

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: September 8, 2020**

ITEM 3 Request for Tentative Parcel Map No. 2893, proposing the division of a ±484 acre legal parcel into three parcels ±219 acres, ±190 acres, and ± 74 acres in size. The property is currently zoned AG, Exclusive Agriculture and has a General Plan land use designation of AG, Agricultural-General. The application includes a request for each proposed parcel to be enrolled in a separate California Land Conservation Act contract and simultaneously removed from Contract #412. (APNs: 005-240-007 and 005-250-004).

Applicant: Jess Family Trust, Representative: Connie Jess

Supervisorial District: 2

Location: 4459 and 4600 Jackson Valley Rd. Ione, CA 95640

- A. General Plan Designation:** AG, Agricultural-General
- B. Present Zoning:** AG, Exclusive Agriculture
- C. Acreage Involved:** 484 acres
- D. Description:** Proposed division of one legal parcel currently enrolled under Williamson Act contract #412 into three legal parcels with separate Williamson Act contracts.
- E. Prior Committee Review:** The Agricultural Advisory Committee reviewed the application on June 10, 2020 and found that the project is consistent with the terms of the California Land Conservation Act, subject to the ±75 acre parcel being connected to the Jackson Valley Irrigation District (JVID) water line and including at least 35 acres or irrigated pasture. On August 17, 2020, the Technical Advisory Committee (TAC) found the no technical objections to the Planning Commission adopting a Mitigated Negative Declaration as the appropriate document and approving the project subject to the findings, conditions, and mitigation measures included in the staff report.
- G. Planning Commission Action:** Following the public hearing, the Planning Commission shall make a recommendation on the environmental document for the project, a proposed Mitigated Negative Declaration. The Planning Condition may then approve or deny the project.
- H. Recommended Findings:** If the Planning Commission recommends approval of this project, the following findings are recommended for adoption:
 - 1. Given that Section 66474 of the California Subdivision Map Act requires a County to deny approval of a tentative map if it makes any of the following findings:
 - a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
 - b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
 - c. That the site is not physically suitable for the type of development.
 - d. That the site is not physically suitable for the proposed density of development.
 - e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
 - f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed
 - h. subdivision.
- 2. The above Findings (a) through (g) do not apply to Tentative Parcel Map 2893 in that:
 - a. The proposed map is consistent with the Amador County General Plan.
 - b. There are no proposed improvements of the proposed subdivision inconsistent with the General Plan and Amador County development standards.
 - c. The site is physically suitable for commercial development and is compatible with surrounding commercial and residential uses.
 - d. The site is appropriate for the specified density of development as provided in the Amador County General Plan.
 - e. The CEQA Initial Study for Tentative Parcel Map 2893 determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation
 - f. Measures and Conditions of Approval – see attached conditions/mitigation measures.
 - g. The CEQA Initial Study prepared for Tentative Parcel Map 2893 determined that no potentially serious health impacts were identified from the project.
 - h. No conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivision have been identified
 - i. The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any application regulations adopted by the State Board of Forestry and Fire protections pursuant to Sections 4290 and 4291 of the Public Resources Code.
 - j. Structural fire protection and suppression services will be available for the subdivision through any of the following entities:
 - 1. A county, city, special district, political subdivision of the state, or other entity organized solely to provide fire protection services that it monitored and funded by a county or other public entity; or
 - 2. The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.
 - k. To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.

DRAFT CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM

TENTATIVE PARCEL MAP 2893

APPLICANT: Jess Family Trust, Representative: Connie Jess
5001 Oak Meadow Court, Ione, CA 95642

PHONE: (209)274-4791

PROJECT LOCATION: 4459 and 4600 Jackson Valley Rd., Ione, CA 95665 (APN: 005-240-007, 005-250-004)

PROJECT DESCRIPTION: Tentative Parcel Map No. 2893, proposing the division of a ±484 acre legal parcel into three parcels ±219 acres, ±190 acres, and ± 74 acres in size. The property is currently zoned AG, Exclusive Agriculture and has a General Plan land use designation of AG, Agricultural-General. The application includes a request for each proposed parcel to be enrolled in a separate CLCA Contract and simultaneously removed from Contract #412. (APNs: 005-240-007 and 005-250-004)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

PLANNING COMMISSION APPROVAL DATE:

NOTICE OF DETERMINATION DATE:

IMPORTANT NOTES:

NOTE A: It is suggested the project applicant contact the Environmental Health, Public Works, and Planning Departments and any other agencies involved prior to commencing these requirements. Improvement work shall not begin prior to the review and submission of the plans and the issuance of any applicable permits by the responsible County Department(s). The Inspector must have a minimum of 48 hours' notice prior to the start of any construction.

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

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1. **FISH AND GAME FEES:** *No permits shall be issued, fees paid, or activity commence, as they relate to this project, until such time as the Permittee has provided the Planning Department with the Department of Fish and Game Filing Fee for a Notice of Determination or a Certificate of Fee Exemption from Fish and Game.* THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
 2. Prepare and submit Parcel Map. The preparation and submission of a Public Report is required prior to recording. THE SURVEYOR'S OFFICE SHALL MONITOR THIS REQUIREMENT.
 3. Submit Preliminary Title Report as evidence of ownership with the parcel map check package. An updated Parcel Map Guarantee must accompany the map at the time of recording. THE SURVEYOR'S OFFICE SHALL MONITOR THIS REQUIREMENT.
 4. A Registered Civil Engineer or Licensed Land Surveyor must survey all parcels. Monuments are to be set, reset, or verified (if existing) according to County Standards. THE SURVEYOR'S OFFICE SHALL MONITOR THIS REQUIREMENT.
 5. Pursuant to Section 66463.1 of the Government Code (Subdivision Map Act) multiple Parcel Map(s) may be filed prior to the expiration of the tentative map. Any multiple Parcel Map(s) so filed shall be reviewed as to submittal to the Board of Supervisors for Parcel Map approval. The shape and size and development of any single unit or multiple units will be subject to Public Works Agency and Environmental Health Department review of traffic circulation and sewage disposal. THE SURVEYOR'S OFFICE, TRANSPORTATION

AND PUBLIC WORKS DEPARTMENT, AND ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

SOILS:

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

EASEMENTS:

7. Prior to recordation of any Parcel Map, provide easements as required for utilities by County Code Section 17.28.030. THE SURVEYOR'S OFFICE SHALL MONITOR THIS CONDITION.
8. Prior to recordation, subdivider shall offer to dedicate access roads for Road and Utility Easements. THE SURVEYOR'S OFFICE SHALL MONITOR THIS CONDITION.

TAXES:

9. All current and delinquent taxes must be paid. Security, in the form of a cash deposit, must be posted for estimated taxes, and special assessment collected as taxes, which are a lien against the subject property, but which are not yet payable. The Tax Collector shall draw upon this cash deposit to pay the taxes, and special assessments collected as taxes when they become payable. When all current and/or delinquent taxes have been paid, and any required security has been posted with the County Tax Collector, the Tax Collector will submit a letter to the County Surveyor's Office stating that this condition has been satisfied. (Note: Please refer to Amador County Code Sections 17.72.120, 17.72.130 and 17.72.140 {amended May 15, 2007}, and Government Code Sections 66492 and 66493). THE SURVEYOR'S OFFICE SHALL MONITOR THIS CONDITION.

