



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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

APPLICATION REFERRAL

TO:

Building Department	ACUSD
County Counsel	Amador Transit
Environmental Health Department	Amador Water Agency
Surveying Department	AFPD
Transportation and Public Works Department	Cal Fire
Waste Management/Air District	Caltrans, District 10
Sheriff's Office	CDFW, Region 2
Ione Band of Miwok Indians**	CHP Amador
Buena Vista Band of Me-Wuk Indians**	LAFCO
Washoe Tribe of Nevada and California**	Pine Grove CSD
Shingle Springs Band of Miwok Indians**	PG&E
ACTC	Volcano Communications Group

DATE: October 30, 2019

FROM: Krista Ruesel, Planning Department

PROJECT: Tentative Parcel Map No. 2888, proposing the division of ± 1.84 acres into two parcels ± 1.14 and ± 0.75 acres in size. The property is zoned "C1," Commercial/Retail/Office and has a General Plan land use designation of TC, Town Center. (APN: 030-730-001)

Applicant: Keith DesVoignes

Property Owner: KBV Pine Grove, LLC, and Fred L. Baker, Trustee UDT dated 12.30.1988

Supervisorial District: 4

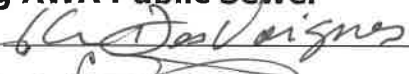
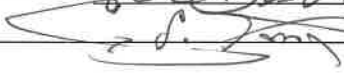
Location: 20080-20124 State Hwy 88 Pine Grove, CA 95665

REVIEW: As part of the preliminary review process, this project is being referred to State, Tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) accepted the application as complete on October 23, 2019 and will review the CEQA Initial Study during its regular meeting on November 13, 2019 at 3:00 p.m. in Conference Room A at the County Administration Building, 810 Court Street, Jackson, California.

At this time staff will review the CEQA Initial Study to determine if the Mitigated Negative Declaration will sufficiently address environmental impacts for project approval per CEQA Guidelines, as well as determine conditions for project approval for recommendation to the Planning Commission to take place at a later date. Notification of further TAC meetings and agendas will be made via the TAC email distribution list (contact planning@amadorgov.org to be added to the list).

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

The following information shall be included with this application:

1. Parcel Map Number: **2888**
Subdivision Name/Number:
2. Subdivider and/or Land Owner: **KBV-Pine Grove, LLC, a California Limited Liability Company; and Fred L. Baker, Trustee udt dated 12.30.1988**
Name: **Keith DesVoignes**
Address: **44 Main Street, Jackson, CA 95642**
Phone: **(209) 304-8913**
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **030-730-001**
5. Existing Zoning District: **"C-1" Cmrl and "C-2" Heavy Cmrl**
6. General Plan Classification: **T-C Town Center Local Services**
7. Date Application Submitted:
8. Proposed Use of Parcels: **Commercial**
9. Special Use Districts (if applicable): **AFPD, PGCSO, AWA**
10. Source of Water Supply: **PGCSO**
11. Sewage Disposal System: **Existing AWA Public Sewer**
12. Signature of Landowner/Applicant: 
13. Signature of Surveyor: 

The following shall be included with this application:

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

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project: **Tentative Parcel Map No. 2888**
Date Filed:

Applicant: **Keith DesVoignes** Record Owner: **KBV-Pine Grove, LLC, a
44 Main Street California Ltd Liability Co.
Jackson, CA 95642 and Fred L. Baker, Trstee
(209) 304-8913 udt dated 12.30.1988**

APN: **030-730-001**
Zoning: **C-1 Cmrl and C-2 Heavy Cmrl**
Gen. Plan: **T-C Town Center Local Services**

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

WRITTEN PROJECT DESCRIPTION

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

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

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

YES NO

- 17. Change in existing features, lakes, 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, ground water quality/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 on slope 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. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)
- 28. Relationship to a larger project or series of projects

ENVIRONMENTAL SETTING

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

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

Date: 8/19/19

Signature: [Handwritten Signature]


For: KBV-Pine Grove, LLC, a California Limited Liability Company and Fred L. Baker, Trustee udt dated 12.30.1988

KBV-Pine Grove, LLC

Tentative Parcel Map No. 28888

ENVIRONMENTAL SETTING

29. The project site consists of 7 Retail units, which includes 1 US Post Office in a Strip Mall formation which is currently Zoned C-1 In addition there is an existing Tire Shop and Gas Station within the C-2 zoning. The property is complete built out, flat and Mostly paved. No cultural, historical or scenic aspects know.
30. Surrounding properties are mainly commercial with a few residential properties off side streets that connect to Hwy 88. Most of the developed properties are older and most are single story buildings. Once again, there is no cultural, historical or scenic aspects know except Highway itself and the Pine Grove Town Hall.
31. No mine shafts, tunnels, air shafts or open hazardous excavation known.

Date 8/22/2019 Signature 
For KBV-Pine Grove, LLC a California Limited Liability Co.
And Fred L. Baker, Trustee udt dated 12.30.1988

INDEMNIFICATION

Project: Tentative Parcel Map No. 2888

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 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:



Signature

Owner (if different than Applicant):

Signature

AMADOR COUNTY PUBLIC WORKS REVIEW FEES

Per Ordinance No. 1646, County Code Chapter 3.58, Section 3.58.010

 COPY

FILL IN COMPLETELY AND SUBMIT WITH PLANS

Incomplete submittals will not be accepted for review.

PROJECT NAME (Exactly as on plans): TENTATIVE PARCEL MAP No. 2888

DATE: 8.19.19 ENGINEER OF RECORD CIRO L.

SUBMITTAL: (CHECK ONE) FIRST RESUBMITTAL #1 2 3

PROJECT OWNER Name KBY-PINE GROVE, LLC, ATTN: KEITH DESVOIGNES

ADDRESS 44 MAIN ST., JACKSON STATE CA ZIP 95642 PHONE (209) 304-8913
(Project owners receive a copy of all plan review comments from Public Works)

SUBMITTED BY: GINA WAKLEE COMPANY: TOMA & ASSOCIATES
(Your name/Engineering/Architectural Company)

PHONE: office (209) 223-0156 cell _____ fax _____

EACH APPLICANT TO THE COUNTY SHALL PAY A FEE FOR REVIEW SERVICES PERFORMED BY THE COUNTY PUBLIC WORKS AGENCY FOR THE FOLLOWING:

	<u>DEPOSIT REQUIRED</u>
<input type="checkbox"/> A. Request for Chapter 15.30 Deviations	\$750.00
<input type="checkbox"/> B. CEQA Evaluations (Traffic, EIR, etc.)	\$ 1,500.00
<input type="checkbox"/> C. Subdivision Maps	\$2,000.00
<input checked="" type="checkbox"/> D. Parcel Maps	\$1,500.00
<input type="checkbox"/> E. Conditional Use Permits	\$500.00
<input type="checkbox"/> F. Pre-application conferences	\$77.00 per hour/1 hr. min.

Amount Received \$ _____
Receipt Issued # _____

If the accrued charges exceed the above deposit, the County submits periodic billings to the applicants for costs incurred. Interest of one and one-half (1-1/2) percent per accounting period (28) day cycle compounded each accounting period shall be added to the unpaid balance due to any account which has not been paid within (28) days of the date it was billed. All fees to date must be paid current prior to consideration of the application at each stage of the review process (TAC meetings, Planning Commission, BOS, if applicable, department head, if applicable, and final approval of the documents by County Surveyor in case of subdivision maps and parcel maps). If the actual total charges are less than the minimum deposit amounts, the County shall reimburse the payer the difference between the minimum deposit and the actual total charges.

ACCEPTED FOR REVIEW BY PUBLIC WORKS AGENCY

NAME: _____

PROJECT NO. ASSIGNED _____

DATE: _____

Environmental Health Department
(209) 223-6439

 COPY

FEEES FOR LAND DEVELOPMENT

Fee Computation Date 8.16.2019 By HIKE
Property Owner KBV-PINE GROVE, LLC ATTN: KEITH DESVOLGNES
Project Name TEST PM # 2888 APN 030-730-001

PARCEL MAPS -- \$360.00 \$ 360.-

Sewage Disposal

_____ parcels proposing onsite sewage systems--\$285.00/parcel. Includes
Application and site review for each undeveloped parcel _____

