank you.

Lindsey Clark
 Fiscal Officer
 Amador Fire Protection District
[810 Court Street](http://810CourtStreet.com)
[Jackson, CA 95642](http://Jackson,CA95642.com)
 209-223-6391-phone
 209-223-6646-fax



Planning Department <planning@amadorgov.org>

CDFW Comments on TAC Referral UP-19; 6-3 Kirkland Ranch- TAC 8/7/19

1 message

Boyd, Ian@Wildlife <Ian.Boyd@wildlife.ca.gov>

Wed, Jul 24, 2019 at 3:16 PM

To: "Charles \"Chuck\" Beatty (planning@amadorgov.org)" <planning@amadorgov.org>

Cc: Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>

Hello,

Thank you for the opportunity to comment on the Request for Use Permit-19; 6-3 for the Kirkland Ranch. CDFW has no comments at this time.

Please let me know if you have any questions of concerns.

Ian Boyd

Environmental Scientist

Habitat Conservation Program

North Central Region (Region 2)

[1701 Nimbus Rd., Suite A](#)[Rancho Cordova, CA 95670](#)

O: 916-358-1134

C: 916-767-4420

ian.boyd@wildlife.ca.gov**Please note my new cell phone number: (916) 767-4420****From:** Amador County Planning Department <planning@amadorgov.org>**Sent:** Monday, July 22, 2019 1:12 PM**To:** AFPD Headquarters <afpdhdq@amadorgov.org>; Cook, Brandt <bcook@amadorwater.org>; D10 Rural IGR@DOT <d10.rural.igr@dot.ca.gov>; Chuck Beatty <CBeatty@amadorgov.org>; McFarlin, Darin@CALFIRE <Darin.McFarlin@fire.ca.gov>; Darrel Cruz <Darrel.Cruz@washoetribe.us>; Dave Sheppard <dsheppard@amadorgov.org>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; Gary Redman



Krista Ruesel <kruesel@amadorgov.org>

UP-19;6-3 Kirkland Ranch

1 message

Demetras, Michele@DOT <michele.demetras@dot.ca.gov>
To: Krista Ruesel <kruesel@amadorgov.org>

Thu, Jul 25, 2019 at 8:42 AM

Hi Krista:

Thank you for giving Caltrans the opportunity to review the request for a Use Permit for Kirkland Ranch to allow for guest, boarding, and commercial recreation for up to eight people. We have no comment at this time, other than to recommend you collect all applicable user fees due to the County.

In the unlikely event project construction activities will encroach into Caltrans right-of-way, the project proponent must submit an application for an encroachment permit to the Caltrans Permit Office. Appropriate environmental studies must be submitted with this application. These studies will include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans right-of-way at the project site(s). California Environmental Quality Act (CEQA) documentation with supporting technical studies is required when submitting the encroachment permit.

Michele Demetras

Associate Transportation Planner

Caltrans District 10 Office of Rural Planning

209-948-7647



Krista Ruesel <kruesel@amadorgov.org>

UP-19;6-3 Kirkland-TAC 9.25.19 TPW comments

1 message

Valerie Villa <vvilla@amadorgov.org>

Tue, Oct 22, 2019 at 4:06 PM

To: Krista Ruesel <kruesel@amadorgov.org>

Cc: Mark Hopkins <mhopkins@amadorgov.org>

Krista - Here are my comments from the tac meeting for the Kirkland Project

1. Construct or verify a commercial driveway for the encroachment to Courier Road.
2. Apply or verify encroachment permit for commercial business.
3. Comply with the Fire and Life Safety Code (Chapter 15.30).
 - Construct or verify road to vacation rental (roads ...means... access to any ..commercial occupancy..)
 - Construct or verify road to be a minimum of two ten-foot lanes per 12.08 and 17.90 (15.30.130 Road width)
 - Construct Roadway turnarounds per 15.30.170
 - Construct Roadway turnouts per 15.30.180 (if needed)
 - Construct or verify gate per 15.30.230
 - Comply with all Chapter 15.30, if not specified already.

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Valerie Villa

Assistant in Civil Engineering I

Amador County Department of Transportation and Public Works

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