PUBLIC REPORT:

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

PUBLIC WORKS FEES:

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

WATER SUPPLY:

12. Applicant must submit a formal "will serve" commitment from an approved public entity for water service prior to final map recordation. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION

BUILDING PERMITS

13. The permittee shall acquire all necessary building permits for all facilities and any other related equipment. Construction and location shall be substantially the same as submitted plans and as stated in the approved project description. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.

WASTE DISPOSAL

14. Prior to activation of the Use Permit, the applicant must submit a will serve statement stating that the current solid waste disposal service is sufficient to serve the intended use. THE WASTE MANAGEMENT DEPARTMENT SHALL MONITOR THIS CONDITION.

WILLIAMSON ACT

15. CLCA Contracts (Williamson Act): The property owner shall enroll all resultant parcels in individual CLCA (Williamson Act) Contracts and meet any required conditions to qualify, prior to final map recordation. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

MITIGATION

16. Special Status Species (BIO-1): Special-status plant and animal species should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individuals to a preservation area, or other actions, subject to the approval of CDFW or USFWS. In the event that any of the endangered, threatened, or special-status plant or animal species identified in the CEQA Initial Study for this project are discovered in the project area, all construction and ground-disturbing activity will be halted immediately. The property owner will then contact the US Department of Fish and Wildlife and Amador County Planning Department to establish additional mitigations according to industry-standard best management practices (BMPs) to mitigate for impacts to these species. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
17. Ground Disturbance Timing for Nesting Birds (BIO-2): 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 in consultation with the California Department of Fish and Wildlife and shall be demarcated with bright orange construction fencing. Any vegetation clearing should be schedule outside of the avian nesting season (February 1 through August 31) or survey should be conducted immediately prior to vegetation removal. If active nests are found, vegetation removal should be delayed until the young fledge. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding or nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for ground disturbing activities occurring between September 2 and January 31. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
18. Special-Status Species Plants- (BIO-3): Special-status plant populations should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individual plants to preservation area, or other actions, subject to the approval of CDFW, USFWS, or CNPS. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
19. Plant Survey (BIO-4): Prior to any construction activity, a biological and/or rare plant survey shall be conducted to determine if there are any special-status plants within the project area and which may potentially be disturbed. If special-status species are identified, avoidance zones may be established around plant populations to clearly demarcate areas for avoidance. Where avoidance is infeasible, and the plant subject to removal or potential damage from construction, the project applicant shall develop and implement a mitigation plan pursuant to State and Federal regulation. The mitigation plan shall provide for no net loss of habitat and shall include, but is not limited to, relocation of the affected plants, replanting, and monitoring

of relocated and planted specimens, or any other BMPs or conservation practices established by CDFW or USFWS. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

20. Riparian and Wetland Conservation (BIO-5): Compete avoidance of wetlands is conservatively recommended to ensure compliance with wetland laws. Site development shall implement erosion control plans, and best management practices (BMPs) that prevent the discharge of sediment into nearby drainage channels and wetlands. To the extent feasible, any intermittent creeks within the project vicinity shall be preserved, with a 50-foot buffer, limited to construction on either side of the creek. This buffer should be 50 feet in width on each side of the creek as measured from the edge of US Army Corps of Engineers jurisdiction. This mitigation measure shall not apply where it conflicts with hazardous site remediation required by orders from the Central Valley Regional Water Quality Control Board. If complete avoidance of potential jurisdictional Waters of the U.S. or wetlands is not practicable, a wetland delineation should be prepared and submitted to USACE for verification in order to determine the jurisdictional or non-jurisdictional nature of the seasonal wetlands and man-made drainage ditches, consistent with Section 1602 of the Fish and Game Code. If jurisdictional areas will be impacted, wetland permits/and or certification should be obtained from USACE, CDFW, and the RWQCB prior to placement of any fill (e.g., a culvert, fill slope, rock) within potential Waters of the U.S. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
21. Historic and Cultural Resources (CULTR-1) (CULTR-2): In the event the permittee encounters any historic, archaeological, paleontological, or tribal resource (such as chipped or ground stone, fossil-bearing rock, large quantities of shell, historic debris, building foundations, or human bone) during any construction undertaken to comply with these Use Permit conditions, permittee shall stop work immediately within a 100 ft. radius of the find and retain the services of a qualified professional for the purpose of recording, protecting, or curating the discovery as appropriate. The qualified professional shall be required to submit to the Planning Department a written report concerning the importance of the resource and the need to preserve the resource or otherwise reduce impacts of the project. The permittee shall notify the Amador County Planning Department of the find and provide proof to the Planning Department that any/all recommendations and requirements of the qualified professional have been complied with. Additionally in the case that human remains are discovered on site, the following steps must be taken in accordance with Amador County FEIR Mitigation Measure 4.5-15 Cultural Resources, per Section 7050.5 of the California Health and Safety Code, The Amador County coroner shall, within two working days:
- i. Determine if an investigation of cause of death is required;
 - ii. Determine if the remains are most likely that of Native American origin, and if so suspected, the coroner shall notify the California Native American Heritage Commission (NAHC) within 24 hours of making his or her determination.
 - iii. The descendants of the deceased Native Americans shall make a recommendation to the operator/ permittee for the means of handling the remains and any associated grave goods as provided in Public Resources Code (PRC) Section 5097.98.
 - iv. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.
 - v. The descendants may, with the permission of the landowner or their representative, inspect the site of the discovered Native American remains and may recommend possible treatment or disposition within 24 hours of their notification.
 - vi. Whenever the NAHC is unable to identify a descendent, or the descendent identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendent and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

22. Archeologist Recommendations Regarding Historical Resources (CULTR-3): Any significant resources under CEQA should be avoided if and when the parcel(s) is/are sold and a building permit issued for residences or outbuildings. Significant resources under CEQA and referenced in the accompanying Cultural Resources

Report for this project shall be stabilized to prevent further deterioration as recommended by Historic Resource Associates. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

23. Sewage Disposal (GEO-1): Prior to recordation of any final map, the subdivider shall demonstrate compliance with Amador County Code Sections 14.12.130 by retaining the services of a qualified consultant to complete the following:
1. Perform soil profile testing in the sewage disposal site for each proposed parcel created by that map.
 2. Perform percolation testing in the sewage disposal site for each proposed parcel created by that map.
 3. Unless waived by the Environmental Health Department, perform wet weather testing in the proposed sewage disposal site for each proposed parcel created by that map.
 4. Submit a report to the Environmental Health Department for review and approval which includes a plot plan for each proposed parcel created by that map locating and dimensioning the proposed sewage disposal site, soil profile logs, percolation test results, and wet weather testing results. The plot plans shall show the designated disposal site polygon(s) including dimensions and at least one tie to a property corner pin, the locations of pertinent field testing, any existing or proposed wells within 200 feet of the disposal site, and any waterways within 100 feet of the disposal site. If the disposal site does not comply with the criteria for conventional sewage disposal, the applicant shall demonstrate compliance by including a conceptual disposal system design prepared by a qualified consultant, suitable to support a three-bedroom home and 100% replacement area. The conceptual design must include, at a minimum, a typical cross section, a foot print or layout of the disposal system, topography in the disposal site, and required dimensions per bedroom.

THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

24. Flood Zone Mitigation (HYD-1): Future development in the portions of the project site with Flood Zone A shall be required to submit a Flood Elevation Study/Flood Study prior to obtaining any permits for structures or uses potentially impacted by flooding. The Flood Study shall be conducted by a licensed professional prior to issuance of any building permits for structures or property which would be potentially damaged by flood or expose property or people to increased risk from floods. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
25. Grading Permits (HYD-2): Prior to the issuance of permits for site-specific development, drainage and grading permits shall be prepared by a licensed civil engineer and submitted to the Amador County Building Department for approval. Drainage plans shall demonstrate that new development would not increase peak storm flows and that adequate capacity exists downstream to accommodate increased stormwater volume. All site-specific development shall implement appropriate stormwater runoff best management practices (BMPs) and design features to protect receiving water quality consistent with Amador County standards, and any required National Pollution Discharge Elimination System (NPDES) permits administered by the State Water Resources Control Board (SWRCB) must be obtained prior to project execution. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
26. Fire Protection Services (PUB-1): To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640 (County Code 17.14.020)4, the developer shall participate in the annexation to the County's Community Facilities District No. 2006-1 (Fire Protection Services), including execution of a "waiver and consent" to the expedited election procedure, the successful completion of a landowner-vote election authorizing an annual special tax for fire protection services, to be levied on the subject property by means of the County's secured property tax roll, and payment of the County's cost in conducting the procedure. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS MITIGATION.

- 27. Access (TRA-1): Each proposed parcel must obtain and maintain a primary access onto a County road and obtain all necessary encroachment permits (Chapter 12.10) and grading permits (Chapter 15.40). THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THIS CONDITION.
- 28. Fire and Life Safety (TRA-2): The project applicant/permittee shall comply with Chapter 15.30 Fire and Life Safety Ordinance. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
- 29. Irrigation Improvements (UTL-1): Prior to recordation of the final map, property owner must obtain separate California Land Conservation Act (CLCA) (Williamson Act) Preserves for the resultant parcels. As a condition of approval for the 75-acre parcel to be included under the Williamson Act, a minimum of 35 acres of irrigation improvements must be obtained to qualify under CLCA. Project applicant shall submit a will-serve or similar sufficient documentation of proof of service of irrigation improvements for 35 acres by a qualified water service provider prior to final map recordation. THE PLANNING DEPARTMENT AND ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

Chairperson
Amador County Planning Commission

Date

Applicant

Date

- | | |
|--|--|
| (1) Applicant | (6) Waste Management Department |
| (2) Amador Air District | (7) Amador Fire Protection District |
| (3) Building Department | (8) CA Department of Fish and Wildlife |
| (4) Environmental Health Department | (9) Planning Department |
| (5) Transportation and Public Works Department | |

PUBLIC REVIEW DRAFT
CEQA INITIAL STUDY

Parcel Map No. 2893 Jess
APNs: 005-240-007, 005-250-004

August 2020

Prepared by:

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Amador County Planning Department

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Table of Contents

PROJECT DESCRIPTION.....	3
EVALUATION OF ENVIRONMENTAL IMPACTS PER CEQA:	6
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:.....	7
DETERMINATION: (To be completed by the Lead Agency)	7
Figure A: Tentative Parcel Map No. 2893 Jess	8
Figure B: Context Map.....	9
Figure C: Site Map- Aerial.....	10
Figure D: Zoning Designation	11
Figure E: General Plan Designation.....	12
Chapter 1. AESTHETICS.....	13
Chapter 2. AGRICULTURE AND FOREST RESOURCES.....	14
Figure 2a: CA USDA Important Farmland Map (2016)	16
Chapter 3. AIR QUALITY.....	17
Chapter 4. BIOLOGICAL RESOURCES.....	18
Figure 4a: Migratory Birds List (IPAC 2020)	20
Figure 4b: California Native Plant Society Database Query	21
Figure 4c: CNDDDB BIOS Species List.....	21
Figure 4d: US Fish and Wildlife Service, National Wetlands Inventory	22
Chapter 5. CULTURAL RESOURCES	24
Chapter 6. ENERGY.....	26
Chapter 7. GEOLOGY AND SOILS.....	27
Figure 7a: Soil Map Unit Legend.....	29
Figure 7b: Soil Map Legend	29
Figure 7c: Soil Map.....	30
Chapter 8. GREENHOUSE GAS EMISSIONS	31
Chapter 9. HAZARDS AND HAZARDOUS MATERIALS.....	32
Chapter 10. HYDROLOGY AND WATER QUALITY.....	34
Figure 10a: FEMA Rate Maps (2016 data)	36
Chapter 11. LAND USE AND PLANNING.....	37
Chapter 12. MINERAL RESOURCES.....	38
Chapter 13. NOISE.....	39
Chapter 14. POPULATION AND HOUSING.....	40
Chapter 15. PUBLIC SERVICES	41
Chapter 16. RECREATION.....	42



Chapter 17. TRANSPORTATION / TRAFFIC.....43

Chapter 18. TRIBAL CULTURAL RESOURCES.....45

Chapter 19. UTILITIES AND SERVICE SYSTEMS.....47

Chapter 20. WILDFIRE49

 Figure 20a: Calfire Fire Hazard Severity Zones.....50

Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE.....51



Project Overview

Project Title: Tentative Parcel Map 2893 Jess

Project Location: 4459 and 4600 Jackson Valley Rd.
Buena Vista, CA (Amador County)
APN(s): 005-240-007 and 005-250-004

Project Sponsor's Name and Address: Connie Jess
5001 Oak Meadow Ct. Ione, CA 95640

Current General Plan Designation(s): AG, Agricultural-General

Current Zoning(s): AG, Exclusive Agriculture

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

Date Prepared: July, 2020

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

PROJECT DESCRIPTION

Purpose and Need:

Tentative Parcel Map 2893 Jess proposes the division of a single legal parcel ±484 acres, into three legal parcels ±219 acres, ±190 acres, and ±75 acres, respectively. The existing single legal parcel has APNs 005-240-007 and 005-250-004 and is currently enrolled under Contract #412. Jackson Valley Rd. is proposed as the primary access to proposed parcels 1 and 2, and Curran Rd. as the primary access to Parcel 3. Proposed parcel configuration is shown in *Figure A: Tentative Parcel Map No. 2893*.