SUBDIVISIONS--\$1000.00 deposit applied against review fees @ \$120/hr. _____

ZONE CHANGE AND/OR GENERAL PLAN AMENDMENT -- \$208.00 _____

CONDITIONAL USE PERMIT-- \$224.00 _____

CEQA REVIEW AND COMMENT

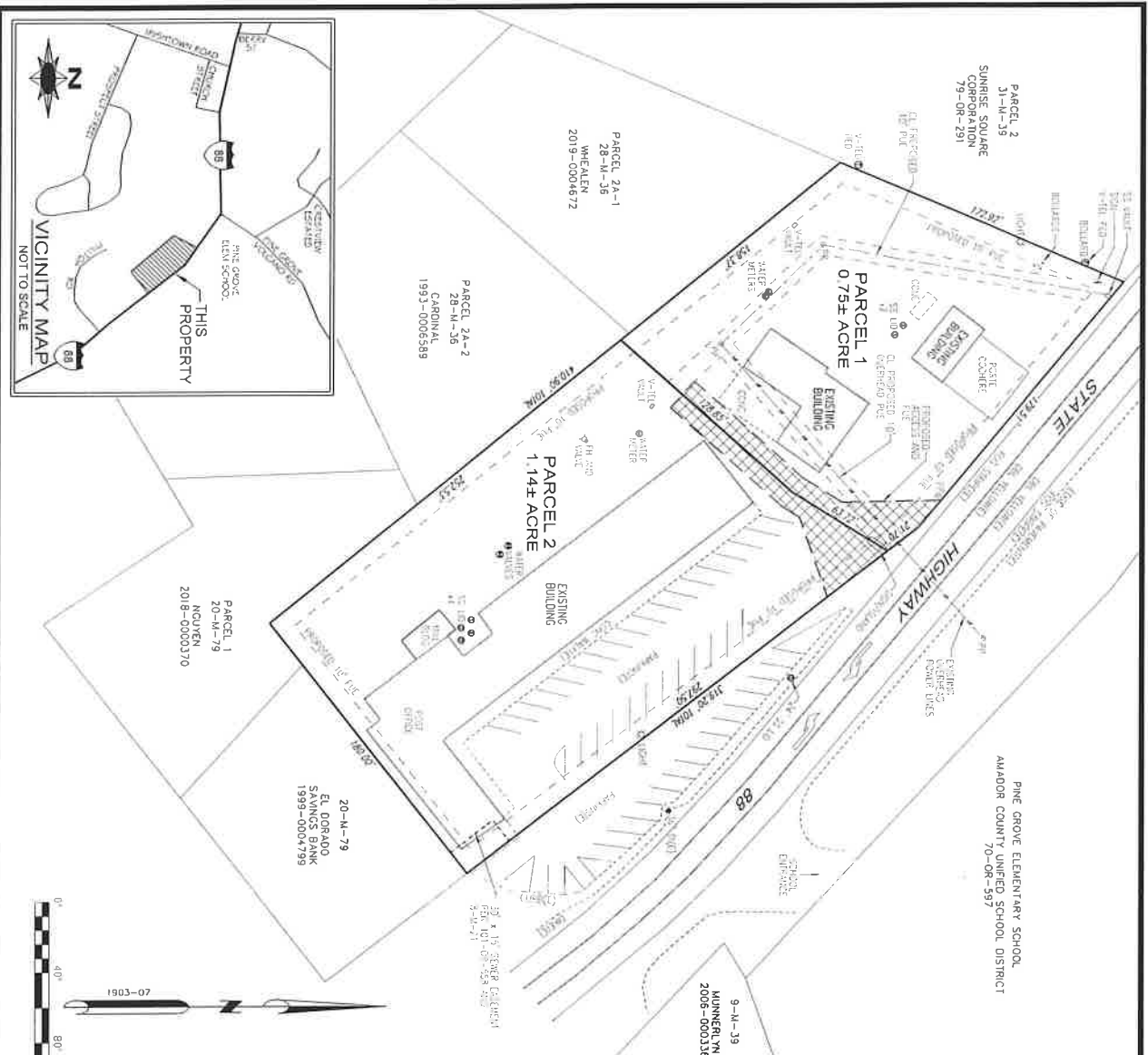
Negative Declaration --\$192.00 \$ 192.-

Environmental Impact Report -- \$1000.00 deposit applied to review
and comment at \$120.00/hour. _____

BOUNDARY LINE ADJUSTMENT--\$280.00/parcel to be investigated. Includes
sewage disposal application and site investigation.

TOTAL \$ 552.-

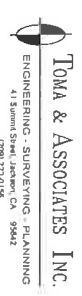
Fees collected by _____ Receipt No: _____ Date: _____



VESTING TENTATIVE PARCEL MAP NO. 2888

of
KBV-PINE GROVE, LLC,
 a California Limited Liability Company, and
FRED L. BAKER, Trustee dated December 30, 1988
 2003-0017110

BEING A PORTION OF THE SE 1/4 SECTION 33 T 7 N, R 12 E, M. D. M.
 COUNTY OF AMADOR, STATE OF CALIFORNIA



Scale: 1" = 40'
 October, 2019

GENERAL NOTES AND STATEMENTS

1. RECORD OWNER: KBV-PINE GROVE, LLC, a California Limited Liability Company and FRED L. BAKER, Trustee dated December 30, 1988 41 MAIN STREET JACSON, CA 95842
2. SURVEYOR: TOMA & ASSOCIATES INC. LICENSED LAND SURVEYORS 411 S. MAIN STREET JACSON, CA 95842 (209) 223-0156 (209) 223-0158 (209) 223-0071
3. A.P.N.: C-27 HEAVY CURVE (WESTERN PORTION) AND C-11 CURVE (EASTERN PORTION) 2003 001710
4. ZONING: T.C. TOWN CENTER LOCAL SERVICES
5. GENERAL PLAN: COMMERCIAL
6. DEED REFERENCE: AMADOR COUNTY UNIFIED SCHOOL DISTRICT (APRD)
7. PROPOSED USE: EXISTING AMADOR WATER AGENCY SEWER SYSTEM (AWA)
8. WATER: AMADOR COUNTY UNIFIED SCHOOL DISTRICT (ACUSD)
9. SEWAGE DISPOSAL: POWER WILL BE SERVED BY PACIFIC GAS AND ELECTRIC (PG&E)
10. FIRE PROTECTION: TELEPHONE WILL BE SERVED BY VOLICHO TELEPHONE COMPANY (VTC)
11. SCHOOL: ALL UTILITIES TO BE SERVED BY THE LOCAL UTILITY PROVIDER
12. UTILITIES: THERE WILL BE A TEN FOOT FRONT SETBACK AND A FOOT SIDEWALK SETBACK PER AMADOR COUNTY CODE. PARCELS OVER ONE ACRE WILL PROVIDE A THIRTY FOOT SETBACK FROM ALL PROPERTY LINES.
13. EASEMENTS: APFD, PG&S, AWA AND COMMUNITY FACILITIES DISTRICT 2014-1
14. SETBACKS: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE PLINGS.
15. SPECIAL DISTRICTS: NO PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD WATER CONTROL DISTRICT REGULATIONS WITHIN THE AMADOR COUNTY FLOOD CONTROL MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 26, 2010.
16. PHASING: PARCEL 215 OF 709 MINIMUM LOT SIZE WILL BE 5 THE ACRES. MAP NO. 0000000375F
17. FLOOD ZONE: THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND PLINGS IN ACCORDANCE WITH ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
18. MINIMUM LOT SIZE: THERE ARE NO PUBLIC AREAS OR PUBLIC UTILITIES INCORPORATED ON THIS PROJECT.
19. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND PLINGS IN ACCORDANCE WITH ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
20. THERE ARE NO PUBLIC AREAS OR PUBLIC UTILITIES INCORPORATED ON THIS PROJECT.
21. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND PLINGS IN ACCORDANCE WITH ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
22. DEVELOPER WILL SUPPLY WATER SERVICE OFF EXISTING HOUGHTON HOMEOWNERS ASSOCIATION WATER SYSTEM.
23. THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT NUMBER 00015699718 PREPARED BY FIRST AMERICAN TITLE COMPANY AND DATED MARCH 24, 2019 AS REFERS TO THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):
 20 * BULKHEAD EASEMENT
 101 OR 538

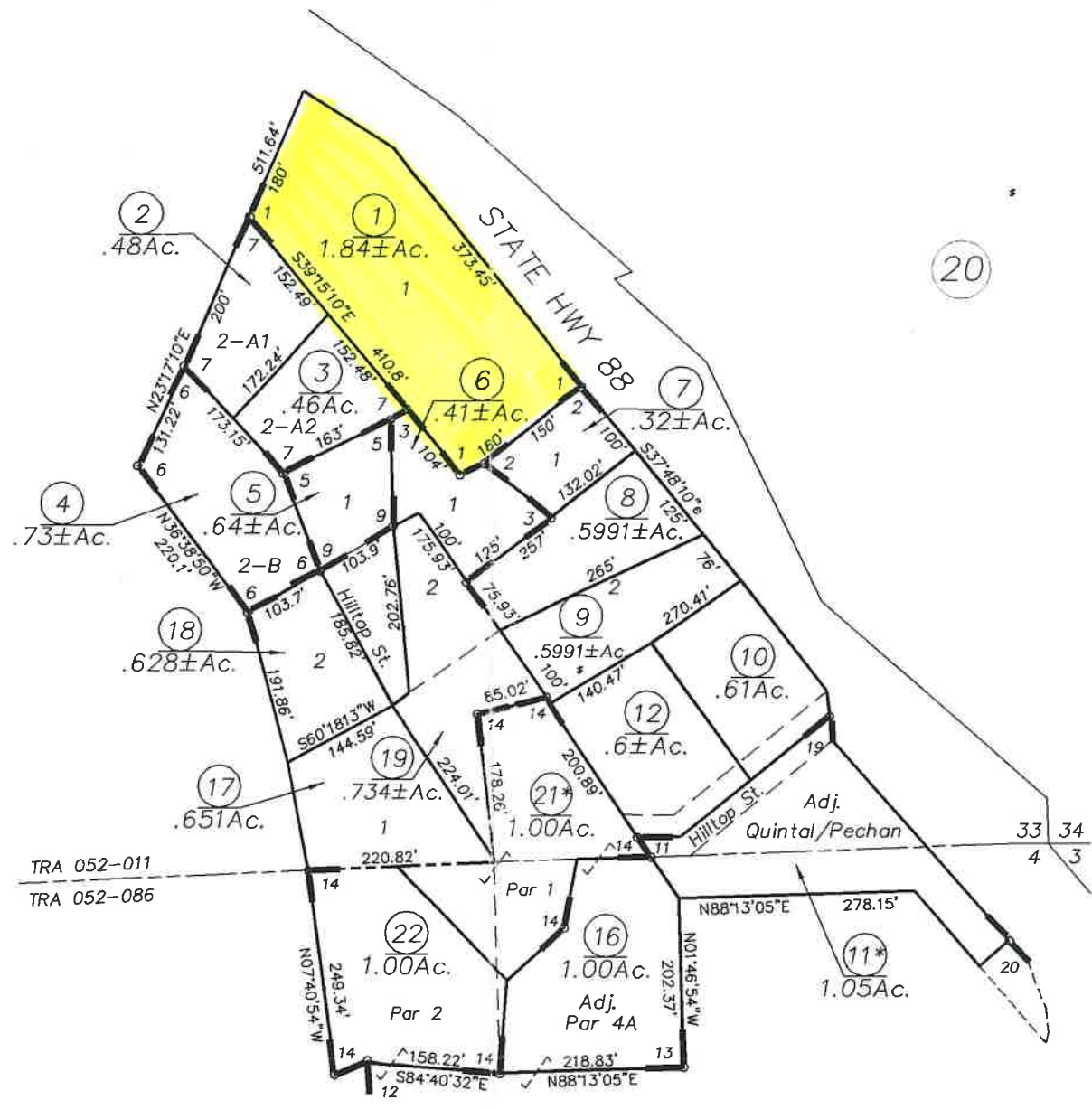
POR SE 1/4, SEC.33, T.7N., R.12E., M.D.B. & M.

30-73

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 2009-2010 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

*Note: Sec 606 R&T code, multiple revenue districts



- 1- R.M.Bk. 6, Pg.53
- R.M.Bk. 7, Pg.40
- 2- R.M.Bk. 8, Pg.21
- 3- R.M.Bk.20, Pg.79
- 4- R.M.Bk.23, Pg.66
- 5- R.M.Bk.23, Pg.70
- 6- R.M.Bk.26, Pg.12
- 7- R.M.Bk.28, Pg.36
- 8- R.M.Bk.43, Pg.75 (6/6/1989)
- 9- R.M.Bk.44, Pg.44 (4/20/1990)
- 10- R.M.Bk.47, Pg.89 (10/25/1993)
- 11- R.M.Bk.52, Pg.41 (4/27/1999)
- 12- R.M.Bk.54, Pg.69 (5/21/2002)
- 13- R.M.Bk.57, Pg.52 (2/09/2005)
- 14- P.M.Bk.61, Pg.09 (10/7/2008)

RECORDING REQUESTED BY

David S. Thomas
Attorney at Law

WHEN RECORDED RETURN
AND MAIL TAX STATEMENTS TO

E. Keith DesVoignes
44 Main Street
Jackson, CA 95642



Amador County Recorder
Sheldon D. Johnson

DOC- 2003-0017110-00

Check Number 2508

REQD BY DAVID THOMAS ESQ

Friday, OCT 24, 2003 16:31:49

Ttl Pd \$12.00

Nbr-0000059977

SDJ/R1/1-3

Grant Deed

The undersigned Grantor declares under penalty of perjury that the following is true and correct:
THERE IS NO CONSIDERATION FOR THIS TRANSFER. Documentary Transfer Tax is \$ 0.00.

GRANTORS: E. KEITH DesVOIGNES, a married man as his separate property, who took title as an unmarried man, VICKI SUE THORSTAD, a married woman as her separate property, WILLIAM J. DesVOIGNES, a married man as his separate property, all as tenants-in-common

hereby grant to: KBV - Pine Grove, LLC, a California limited liability company

all of the Grantors' interest in the following described real property in the unincorporated area of the County of Amador, State of California:

See Exhibit "A", consisting of one page, attached hereto and made a part hereof

Assessor's Parcel Number: 030-200-031-000

Dated: October 10, 2003

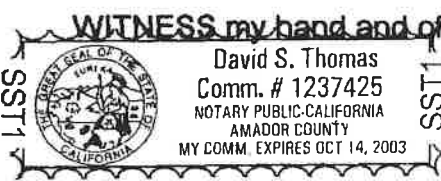

E. KEITH DesVOIGNES, Grantor



VICKI SUE THORSTAD, Grantor


WILLIAM J. DesVOIGNES, Grantor

STATE OF CALIFORNIA)
) ss.
COUNTY OF AMADOR)

On October 8, 2003, before me, DAVID S. THOMAS, a notary public in and for the State of California, personally appeared E. KEITH DesVOIGNES, personally known to me (or 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.

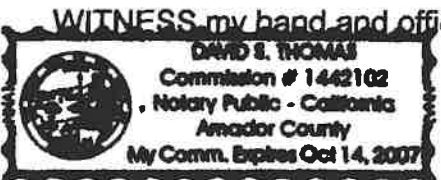





David S. Thomas, Notary Public

STATE OF CALIFORNIA)
) ss.
COUNTY OF AMADOR)

On October 16, 2003, before me, DAVID S. THOMAS, a notary public in and for the State of California, personally appeared VICKI SUE THORSTAD, personally known to me (or 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 she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



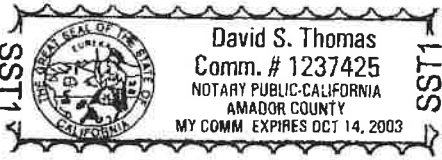



David S. Thomas, Notary Public

STATE OF CALIFORNIA)
) ss.
COUNTY OF SACRAMENTO)

On October 10, 2003, before me, DAVID S. THOMAS, a notary public in and for the State of California, personally appeared WILLIAM J. DesVOIGNES, personally known to me (or 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.





David S. Thomas, Notary Public

EXHIBIT "A"

The following described real property in the unincorporated area of the County of Amador, State of California, commonly known and described as 20084-20124 Highway 88, Pine Grove, Amador County, California and more particularly described as follows:

All that portion of a parcel of land delineated and designated "To Be Conveyed to Leo Mann, Jr., et ux" on that certain map entitled "RECORD OF SURVEY, PROPERTY OF LILLIAN WALKER PORTION OF LOT 1 BLOCK 4 PINE GROVE AMADOR COUNTY, filed for record in the office of the County Recorder in Book "6" of Maps and Plats, Page 53, Records of Amador County, described as follows:

Beginning at the most Northerly corner of said parcel of land, thence following along the Northeasterly boundary line the following courses and distances, viz: South 52° 42' 50" East, 128.67 feet and South 37° 48' 10" East 373.45 feet more or less to the most Northerly corner of the property conveyed to Charles C. Kornegay, et ux, by deed recorded February 10, 1961 in Book "98" of Official Records, Page 311, Records of Amador County; thence leaving said Northeasterly boundary line South 52° 11' 50" West along the Northwest line of the property so conveyed 100 feet; thence North 39° 45' 20" West to a point on the Northwest line of said parcel of land that bears South 23° 17' 10" West 180 feet from the point of beginning; thence North 23° 17' 10" East along the last said Northwest line 180 feet to the point of beginning.

The southwesterly and Southeasterly lines of said parcel are shown and delineated on Parcel Map No. 1019, filed for record in the office of the County Recorder on May 5, 1972 in Book "20" of Maps and Plats, Page 79, Records of Amador County.

APN: 030-200-031-000



First American Title

First American Title Company

12180 Industry Blvd., Suite 53
Jackson, CA 95642

Order Number: 0301-5909718 ()

Escrow Officer: Emily Kuyper
Phone: (209)223-0740
Fax No.: (866)289-5057
E-Mail: ekuyper@firstam.com

E-Mail Loan Documents to: JacksonEDocs@firstam.com

Buyer: TBD
Property: 20104 State Highway 88
Pine Grove, CA 95665

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of March 28, 2019 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

KBV - PINE GROVE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY SUBJECT TO ITEM NO. 5, AS TO AN UNDIVIDED 2/3 INTEREST

FRED L. BAKER, TRUSTEE, U.D.T. DATED DECEMBER 30, 1988 AS TO AN UNDIVIDED 1/3 INTEREST

The estate or interest in the land hereinafter described or referred to covered by this Report is:

FEE

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2019-2020, a lien not yet due or payable.
2. The land lies within the boundaries of proposed community facilities District No. 2014-1 (CLEAN ENERGY), as disclosed by a map filed FEBRUARY 22, 2016 in BOOK 1, PAGE 371 of maps of assessment and community facilities districts.
3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
4. An easement for LEACHING FIELD TO SERVE THE SEPTIC SANITARY SYSTEM and incidental purposes, recorded JULY 13, 1961 as BOOK 101, PAGE 558 of Official Records.
In Favor of: CHARLES C. KORNEGAY AND MARY ELLEN KORNEGAY
Affects: A 30x15 PORTION OF SAID PROPERTY LOCATED IN THE NORTHEAST CORNER

5. The effect of a document entitled "GRANT DEED", recorded OCTOBER 24, 2003 as INSTRUMENT NO. 2003-17110 of Official Records.

THE REQUIREMENT THE DOCUMENT IS RE-RECORDED TO INCLUDE A COMPLETE AND CORRECT LEGAL DESCRIPTION

6. A deed of trust to secure an original indebtedness of \$26,500.00 recorded AUGUST 22, 2017 as INSTRUMENT NO. 2017-6480 OF OFFICIAL RECORDS.
Dated: AUGUST 15, 2017
Trustor: GOLDEN CHAIN ASSOCIATES
Trustee: FIRST AMERICAN TITLE, A CALIFORNIA CORPORATION
Beneficiary: FRED BAKER TRUST, TRUSTEE FRED BAKER

Notes:

a. If this deed of trust is to be eliminated in the policy or policies contemplated by this report/commitment, we will require all of the following prior to the recordation of any documents or the issuance of any policy of title insurance:

i. Original note and deed of trust.

ii. Payoff demand statement signed by all present beneficiaries.

iii. Request for reconveyance signed by all present beneficiaries.

b. If the payoff demand statement or the request for reconveyance is to be signed by a servicer, we will also require a full copy of the loan servicing agreement executed by all present beneficiaries.

c. If any of the beneficial interest is presently held by trustees under a trust agreement, we will require a certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company

7. Any right, title or interest of GOLDEN CHAIN ASSOCIATES, as disclosed by the document recorded AUGUST 22, 2017 as INSTRUMENT NO. 2017-6480 of Official Records.
8. Any right, title or interest of the spouse (if any) of ELWOOD B. DES VOIGNES; LORNA E. DES VOIGNES; ; VICKI SUE THORSTAND; WILLIAM J. DESVOIGNES AND E. KEITH DESVOIGNES.
9. Rights of the public in and to that portion of the land lying within any Road, Street, Alley or Highway.
10. Rights of parties in possession.

Prior to the issuance of any policy of title insurance, the Company will require:

11. With respect to the trust referred to in the vesting:
 - a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
 - b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
 - c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

12. With respect to KBV-PINE GROVE, LLC, a limited liability company:
 - a. A copy of its operating agreement and any amendments thereto;
 - b. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
 - c. If it is a foreign limited liability company, that a certified copy of its application for registration (LLC-5) be recorded in the public records;
 - d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such document must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
 - e. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require

13. A deed from the spouse (if any) of ELWOOD B. DES VOIGNES; LORNA E. DES VOIGNES; ; VICKI SUE THORSTAND; WILLIAM J. DESVOIGNES AND E. KEITH DESVOIGNES be recorded in the public records, or the joinder of the spouse named herein on any conveyance, encumbrance or lease to be executed by said married person.

The deed should contain the following statement:
"It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property."

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. General and special taxes and assessments for the fiscal year 2018-2019.

First Installment:	\$4,091.20, PAID
Penalty:	\$0.00
Second Installment:	\$4,091.20, PAID
Penalty:	\$0.00
Tax Rate Area:	052-011
A. P. No.:	030-730-001

2. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) COMMERCIAL STRUCTURE known as 20104 STATE HIGHWAY 088, PINE GROVE, CALIFONRIA.

3. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Amador, State of California, described as follows:

ALL THAT PORTION OF A PARCEL OF LAND DELINEATED AND DESIGNATED "TO BE CONVEYED TO LEO MANN, JR., ET UX" ON THAT CERTAIN MAP ENTITLED 'RECORD OF SURVEY, PROPERTY OF LILLIAN WALKER PORTION OF LOT 1 BLOCK 4 PINE GROVE AMADOR COUNTY, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER IN BOOK "6" OF MAPS AND PLATS, PAGE 53, RECORDS OF AMADOR COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL OF LAND; THENCE FOLLOWING ALONG THE NORTHEASTERLY BOUNDARY LINE THE FOLLOWING COURSES AND DISTANCES VIZ: SOUTH 52° 42' 50" EAST, 128.67 FEET AND SOUTH 37° 48' 10" EAST, 373.45 FEET MORE OR LESS TO THE MOST NORTHERLY CORNER OF THE PROPERTY CONVEYED TO CHARLES C. KORNEGAY, ET UX, BY DEED RECORDED FEBRUARY 10, 1961 IN BOOK "98" OF OFFICIAL RECORDS, PAGE 311, RECORDS OF AMADOR COUNTY; THENCE LEAVING SAID NORTHEASTERLY BOUNDARY LINE SOUTH 52° 11' 50" WEST ALONG THE NORTHWEST LINE OF THE PROPERTY SO CONVEYED 180 FEET; THENCE NORTH 39° 45' 20" WEST TO A POINT ON THE NORTHWEST LINE SAID PARCEL OF THE LAND THAT BEARS SOUTH 23° 17' 10" WEST 180 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 23° 17' 10" EAST ALONG THE LAND SAID NORTHWEST LINE 180 FEET TO THE POINT OF BEGINNING.

THE SOUTHWESTERLY AND SOUTHEASTERLY LINES OF SAID PARCEL ARE SHOWN AND DELINEATED ON PARCEL MAP NO. 1019, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON MAY 5, 1972 IN BOOK "20" OF MAPS AND PLATS, PAGE 79 RECORDS OF AMADOR COUNTY.

EXCEPTING THEREFROM BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL, THENCE (1) ALONG THE NORTHWESTERLY LINE THEREOF, SOUTH 22° 33' 12" WEST, 7.08 FEET; THENCE (2) SOUTH 51° 12' 41" EAST, 179.20 FEET TO THE NORTHEASTERLY BOUNDARY OF SAID PARCEL; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO COURSES: (3) NORTH 38° 34' 03" WEST, 54.24 FEET AND (4) NORTH 53° 28' 43" WEST, 128.36 FEET TO THE POINT OF BEGINNING

APN: 030-730-001-000 Portion of

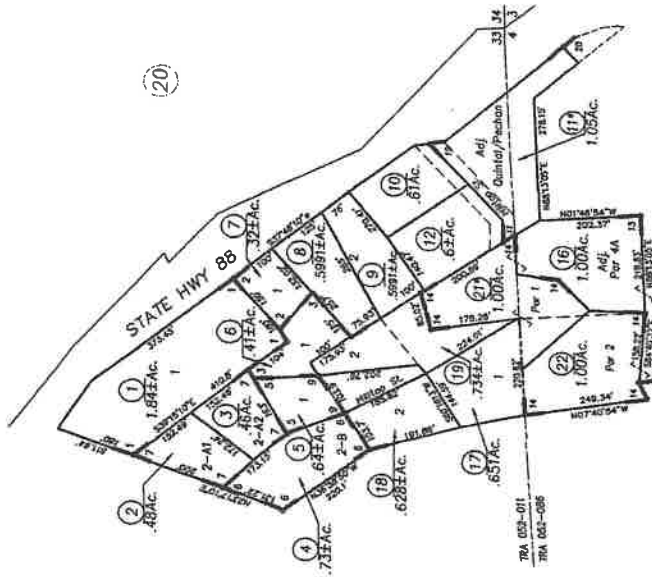
30-73

POR SE 1/4, SEC.33, T.7N., R.12E., M.D.B. & M.

IMPORTANT NOTE: This map was prepared for assessor's 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 this data obtained hereon.

Map changes become effective with the 2009-2010 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

Note: Sec 006 R&T code, multiple revenue districts



- 1- R.M.Bk. 6, Pg.53
- R.M.Bk. 7, Pg.40
- 2- R.M.Bk. 8, Pg.21
- 3- R.M.Bk.20, Pg.79
- 4- R.M.Bk.23, Pg.66
- 5- R.M.Bk.23, Pg.70
- 6- R.M.Bk.26, Pg.12
- 7- R.M.Bk.28, Pg.36
- 8- R.M.Bk.43, Pg.75 (6/2/1988)
- 9- R.M.Bk.44, Pg.44 (6/26/1980)
- 10- R.M.Bk.47, Pg.89 (10/25/1981)
- 11- R.M.Bk.52, Pg.41 (4/12/1986)
- 12- R.M.Bk.54, Pg.69 (6/21/2000)
- 13- R.M.Bk.57, Pg.52 (4/28/2000)
- 14- P.M.Bk.61, Pg.09 (6/27/2008)

(2)

Assessor's Map Bk.30, Pg.73
 County of Amador, Calif.

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA STANDARD COVERAGE POLICY – 1990
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;

- d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.
- This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
 3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
 4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
 5. Failure to pay value for Your Title.
 6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
 For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
 The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
 (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or In Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of: [The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the

- Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
 8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
 9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
 10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.



8/27/2019

NCIC File No.: AMA-19-34

Gina Waklee
Toma and Associates
41 Summit Street
Jackson, CA 95642

Records Search Results for
APN: 030-730-001 (KBV-Pine Grove, LLC and Fred Baker Trust)

Gina Waklee:

Per your request received by our office on 8/27/2019, a complete records search was conducted by searching California Historic Resources Information System (CHRIS) maps for cultural resource site records and survey reports in Amador County within a 1/4-mile radius of the proposed project area.

Review of this information indicates that the proposed project area contains zero (0) prehistoric-period resource(s) and zero (0) historic-period cultural resource(s). Additionally, two (2) cultural resources study reports on file at this office cover a portion of the proposed project area.

Outside the proposed project area, but within the 1/4-mile radius, the broader search area contains zero (0) prehistoric-period resource(s) and six (6) historic-period cultural resource(s): historic-era buildings, mining shaft, trash scatters, and a foundation. Additionally, four (4) cultural resources study reports on file at this office cover a portion of the broader search area.

In this part of Amador County, archaeologists locate prehistoric-period habitation sites on elevated landforms near streams (Moratto 1984:173). This region is known as the ethnographic-period territory of the Plains Miwok. The Plains Miwok inhabited the lower reaches of the Mokelumne and Cosumnes River and both banks of the Sacramento River from Rio Vista to Freeport (Wilson and Towne 1978:398). The proposed project search area is situated in the Sierra Nevada foothills about one-eighth of a mile west of an intermittent stream. Given the extent of known cultural resources and the environmental setting, there is low potential for locating prehistoric-period cultural resources in the immediate vicinity of the proposed project area.

Within the search area, the 1870 GLO plat of T7N, R12E shows evidence of nineteenth-century roads. The 1949 Pine Grove 7.5' USGS topographical map shows evidence of twentieth-century buildings and paved and unpaved roads in the vicinity. Given the extent of known cultural resources and patterns of local history, there is low potential for locating historic-period cultural resources in the immediate vicinity of the proposed project area.

SENSITIVITY STATEMENT:

- 1) With respect to cultural resources, it appears that the proposed project area **is not sensitive**.
- 2) Should the lead agency/authority require a cultural resources survey, a list of qualified local consultants can be found at <http://chrisinfo.org>.
- 3) If cultural resources are encountered during the project, avoid altering the materials and their context until a qualified cultural resources professional has evaluated the project area. Project personnel should not collect cultural resources. Prehistoric-period resources include: chert or obsidian flakes, projectile points, and other flaked-stone artifacts; mortars, grinding slicks, pestles, and other groundstone tools; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include: stone or adobe foundations or walls; structures and remains with square nails; mine shafts, tailings, or ditches/flumes; and refuse deposits or bottle dumps, often located in old wells or privies.
- 4) Identified cultural resources should be recorded on DPR 523 (A-J) historic resource recordation forms, available at http://ohp.parks.ca.gov/?page_id=1069.
- 5) Review for possible historic-period cultural resources has included only those sources listed in the referenced literature and should not be considered comprehensive. The Office of Historic Preservation has determined that buildings, structures, and objects 45 years or older may be of historical value. If the area of potential effect contains such properties not noted in our research, they should be assessed by an architectural historian before commencement of project activities.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact North Central Information Center at (916) 278-6217 if you have any questions about this record search. An invoice is enclosed.

Sincerely,

Paul Rendes, Assistant Coordinator
North Central Information Center

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date October 8 2019

RECEIVED FROM Pine Grove Village

ADDRESS 44 Main Street Jackson, CA 95642

Four thousand, three hundred and nineteen DOLLARS (\$ 4319.00)

For T.P.M. #2888 application (\$3,690), MND filing (\$580.00)

Recording Administrative Fee (\$50.00)

APN: 030-730-001

ACCOUNT			How Paid ✓	
Amount Due	\$4319	00	Cash	
Amount Paid	\$4319	00	Check	5616
			Money Order	

Planning Department
By Krista Ruesch Deputy

NO 87920



Planning Department <planning@amadorgov.org>

TAC Referral Memo - PM No. 2888 scheduled for TAC review, October 23, 2019

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

Thu, Oct 10, 2019 at 6:14 AM

Please ensure condition for annexation into the County's CFD 2006-1 is required on this project. Thank you.

[Quoted text hidden]

--

Lindsey Clark
Fiscal Officer
Amador Fire Protection District
[810 Court Street](#)
[Jackson, CA 95642](#)
209-223-6391-phone
209-223-6646-fax

This communication may contain legally privileged and confidential information sent solely for the use of the intended recipient, and the privilege is not waived by the receipt of this communication by an unintended and unauthorized recipient. If you are not the intended recipient of this communication you are not authorized to use it in any manner, and must either immediately destroy it or return it to the sender. Please notify the sender immediately by telephone at (209) 223-6391 if you received this communication in error."