This application includes the request to establish three separate agricultural preserves per the requirements of the California Land Conservation (Williamson) Act. Proposed uses consist of dry land pasture, irrigate pasture, and irrigated cropland in addition to the residential development allowed by the property's AG, Exclusive Agriculture zoning district. With recordation of the final map and establishment of the proposed three new contracts, the resulting parcels will be simultaneously removed from Contract #412. The Agricultural Advisory Committee reviewed the application for the establishment of the new preserve(s) reflecting the parcel split, and recommended approval of the establishment of the three new contracts upon approval of the final map, with the conditions that Parcel 3 be shown to invest in agricultural improvements through connections with Jackson Valley Irrigation District service in order to establish irrigation to a minimum of 35 acres in to qualify under the Williamson Act.



Project Location

This project site is located off of the major collector of Jackson Valley Rd.(county-maintained) at 4459 and 4600 Jackson Valley Rd., in Buena Vista Rd., Ione, CA 95640 approximately 2.5 miles southeast of the City of Ione. The southern portion of the project site is accessible off of Curran Rd. (county-maintained) as well. The property is entirely in the unincorporated County and located approximately 1 mile west of the intersection of Jackson Valley Rd. and Buena Vista Rd., a central hub for the unincorporated community of Buena Vista.

Site Characteristics

The project site is one legal parcel split between two APNs and bisected by Jackson Valley Rd. Physical characteristics of the project site include small areas of rolling hills and a central portion lying within the FEMA 100-year flood plain, as shown in Figure A. There is one (1) Single-family Dwelling (SFD) and three agricultural buildings which are located entirely within the proposed Parcel 2. There are no known cultural, historical, or scenic aspects on the project site, nor are there any known mine shafts, tunnels, air shafts, or open hazardous excavations on the project site.

Land Use

The land use will not change as a result of this project. The current land use for the property is residential, agricultural, and cattle. Proposed Parcel 1 includes ±68 acres of dry land pasture, ±85 acres of irrigated pasture, and ±37 acres of crop land/pasture, currently utilized for grazing land and hay production. Proposed Parcel 2 includes ±15 acres allocated to the Ranch Headquarters (SFD), and the remainder irrigated pasture, allocated to grazing land, hay, and other crop production. Parcel 2 also includes the three (3) agricultural buildings. Proposed Parcel 3 includes ±40 acres of dry land pasture, and ±35 acres proposed irrigated pasture. The Agricultural Advisory Committee included irrigation of 35 acres as a condition of approval for the amended California Land Conservation (Williamson) Act Contract for Proposed Parcel 3. As the project includes enrolling in the Williamson Act, there is no increased potential for additional residential development (density) due to the density restriction/allowance of 1 dwelling per 40 acres enrolled in the contract, regardless of number of parcels. It is not reasonably foreseeable that the parcels would be withdrawn from the contract due to the minimum

Surrounding Land Uses

Surrounding property uses include residential, agricultural, irrigated pasture, and open grazing land. The nearest community is Buena Vista, approximately a mile to the east. The nearest city is Ione, located approximately 2.5 miles north of the property.

Access and Transport

Proposed Parcels 1 and 2 would have primary access off of Jackson Valley Rd. (County-maintained). Proposed Parcel 3 would have primary access off of Curran Rd. (County-maintained), or alternatively a private easement across proposed Parcel 2. Traffic would not significantly change through this project as due to the density restriction/allowance of 1 SFD/40 acres enrolled in the Williamson Act. Transportation would include residential traffic, and agricultural-related transportation including transport of agriculture products.

Purpose of the Initial Study

Amador County (County) is processing an application for Tentative Parcel Map 2893 Jess with Williamson Act Contract Applications for three separate contracts for the three resulting parcels. This Initial Study

Lead Agency

The lead agency is the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect upon the environment. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers, such



as a city or county, rather than an agency with a single or limited purpose.” Amador County is the lead agency for the proposed project, TPM 2893 and accompanying Williamson Act Contracts.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF MITIGATED MND/MMRP

The Initial Study (IS) will analyze a broad range of potential environmental impacts associated with the proposed project. Information will be drawn from the Amador County General Plan, technical information provided by the applicant to date, and any other reputable information pertinent to the project area. This information includes existing Environmental Laws and Executive Orders, Coordination with other agencies and authorities. In the case that no immitigable, significant impacts are identified through the IS, a Mitigated Negative Declaration (MND) will be filed pursuant to CEQA requirements. Mitigation measures proposed serve to aid in the avoidance, minimization, rectification, reduction or elimination of impacts.

In the case that through the Environmental Assessment/Initial Study, it is determined that there will be significant, immitigable impacts, an Environmental Impact Report (EIR) may be required prior to project approval. Consistent with CEQA and the requirements of Amador County, each environmental chapter will include an introduction, technical approach, environmental setting, regulatory setting, standards of significance, identification of environmental impacts, the development of mitigation measures and monitoring strategies, cumulative impacts and mitigation measures, and level of significance after mitigation measures.



EVALUATION OF ENVIRONMENTAL IMPACTS PER CEQA:

- 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.



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

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

Signature – Name

Date



Figure A: Tentative Parcel Map No. 2893 Jess

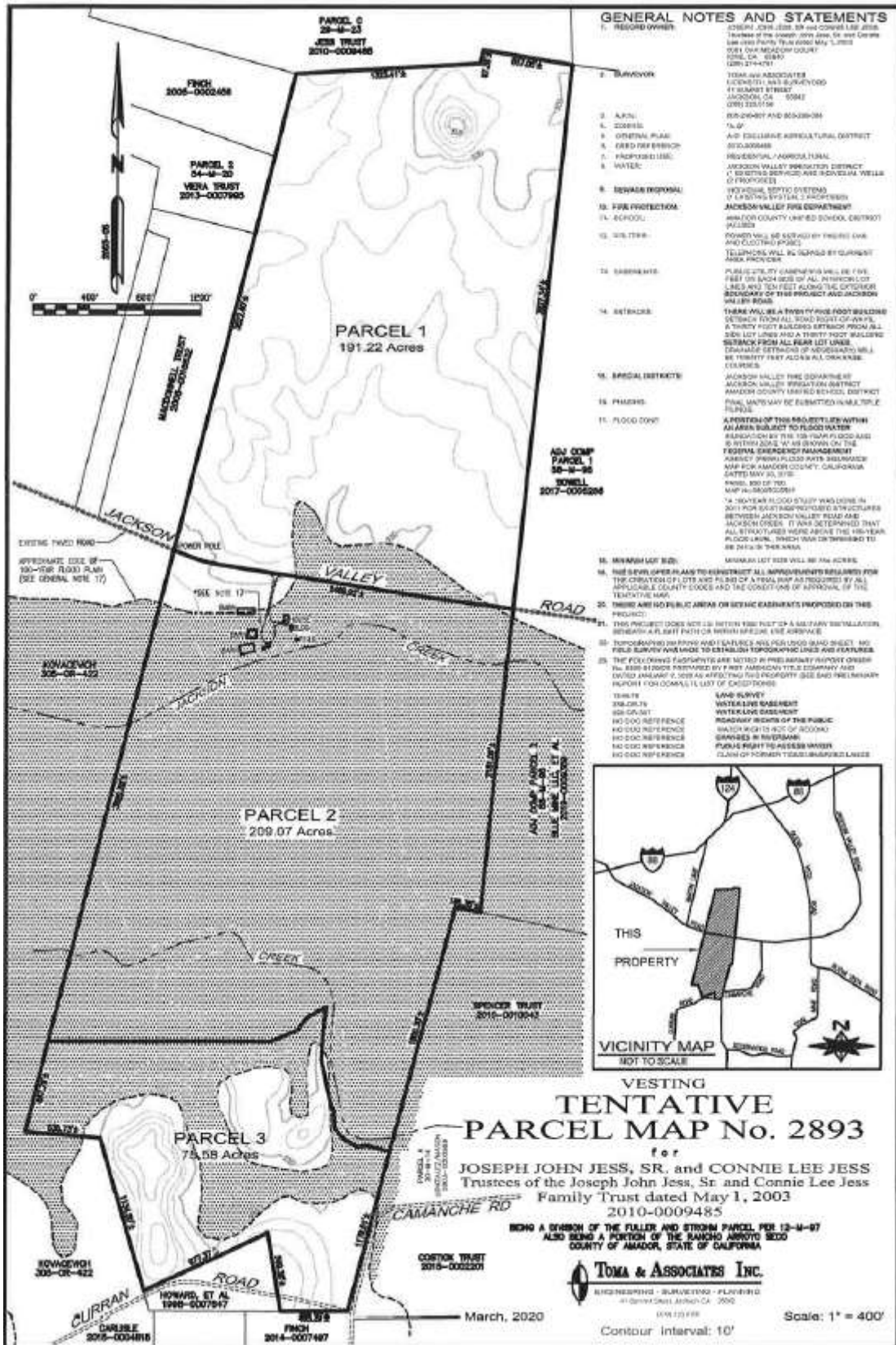




Figure B: Context Map

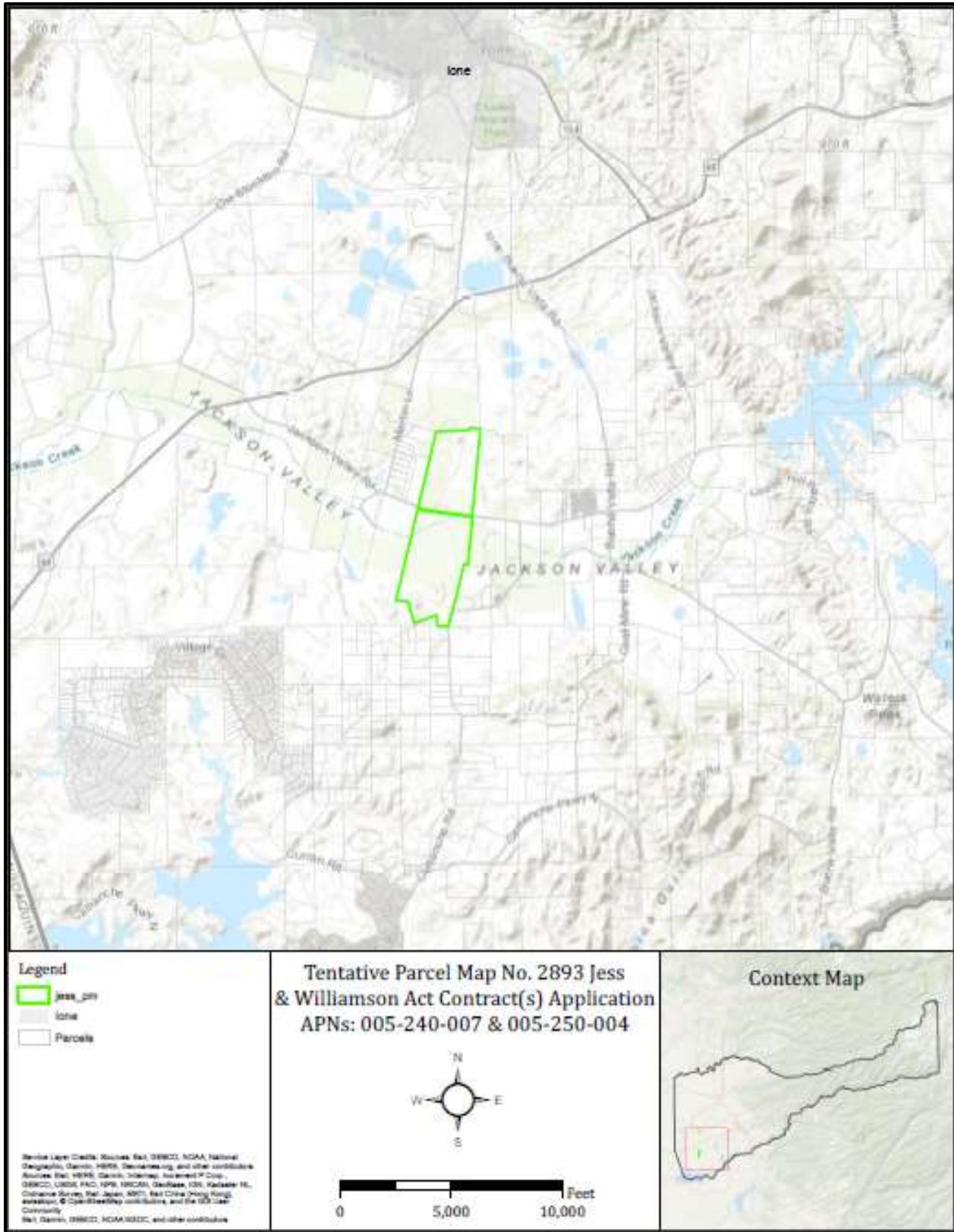




Figure C: Site Map- Aerial

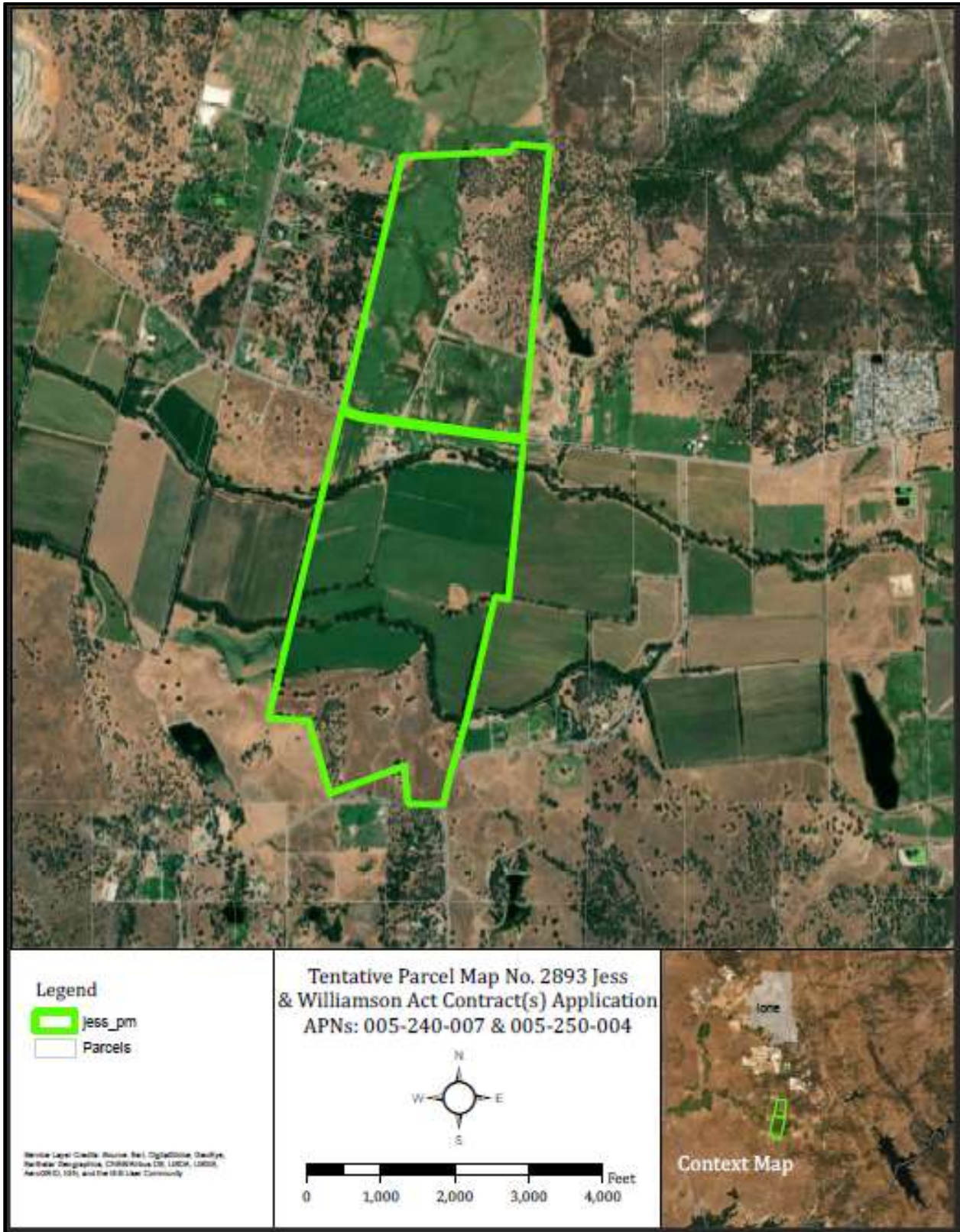
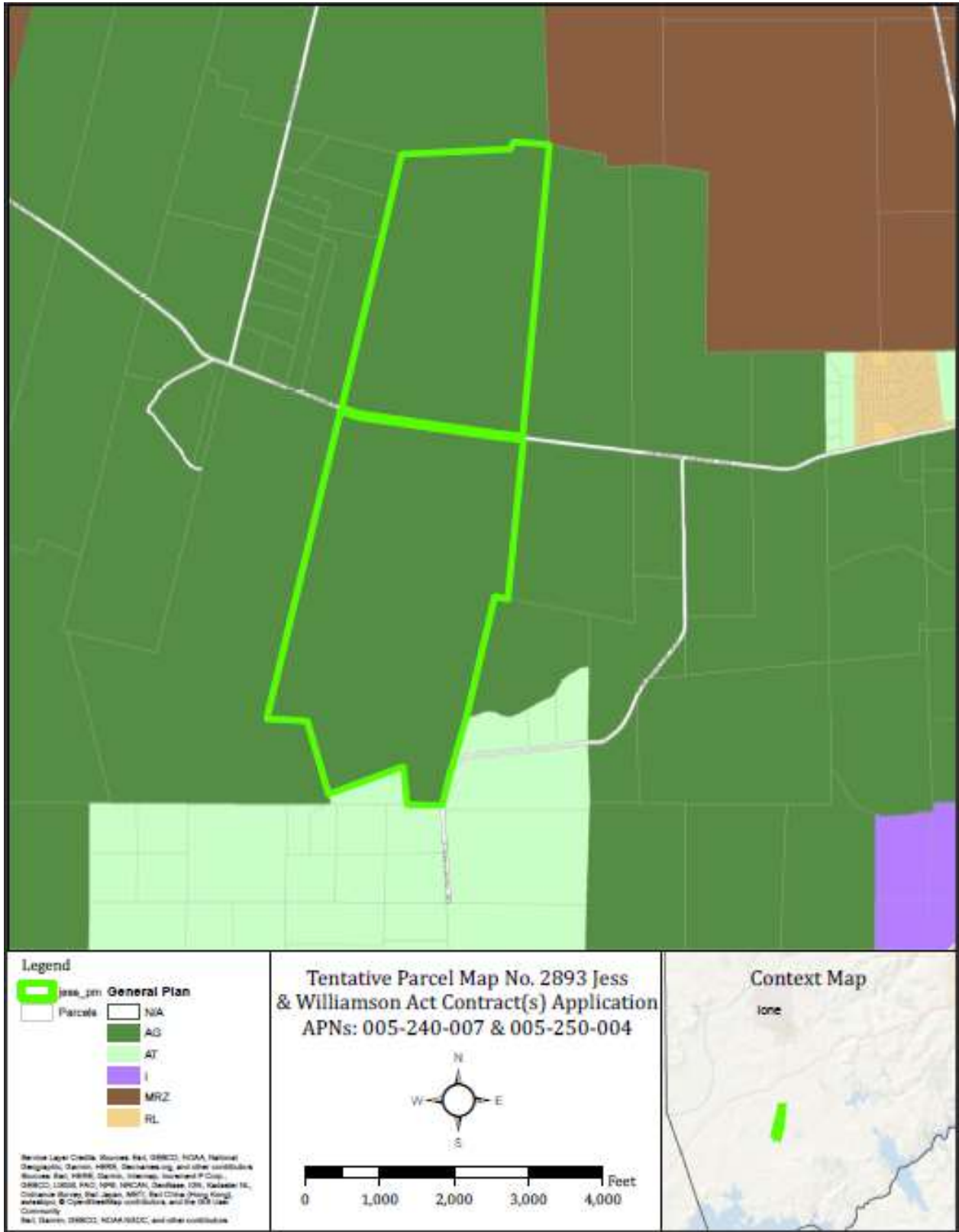




Figure E: General Plan Designation





Chapter 1. AESTHETICS

Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). Would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. 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 scenic highway is Highway 88 east of the Dew Drop Ranger Station to the Alpine County Line as designated 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. Highway 49 is candidate scenic highway, however there is no frontage of this property along highway 49. There is **no impact**.
- 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. 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 there is **no impact**.
- D. Existing sources of light are from agricultural operations and the disparate residential developments. As there is a residential density limit of one SFD per 40 acres which is not proposed to change through this project, there is **no impact**.