TAC Referral Memo - PM No. 2888 scheduled for TAC review, October 23, 2019

George Allen <gallen@amadorgov.org>

Wed, Oct 16, 2019 at 2:53 PM

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

Surveying Comments for Parcel Map No. 2888:

1. Submit preliminary Parcel Map Title Guarantee with the parcel map check package. Submit updated Parcel Map Guarantee prior to recording.
2. Prepare and Submit a Public Report to be recorded with the map.
3. Install survey monuments per County Code 17.28.070
4. Offer to Dedicate Public Utility Easements per County Code 17.28.030
5. Offer to Dedicate access roads as a Road and Utility Easements
6. Obtain Variance for Easements not along Lot Lines (Public Utility Easement across Parcel 1), County Code 17.28.060

George E. Allen, Interim Amador County Surveyor

[Quoted text hidden]



Krista Ruesel <kruesel@amadorgov.org>

TAC Referral Memo - PM No. 2888

1 message

Mark Hopkins <mhopkins@amadorgov.org>
To: Krista Ruesel <kruesel@amadorgov.org>

Thu, Oct 10, 2019 at 9:36 AM

Hello Krista,

I hope you are well. I have only one comment for Parcel Map No. 2888, an agreement or in the deeds that the area, between properties, used as a common ingress/egress will be maintained by both properties.

Thank you,

Mark

--

Mark Hopkins
Senior Project Manager
Amador County Department of Transportation and Public Works
[810 Court Street, Jackson CA 95642](https://www.amadorcounty.ca.gov/810-Court-Street-Jackson-CA-95642)
209.223.6429 - Department
209.223.6248 - Direct
mhopkins@amadorgov.org



October 21, 2019

Amador County Technical Advisory Committee
810 Court Street
Jackson, CA 95642

RE: Tentative Parcel Map #2888
APN: 030-730-001

To Whom It May Concern:

The Amador Water Agency (Agency) understands the above-named parcel (APN 030-730-001) is to be considered for division into two smaller parcels, of 1.14 acres and 0.75 acres. APN 030-730-001 currently has individual septic tanks for each building that shares one pump tank and connection to the Agency wastewater main. After the lot division, one parcel will not be allowed to utilize this pump tank. In response, AWA requests the following conditions be placed on the Tentative Map:

1. The Development will be responsible to design and construct all on and off site improvements deemed necessary by the State, County, and the Agency to adequately serve the Development. The Development will be required to obtain all permits, licenses, acceptances, pay all associated fees, design, construct and make acceptable to the State, County, and the Agency a collection system to serve this Development.
2. Upon the receipt of an approved Tentative Parcel Map from Amador County, the Development is required to apply for a Conditional Will Serve from the Agency. Upon application, please include two copies each of the Approved Tentative Map (full size and 11x17) and Approved Conditions. The Agency will then advise you of the requirements to serve your Development, including service connections and other specific facilities to be constructed prior to wastewater service for the Development.
3. The Development currently shares one wastewater pump tank between the three buildings (Pine Grove Village, Jackson Tire Service, and the closed Pine Grove Station gas station). Joint wastewater services across property boundaries are not allowed. Before the proposed lot split, each lot will be required to have its own independent wastewater connection and collection system according the Agency Septic Tank Pumped Systems (STEP) standards.
4. Payment of applicable fees for engineering review, administration and construction inspection per the Agency's rules and regulations in force at the time of application and/or service.

A Public Agency



12800 Ridge Road, Sutter Creek, CA 95685-9630 • www.amadorwater.org • Office: (209) 223-3018

5. The existing three (3) wastewater Participation Fees allotted to the larger parcel would be split with one (1) EDU being assigned to the tire shop and gas station. The remaining two (2) EDUs would be assigned to the balance of the shopping center. Should the parcel require additional wastewater capacity, EDUs, or capacity allotment they may be available per the Agency's rules and regulations in force at the time of payment, final map, and/or service. Current fees are \$10,359 per EDU. Participation fees increase every July first.

Please feel free to call with any questions.

A handwritten signature in cursive script that reads "Lucas Carthew".

Lucas Carthew
Assistant Engineer
Direct: (209) 257-5207

CC: Amador County Environmental Health
File

MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY

FOR

Parcel Map No. 2888 KBV

APN: 030-730-001

October 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
Parcel Map No. 2888 KBV
APN: 030-730-001

October 2019

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



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Project Description

Project Title:	Parcel Map No. 2888 (PM 2888)
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:	20080-20124 State Highway 88, Pine Grove, CA 95665 APN: 030-730-001
Project Sponsor's Name and Address:	KBV Pine Grove, LLC Representative: Keith DesVoignes
General Plan Designation(s):	TC, Town Center
Zoning:	"C1," Retail/Commercial/Office and "C2," Heavy Commercial
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.)	Tentative Parcel Map No. 2888 proposes the division of ±1.84 acres into two parcels ±1.14 and ±.075 acres in size. The project site consist of 7 retail units including 1 US Post Office in a "strip mall" formation zoned "C1," In addition, there is an existing tire shop and gas station within "C2," zoning. The property is completely built-out, level, and most of the property is paved. No cultural, historical, or scenic aspects are known.
Surrounding land uses and setting: Briefly describe the project's surroundings:	The surrounding properties are mixed commercial and residential with most properties located off of side-streets connecting to Highway 88. Most of the developed properties are not recently developed, single-story building. Once again, there is no cultural, historical or scenic aspects are known except Highway 88 and the Pine Grove Town Hall building. No mine shafts, tunnels, air shafts, or open hazardous excavations are known.
Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)	Caltrans, LAFCO (Pine Grove CSD)