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



Chapter 2. AGRICULTURE AND FOREST RESOURCES

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

Discussion/Conclusion/Mitigation:

- A. Farmland Conversion: The project site is occupied by areas classified as Grazing Land, Farmland of Local Importance, and Prime Farmland as determined by the USDA Department of Conservation (2016) and shown in *Figure 5*. There are no proposed changes in use nor does the presented project detract from any existing 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 determined as important agricultural resources however as the proposed project would not introduce any incompatible uses or detrimental effects to the agricultural resources on site. **Mitigation Measure AGR-1** requires the property owner enroll each resultant parcel under a separate California Land Conservation Act (CLCA) (Williamson Act) Contract prior to final map recordation. Division of the existing parcel does not support or significantly detract from the associated agricultural utilization of the property, therefore there is a **less than significant impact with mitigation incorporated**.
- B. The property is currently enrolled under California Land Conservation (Williamson) Act Contract #412. The project proposes three new Contracts with the simultaneous removal of the proposed resulting parcels from



Contract #412. Following the Amador County Agricultural Advisory Committee review of the proposed project application, each parcel proposed through the Tentative Parcel Map would independently qualify under the California Land Conservation Act and Government Code 51238.1. Qualification of Proposed Parcel 3 would include additional conditioning of irrigation improvement of at least 35 acres in collaboration with the water service provider, Jackson Valley Irrigation District (JVID). Division of the property and separation into separate Contracts could increase potential of individual sale of the resulting parcels, which would be separately able to file for nonrenewal. However, this outcome is not reasonably foreseeable for the sake of considering potential environmental impacts under CEQA for the proposed Tentative Parcel Map. **Mitigation Measure AGR-1** includes the aforementioned requirements, therefore is a **less than significant impact** to agricultural uses or Williamson Act contracts.

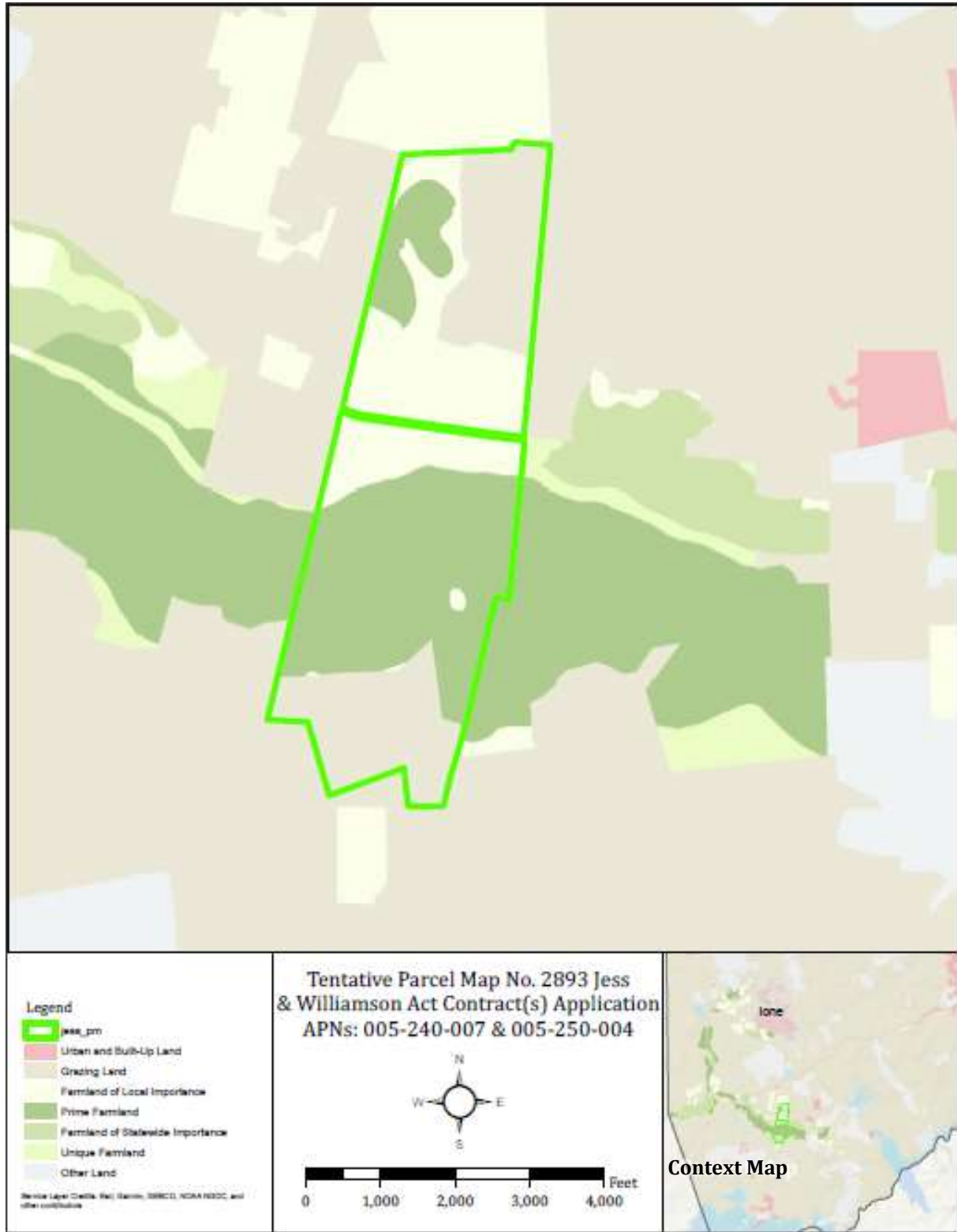
- C. The area is not zoned for forest land or timberland nor utilized for forest land or timber production, therefore there is **no impact**.
- D. The area is not considered forest land, or zoned as forest land or timberland, therefore there is **no impact**.
- E. This project does not introduce any additional use or impact that would introduce significant changes to nearby property uses with the implementation of **Mitigation Measure AGR-1**. There is a **less than significant impact with mitigation incorporated** to farmland or forest land through this project.

Mitigation Measure

AGR-1 CLCA Contracts: The property owner shall enroll all resultant parcels in individual CLCA (Williamson Act) Contracts and meet any required conditions to qualify, prior to final map recordation.



Figure 2a: CA USDA 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.



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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (example: Odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. The project site is within the jurisdiction of the Amador Air District. Amador Air District is responsible for attaining and maintaining compliance with the NAAQS and CAAQS in the Mountain Counties Air Basin (MCAB) through the regulation of pollution emissions from stationary and industrial sources. As there is no proposed change in use through this tentative map, there is **no impact** to implementation of any applicable air quality plans.
- B. The proposed project would not generate an increase in operational or long-term emissions. The existing development climate of the area is a combination of agricultural and residential uses. The current use of the property is for agricultural operations and an existing single-family dwelling. The project will not introduce any additional uses or uses beyond what is allowed by the “AG,” Exclusive Agriculture zoning designation of the parcel. Future development of the property would be required to comply with the General Plan regarding construction emissions and related project-level emissions. There is **no impact** relative to air quality standards.
- C. Sensitive receptors are uses that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The nearest incorporated city is Lone, located approximately two-and a half (2.5) miles to the north. The project is approximately one mile from the intersection of Buena Vista Rd. and Jackson Valley Rd., a central element of the unincorporated community of Buena Vista. The area is characterized by scattered residences with dominant agricultural uses. Though there are sensitive receptors a short distance from the project site, the project itself does not introduce any significant increases of air pollution or environmental contaminants which would affect the surrounding populations. For these reasons, there would be no increase the exposure of sensitive receptors to substantial pollutant concentrations. There is **no impact**.
- D. The proposed project would not generate any significantly objectionable odors beyond that which is permitted under the existing uses and this project would not introduce an increase of objectionable odors discernable at property boundaries. This project results in **no impact**.