Figure 1: Location Map

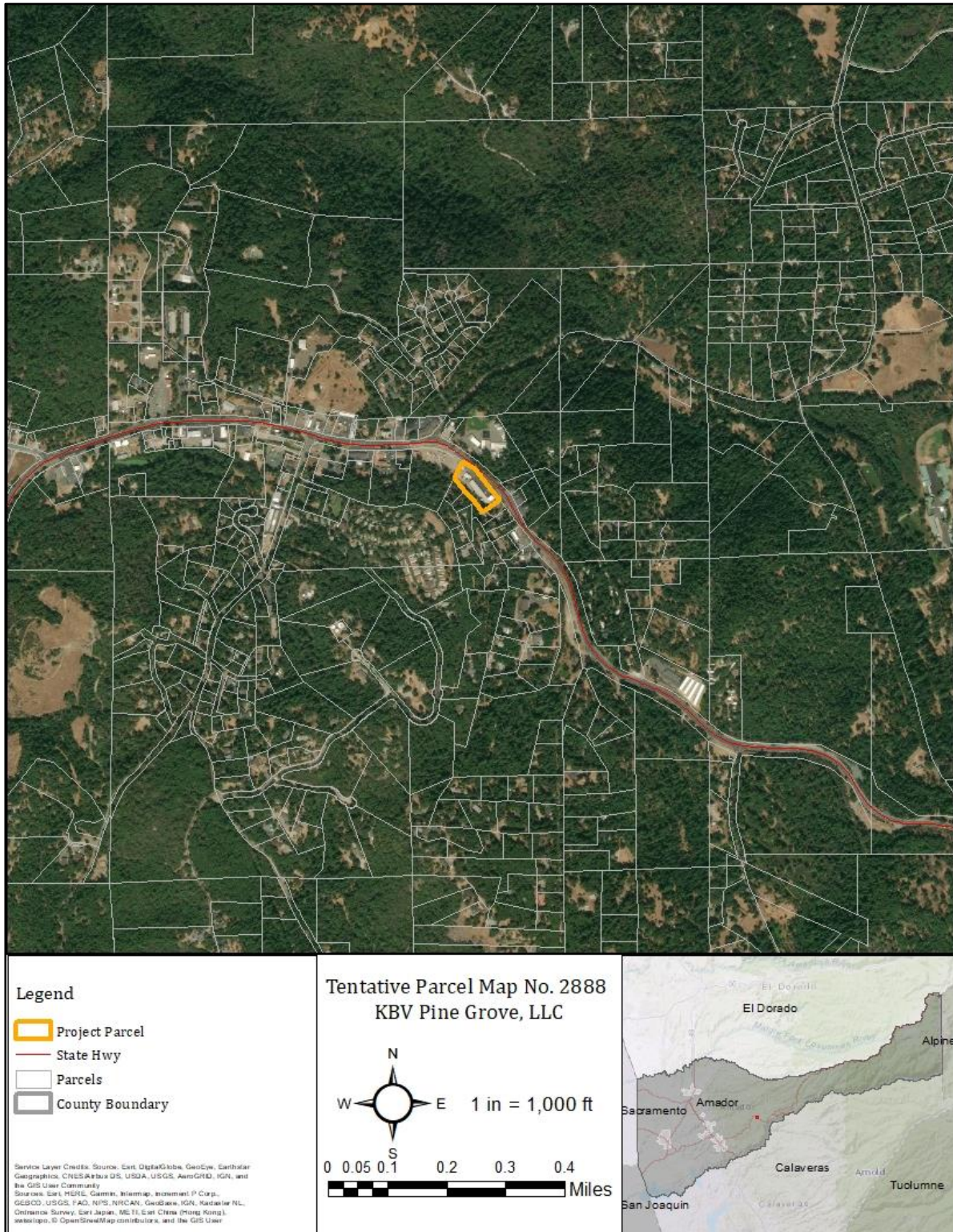




Figure 2: Aerial Map





Figure 3: Zoning Designation

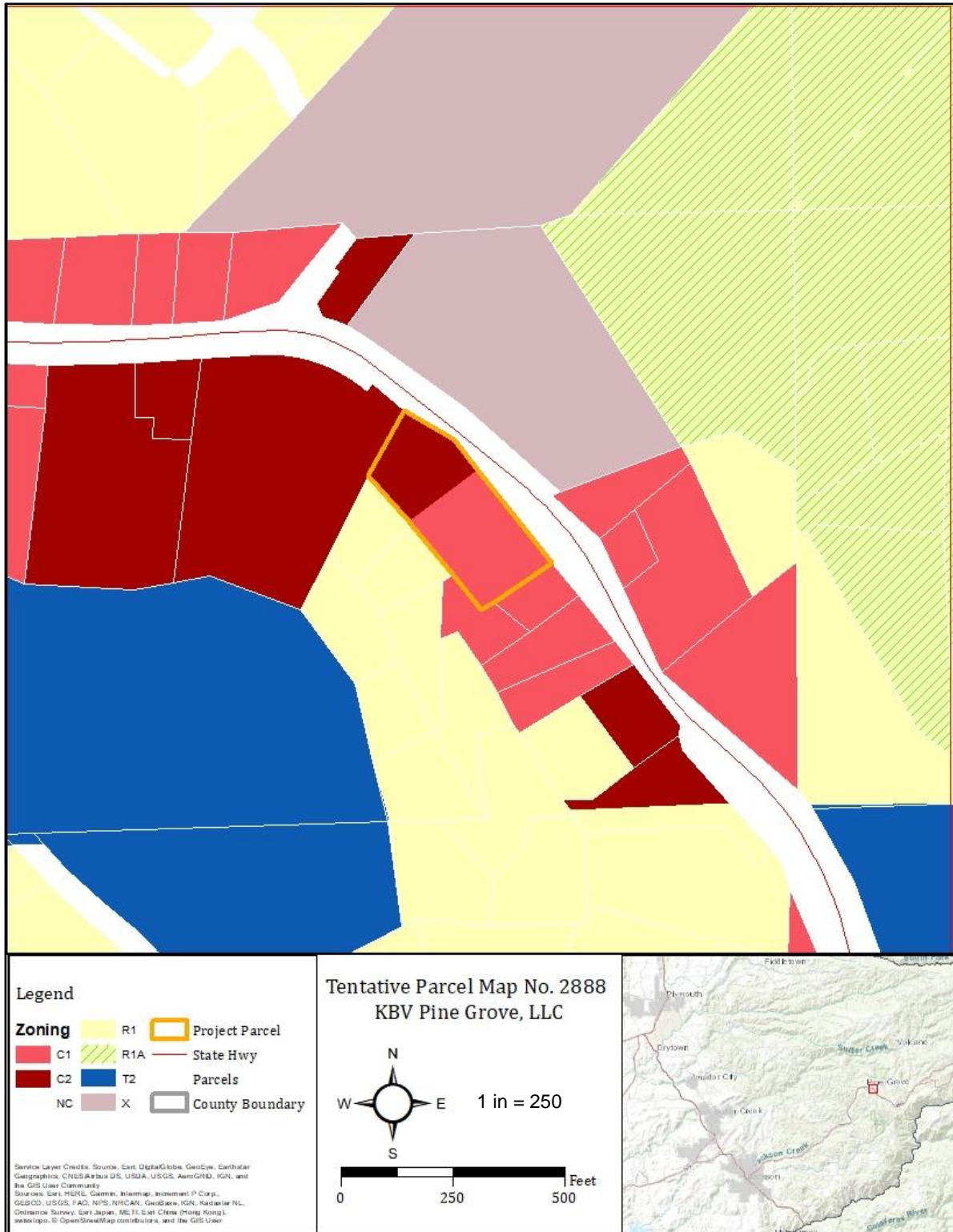
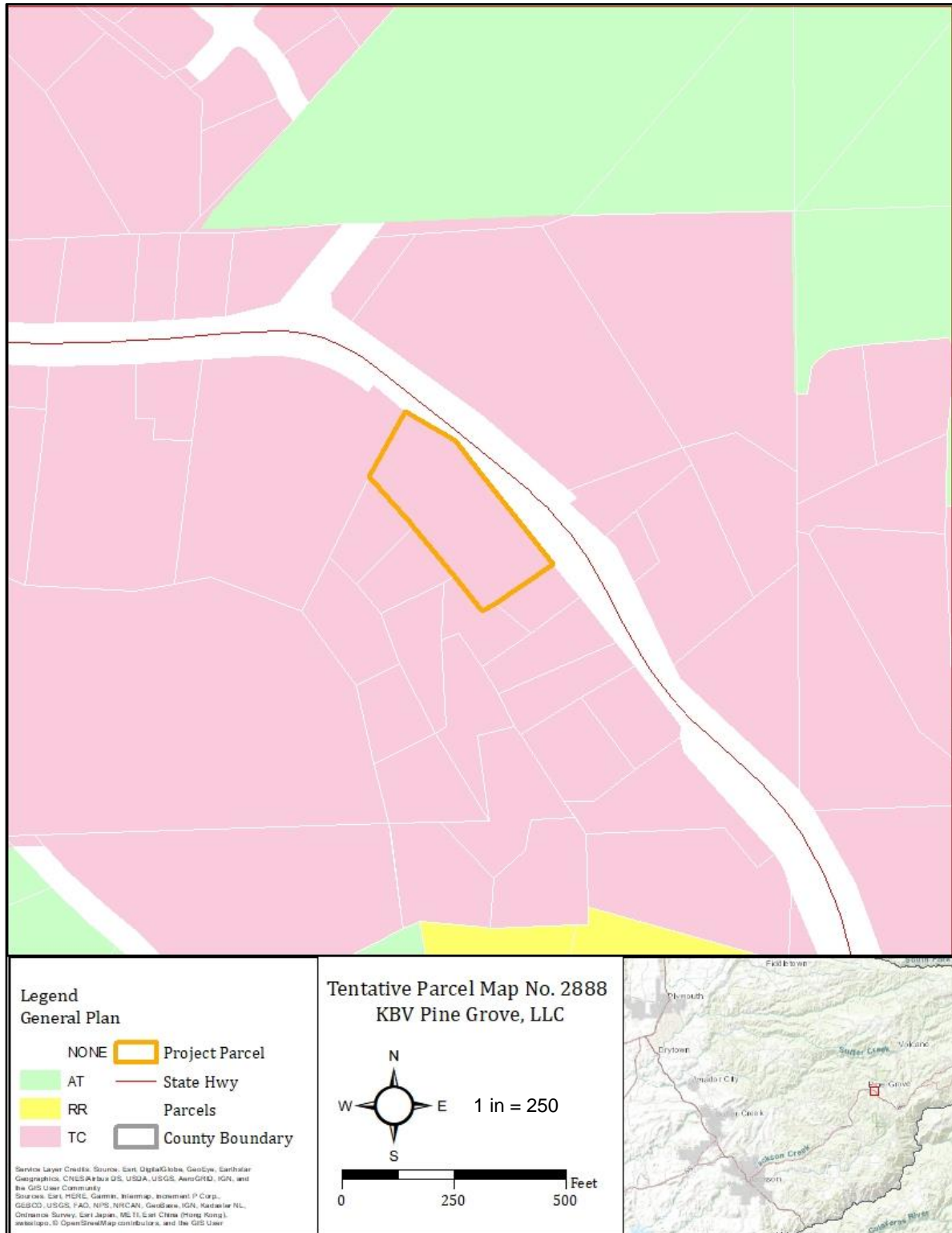




Figure 4: General Plan Designation





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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). Would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 88, directly north of the project site. Highway 88 east of the Dew Drop Ranger Station to the Alpine County Line is designated as a scenic highway by Caltrans and the Amador County General Plan. The project is not located within the section of Highway 88 designated as a scenic highway or affected by the County’s scenic highway overlay district. As the project is located 14.6 west of the designated scenic highway section of Highway 88, the impacts are **less than significant**.
- C. There are no officially designated scenic vistas in the project area, and it is unlikely that short-range views would be significantly affected by this project. The current Floor-Area-Ratio (FAR) for the parcel with existing buildings is .149 which meets the General Plan FAR designation for TC (Town Center) of 0.2. The lot split may change the respective FARs for each parcel. However, this difference is negligible in the context of potential environmental impacts for the purpose of this review. The project is not proposing any new structures, and all structures on site are preexisting and will not observe any significant change of use through this project. Additionally, this project is not foreseen to cause any significant change in the aesthetic quality of the property. The proposed parcel split will not introduce any significant changes or additions to the landscape, therefore the impacts are **less than significant**.
- D. Existing sources of light and glare are produced by the commercial businesses and uses on the property and along the roadways in the project vicinity. Additionally light would be also produced from the sparse residential properties which is significantly less impactful than existing roadway lighting. **Mitigation Measure AES-1** addresses lighting on the property with the intent to limit light pollution and light trespass onto nearby properties. Current use of the property consists of commercial office and retail services and facilities; the proposed project does not propose any additional lighting sources. The impacts are **less than significant with mitigation incorporated**.

Mitigation Measures

AES-1 Lighting Regulations: Consistent with General Plan Mitigation Measure 4.1-1, any commercial or lighting projects presented ancillary to this project shall conform to current County Code sections regarding lighting regulations. Efforts shall be made to limit lighting impacts to nearby residents.

Source: Amador County Planning Department, Amador County General Plan and Final Environmental Impact Report (FEIR).



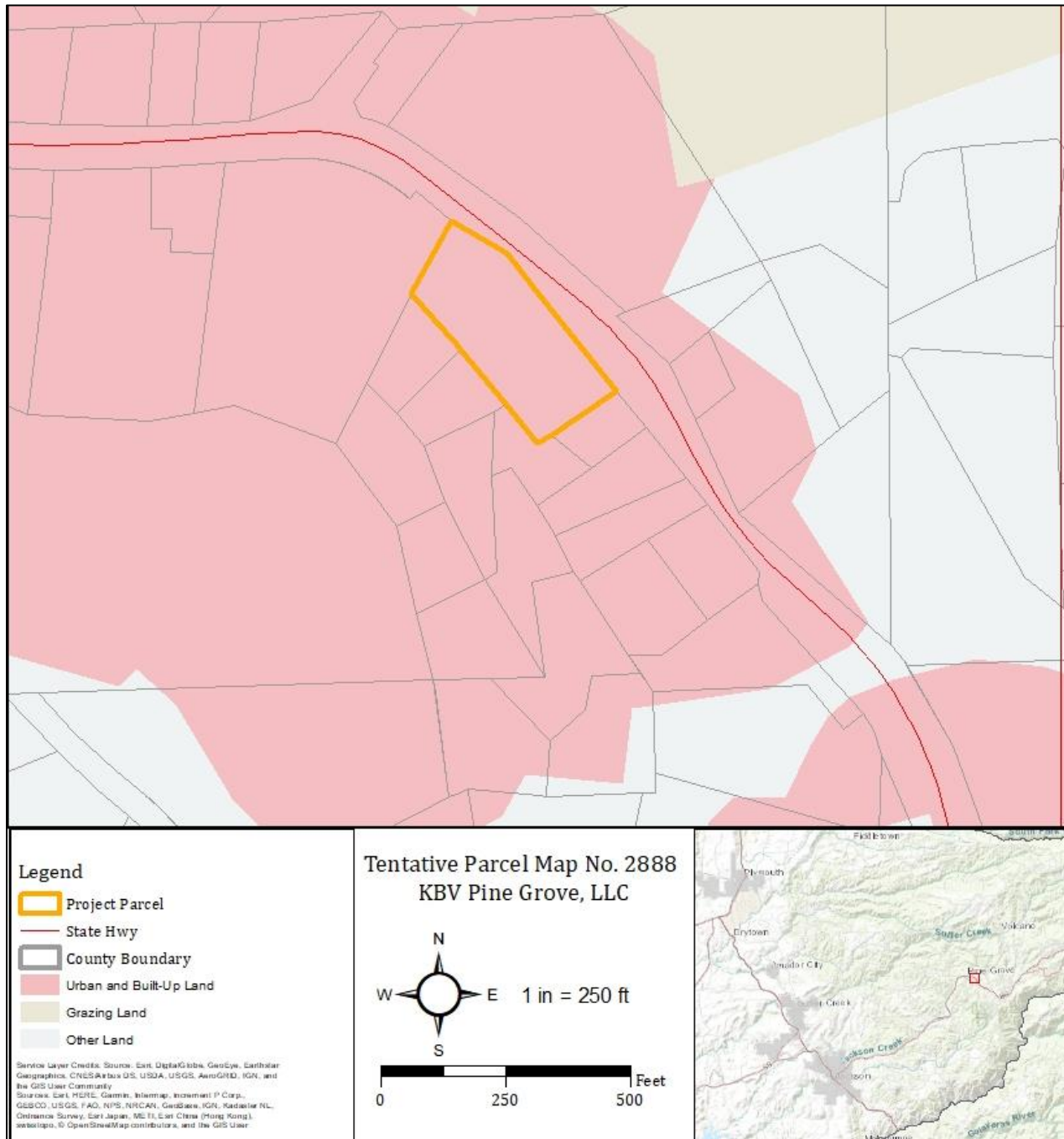
<p>Chapter 2. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as 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 type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in 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 type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>

Discussion/Conclusion/Mitigation:

- A. Farmland Conversion: The project site is located in close proximity to areas classified as Grazing Land, Urban and Built-Up Land, and Other land as determined by the USDA Department of Conservation (2016) and shown in *Figure 5*. The proposed uses included in this project do not detract from any agricultural uses of the property or of nearby properties, nor convert any agricultural areas to non-agricultural uses. The three USDA-designated land classifications listed above are not agricultural or farmland lands, therefore there is **no impact**.
- B. The project is not enrolled in any Williamson Act Contract under the California Land Conservation Act of 1965 nor are any adjacent properties. This property is not eligible for inclusion into a Williamson Act contract. There is **no impact** to agricultural uses or Williamson Act contracts.
- 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. This project does not introduce any additional use or impact that would introduce significant changes to nearby property uses. There is no significant impact to farmland or forest land through this project, therefore the impacts are **less than significant**.



Figure 5: Important Farmland Map (2016)



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.



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 checked="" type="checkbox"/>	<input 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 emissions due to the minor traffic to and from the property by visitors would not signify an increase over current traffic. Therefore there is **no impact**.
- B. The proposed project would not generate an increase in operational or long-term emissions nor result in significant population increase in the area as no new residences are proposed. 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 within the community of Pine Grove, with the nearest incorporated city of Jackson located approximately 8.8 miles southwest. The project site is approximately 1.84 acres with no changes of use or uses-by-right presented through the project, therefore there would be no significant increase the exposure of sensitive receptors to substantial pollutant concentrations. There would be a **less than significant impact** to sensitive receptors.
- D. The proposed project includes a split of commercial and heavy commercial parcels, which would not generate any significantly objectionable odors beyond that which is permitted under the existing zoning districts. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input 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 Projected Areas (MPAs) Areas of Special Biological Significance. CDFW identified California Essential Habitat Connectivity (CEHC) area classified as “More Permeable” and areas of “Connections with Implementation Flexibility” of Terrestrial Connectivity (ACE). Additionally, CDFW identified a riparian corridor within close proximity of the project site (Northern Sierra Nevada Foothills (NSNF)-CDFW). CDFW IPAC database identified potential habitat area for 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. **Mitigation Measure BIO-1** is implemented to reduce potential impacts to these species 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, Subsection: Upper Foothills Metamorphic Belt.



CNDDDB Bios- NLCD Land Cover (2011) identified areas of Developed Open Space, Developed Low Intensity, Developed Medium Intensity, Shrub/Scrub, Evergreen Forest, and Mixed Forest classifications within the project area. The California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants identified two plants found in Quad 038120 where the property is located, Ione Buckwheat (*Eriogonum apricum* var. *apricum*) and Irish Hill Buckwheat (*Eriogonum apricum* var. *prostratum*) which both are Ranked 1B.1 (Rare or endangered in CA and elsewhere, Seriously Endangered in CA) for CA Rare Plants, S1 (Critically Imperiled) State Rank, and G2T1 (Critically Imperiled, (species) Imperiled) Global rank. 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 no Federally Protected Wetlands subject to regulation under Section 404 of the Clean Water Act or other State/Federal statutes, according to the US Fish and Wildlife Service (IPAC, BIOS). Therefore, there is a **less than significant impact** to federally protected wetlands.
- E. Movement of Fish and Wildlife: There was one migratory bird species, the Rufous Hummingbird (*selasphorus rufus*) with potential habitat areas in the project site, identified by the US Fish and Wildlife Service (IPAC). This species is also listed on the USFWS Birds of Conservation Concern (BCC) list with ranges across of the Continental US. The Migratory Bird Treaty Act is a US Federal law protecting migratory birds necessitating **Mitigation Measure BIO-1**. 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 Ione Buckwheat (*Eriogonum apricum* var. *apricum*) or Irish Hill Buckwheat (*Eriogonum apricum* var. *prostratum*) is identified in the project site, methods shall implemented to avoid and/or compensate for impacts on the identified species. If necessary, Ione Buckwheat or Irish Hill Buckwheat 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.



Figure 6: California Native Plant Society Database Query

Plant List

2 matches found. Click on scientific name for details

Search Criteria

California Rare Plant Rank is one of [1A, 1B, 2A, 2B], FESA is one of [Endangered, Threatened], CESA is one of [Endangered, Threatened], Found in Amador County

[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
Eriogonum apricum var. apricum	lone buckwheat	Polygonaceae	perennial herb	Jul-Oct	1B.1	S1	G2T1
Eriogonum apricum var. prostratum	Irish Hill buckwheat	Polygonaceae	perennial herb	Jun-Jul	1B.1	S1	G2T1

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 25 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. This project is not located in an area designated by the Amador County 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), CA Office of Historic Preservation.



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 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. The project location has not been evaluated for liquefaction hazards or seismic landslide hazards by the California Geological Survey. The impact for faults or other geological hazards 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 any significant 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 two different soil types including Loamy Alluvial Land and Sites Very Rocky Loam (6-16% 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**.

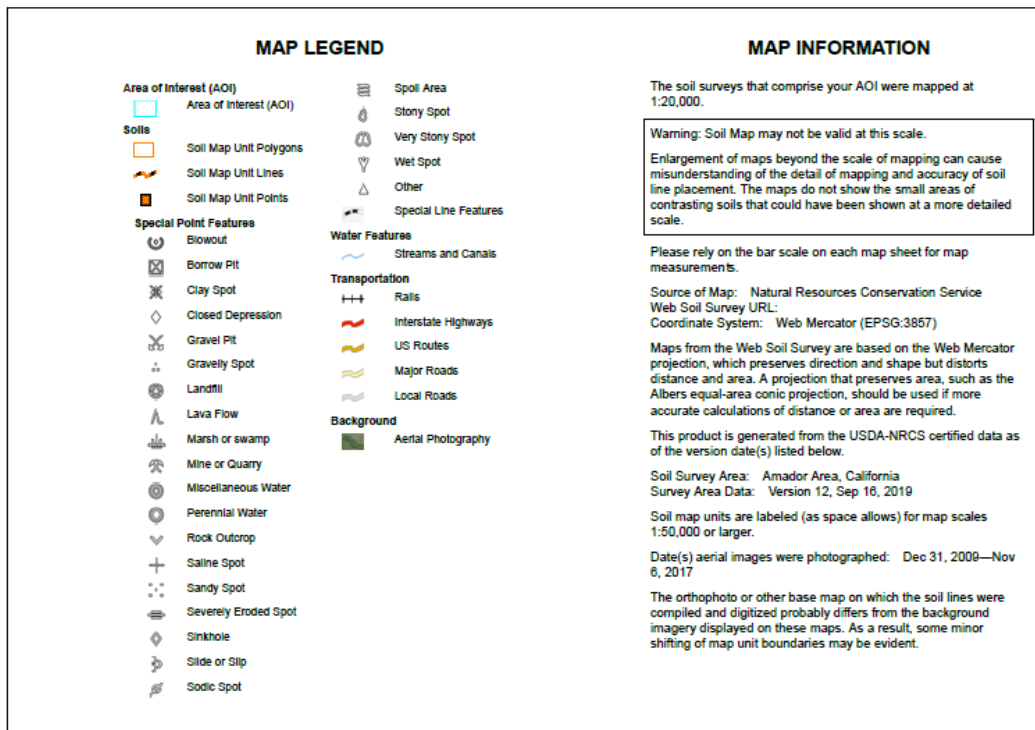
- E. **The proposed project would rely on an onsite wastewater system constructed under permit #___ in ___ and intended to serve a ___. ___ Mitigation Measure GEO-1.** Prior to activation of the Use Permit the applicant must submit a certification by a qualified consultant stating that the onsite wastewater 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 project site is previously disturbed with the majority of the site paved and developed. 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, National Cooperative Soil Survey, Amador County General Plan EIR, California Geologic Survey: Alquist-Priolo Earthquake Fault Zones Maps.

Figure 7: Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Lo	Loamy alluvial land	0.1	5.1%
SrC	Sites very rocky loam, 3 to 16 percent slopes	1.8	94.9%
Totals for Area of Interest		1.9	100.0%



Figure 7: Soil Map (cont.)





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. 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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. Pursuant to Government Code Section 65962.5, the project site was queried for past-to-current records regarding information collected, compiled, and updated by the Department of Toxic Substances Control and Secretary for Environmental Protection (EPA). The project site appears on the State Water Resources Control Board (SWRCB) GeoTracker, with recorded case file (#030055) for potential contamination dating back to September 28, 1998 however the case was closed as of August 13, 2018. The report is tied to 20080 Highway 88 in Pine Grove, CA 95685 (Location T0600500047 GeoTracker Id) which is located within the project boundary. The substances released/contaminant(s) of concern are gasoline and the potential media of concern is listed as “aquifer used for drinking water supply, other groundwater (uses other than drinking water), and soil. The affected watershed is Middle Sierra- Sutter Creek (532.40). The case for this site has been closed by the lead agency (Central Valley RWQCB (Region 5S)) and therefore there is no indication that there is any outstanding violation regarding the permitted underground fuel storage tanks.



According to the US EPA Facility Registry Service (FRS) the project site is in close proximity to A.T.I. Parts (EPA Registry Id: 110017968500) located at 20051 Highway 88, Pine Grove Volcano Rd., Pine Grove, CA 95685. A.T.I. Parts is a registered participant of the Used Oil Recycling System (UORS), managed by the California Waste Management Board (CIWMB). Neither the project site nor nearby locations appeared on the California EPA's Superfund Enterprise Management System (SEMS) database. The Department of Toxic Substances Control's EnviroStor database for cleanup sites and hazardous waste permitted facilities listed five facilities, the closest being the Pine Grove Transfer Station (EnviroStor Id: 03490006) located approximately 2,000 ft. northwest of the project site at Aqueduct Grove and Highway 88, and the Caltrans site (EnviroStor Id: 0316001) located along Highway 88 East of Pine Grove.

- 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 8.8 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 near to the project site. 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 Highway 88 in Pine Grove. 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 a lot split of commercial and heavy commercial property. No changes in use are proposed to accompany the lot split. The site is currently used for commercial use and the lot division is not projected to 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 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 of approximately 2,500 ft. 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 Highway 88 in the eastern region of the unincorporated community of Pine Grove. The subject parcel is currently utilized for commercial uses. Surrounding land uses consist of commercial use and residential properties, with the highway a dominant feature of the landscape and community. The proposed project would not divide an established community and is consistent with the General Plan’s Town Center (TC) land use designation of the Pine Grove Community. A **less than significant impact** would result.

- B The project presents the division of a split-zoned commercial parcel (C1/C2) parcel along the zoning designation boundary. The use-by-right and conditional uses under the property’s current zoning as “C1,” and “C2,” would not change and any conditional uses or other uses allowed with an approved use permit under the Zoning Designation of “C1,” or “C2,” parcels in County Code would continue to require the property owner/developer obtain a Use Permit from the County. The general plan designation of the project site is Town Center (TC) which is also consistent with the associated use of the property as well as the overarching development guidelines for the Pine Grove Community Area. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/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 Paleozoic marine sedimentary and metasedimentary rocks. (Pz). The California Geological Survey (CGS, 1987) defines the MRZ-2b^(h-3) in the Pine Grove area (Plate 2b) however relatively low historic yields and low mining activity characterize the area, therefore there has not been substantial mining activity in Pine Grove in recent years. The proposed project would not use or extract any mineral or energy resources and would not restrict access to known mineral resource areas. **A less than significant 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 commercial operations which take place on this property and produced a low-level of operational noise. Due to the preexisting conditions and uses-by-right permitted through the site's existing zoning designation, there would be no additional noise produced which would affect surrounding 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 existing site-conditions of the parcel, zoning setbacks, and surrounding context of the site ensure that future use of heavy equipment would have a **less than significant impact**.
- C The presented division of the property will not intrinsically introduce increased noise in addition to current operational noise. 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 8 miles away (Westover Field Airport, Martell). **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 small-scale commercial businesses. The proposed parcel split would not draw additional visitation as a product of this project. Any secondary 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 existing uses of the property would not change due to the land division, and no resident housing stock would be depleted through this project. 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 Pine Grove, approximately 1 mile west of the project site. Mutual aid agreements coordinate protection service between AFPD and Community 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 Sheriff station is located at 700 Court St., Jackson, which serves the unincorporated area of the County. 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 parcel split 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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. This project is consistent with the Pine Grove Road Improvement Plan, and Caltrans, Amador County Department of Transportation and Public Works, and other applicable transportation agencies have been included in circulation of this project, with comments included as part of Mitigation Measure TRA-1. Impacts would be less than significant with mitigation incorporated.**

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 lot split would not result change in the current level of traffic traveling into and out from the existing driveway. 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 as the project is located within on-half mile (.2 mi) of an existing bus stop along Highway 88, an existing high-quality transit corridor. There is **no impact** to the implementation of this project with respects to CEQA Guidelines §15064.3(b).

Mitigation Measures

TRA-1 Roadway and Encroachments: include "in an agreement or in deeds that the area between properties, used as a common ingress/egress be maintained by both properties. In the event that separate points of entry be established for the separate properties, property owner shall file for encroachment permits from Caltrans/Public Works.

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 any materials 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. 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. 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.

** AWA Comments (paraphrased)

1. Developer will be responsible to design and construct all on and off site improvements and deemed necessary, as well as all permits, licenses, fees, etc. and collection system
2. Currently shares one wastewater pump tank between three buildings, will need separate for each property according to Agency Septic Tank Pumped Systems (STEP) standards.
3. Existing three wastewater participation fees allotted to large parcel need split with one to tire shop and gas station. The other 2 will be for the shopping center. If more are needed, they'll need fees.



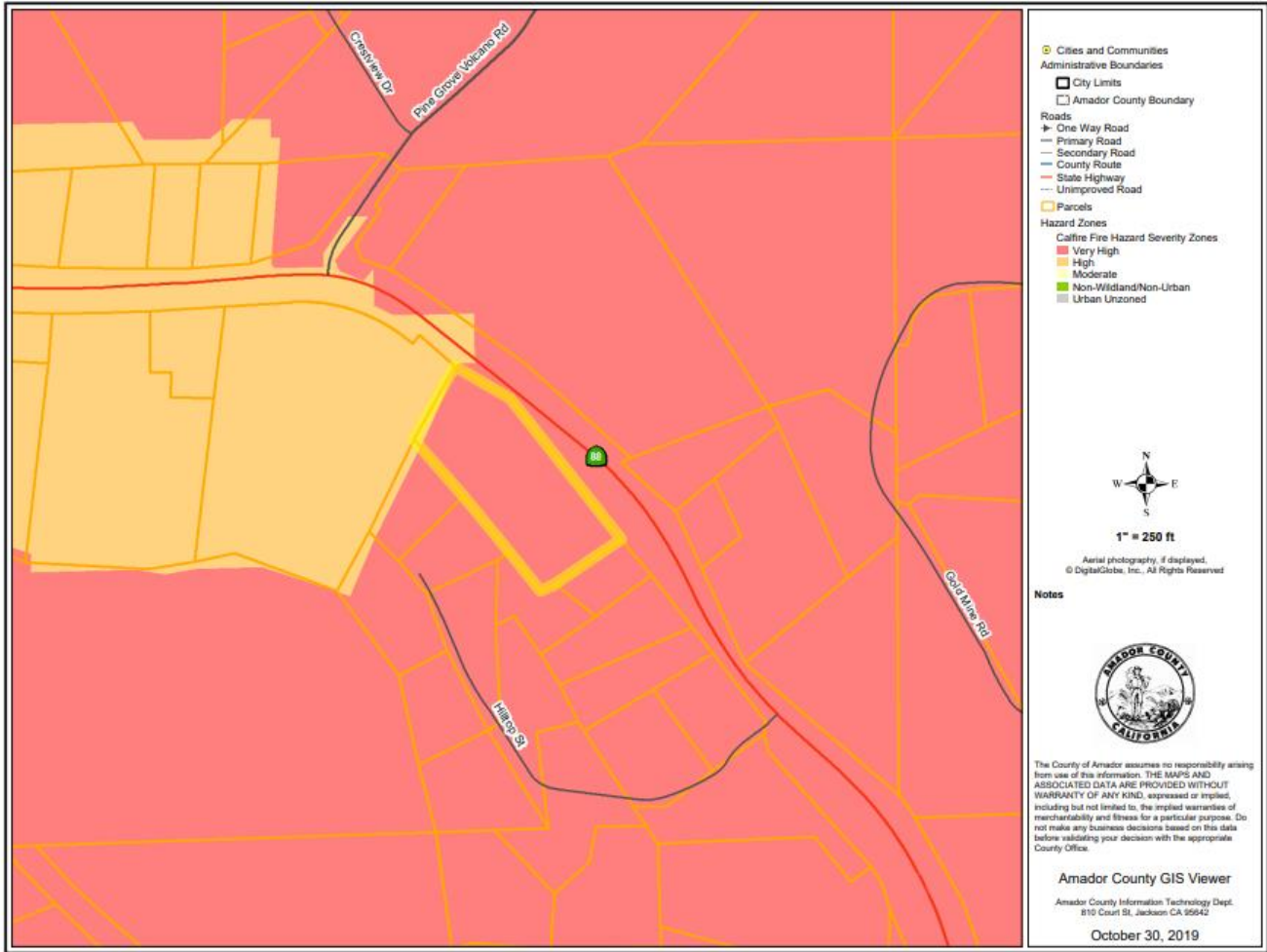
Chapter 20. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair 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 commercial or heavy commercial 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 a Very High Fire Risk Zone (*Figure 8: Calfire Fire Hazard Severity Zones*) 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 less than 1,500 ft. from the Amador Fire Protection District Station 114 in Pine Grove, 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**.



Figure 8: Calfire Fire Hazard Severity Zones



Source: Amador County Planning, Amador County Office of Emergency Services, 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** to 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 the division of a single Commercial/Heavy Commercial lot into two parcels. The existing uses presented in the context of the existing commercial operations on the property has a **less than significant impact** on existing aesthetics of the landscape, biological systems, and cultural resources of the site and the surrounding properties and there are no changes in use presented through this project.

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 with mitigations incorporated**. The 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 to increase opportunity for individuals to develop parts of the project area for residential and agricultural use. The proposed project is consistent with the Amador County General Plan. Mitigation measures address this increase in density 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. The proposed project for forseen potential to cause significant temporary and future impacts to the area by project-related impacts relating to the parcel split and allowed uses. Additionally due to the low-intensity nature of the project, absence of any presented changes in use, and existing and future conditions of the site and surrounding area as well as traffic along State Highway 88, 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.