Source: Amador Air District, Amador County Planning Department, Amador County General Plan Mitigation Measure 4.3.



Chapter 4. BIOLOGICAL RESOURCES

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

Discussion/Conclusion/Mitigation:

A. The Information for Planning and Consultation (IPAC) database provided through the U.S. Fish and Wildlife Service was reviewed to determine if any special status animal species or habitats occur on the project site or in the project area. The report generated specific to this project site is included as Appendix B. 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.

The project is located within the Grasslands and Central Valley/Great Valley and Sierra Nevada Foothills Ecoregions. CDFW Bios identified California Essential Habitat Connectivity (CEHC) "Natural Landscape Blocks"



connectivity rank 4 area in the southern portion of the project area as well as mapped CEHC “Natural Areas Small” in portions of the project site. Additionally, there is mapped NSNF Wildlife linkage area and Core Corridor according to the UC Davis inventory in the project site with 11-12 species (CEHC.) CDFW Areas of Conservation Emphasis (ACE) terrestrial connectivity ranks 3 (Connections with Implementation Flexibility) and 4 (Conservation Planning Linkages). CDFW IPAC database identified potential habitat area for one (1) endangered species, Ione (including Irish Hill) Buckwheat (*Eriogonum apricum* (including *var. prostratum*)) as well as six (6) listed threatened species, the California Red-legged Frog (*Rana draytonii*), California Tiger Salamander (*Ambystoma californiense*), Delta Smelt (*Hypomesus transpacificus*), Valley Elderberry Longhorn Beetle (*Desmocerus californicus dimorphus*), Vernal Pool Fairy Shrimp (*Branchinecta lynchi*), and Ione Manzanita (*Arctostaphylos myrtifolia*) the following of which have identified final critical habitats according to the Federal Register: *r. draytonii*: March, 2010, *a. californiense*: August, 2005; *h. transpacificus*: December, 1994; *d. californicus dimorphus*: August, 1980 : *b. lynchi*: February, 2006; *a. myrtifolia*. There is no additional development proposed through this project and as there is existing agricultural uses of the property, is very unlikely that these species would experience significant impacts through the implementation of the parcel split. **Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4** are required in order to ensure that impacts are **less than significant with mitigations incorporated** with any future development of the site. In the case that any of these species are found on the project site and which would experience potential impacts through future site development, the proper authorities shall be notified and all construction and/or ground disturbing activity halted so that additional mitigation measures may be prescribed.

The California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants identified eight (8) plants found in Quad 038120c8(3812038, Ione) where the property is located. These plants are shown in Figure 5a, below. CNDDDB Bios- NLCD Land Cover (2011) identified areas of Hay/Pasture, Herbaceous, Cultivated Crops, Shrub/Scrub and small amounts of Deciduous and Evergreen Forest land cover classifications in the project area with Developed/Open Space areas along the roadway and access roads. Additionally, CNDDDB Bios identified additional possible species in the quad where the project is located, referenced by Figure 5c. As the proposed project would not significantly impact these species due to the existing agricultural nature of the site development, there is **a less than significant impact with mitigations incorporated**.

- B. Riverine Community: CDFW IPAC and the US Fish and Wildlife National Wetlands mapper identified 34.8 acres of Riverine (R4SBC (Riverine/Intermittent/Streambed/Seasonally Flooded) area in the project site. Additionally there is a physical NSNW Riparian Corridor mapped along the riverine communities in the southern portion of the property. CA Fish and Wildlife may require that the project proponents obtain a 404 Streambed Alteration Permit or other forms of permitting in order to comply with the State Clean Water Act or other State/Federal statutes and regulation. Additionally, due to the mapped riverine community within areas proposed for ground disturbance, **Mitigation Measures BIO-5 and HYD-2** are required to render impacts **less than significant with mitigation incorporated**.
- C. Federally Protected Wetlands (National Wetland Inventory (NWI)): The project site includes Freshwater Emergent Wetland with 6.52 acres of PEM1A (Palustrine/Emergent/Persistent/Temporarily Flooded), 3.8 acres of PEM1C (Palustrine/Emergent/Persistent/Seasonally Flooded), 1.72 acres of PEM1Ch (Palustrine/Emergent/Persistent/Seasonally Flooded/Diked/Impounded), and 0.324 acres of PEM1Ah (Palustrine/Emergent/Persistent/Temporary Flooded/Diked/Impounded). Additionally there is 3.84 acres of Freshwater Forested/Shrub Wetland, PFOA (Palustrine/Forested/Temporary Flooded), 0.409 acres of Freshwater Pond, PUBHh (Palustrine/Unconsolidated Bottom/Permanently Flooded/Diked/Impounded). These classifications are noted in both the CDFW IPAC and the Federal National Wetlands Mapper. Any part of this project which would affect these areas would potentially be 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). **Mitigation Measures BIO-5 and HYD-2** are required to render impacts **less than significant with mitigation incorporated**.



- D. Movement of Fish and Wildlife: The following migratory bird species could have potential habitat areas in the project site as identified by the US Fish and Wildlife Service (IPAC). *Note* “BCC”- Birds of Conservation Concern, “BCR”- only listed BCC in Bird Conservation Regions.

Figure 4a: Migratory Birds List (IPAC 2020)

Species Name	Common Name	Birds of Conservation Concern Listed	Other Conservation List
Haliaeetus leucocephalus	Bald Eagle	Non-BCC Vulnerable	Bald and Golden Eagle Protection Act
Cypseloides niger	Black Swift	BCC Rangewide (CON)	
Toxostoma redivivum	California Thrasher	BCC Rangewide (CON)	
Aechmophorus clarkii	Clark’s Grebe	BCC Rangewide (CON)	
Geothlypis trichas sinuosa	Common Yellowthroat	BCC-BCR	
Aquila chrysaetos	Golden Eagle	Non-BCC Vulnerable	Bald and Golden Eagle Protection Act
Carduelis lawrencei	Lawrence’s Goldfinch	BCC Rangewide (CON)	
Melanerpes lewis	Lewis’s Nutcracker	BCC Rangewide (CON)	
Numenius americanus	Long-billed Curlew	BCC Rangewide (CON)	
Limosa fedoa	Marbled Godwit	BCC Rangewide (CON)	
Picoides nuttallii	Nuttall’s Woodpecker	BCC-BCR	
Baeolophys inornatus	Oak Titmouse	BCC Rangewide (CON)	
Selasphorus rufus	Rufous Hummingbird	BCC Rangewide (CON)	
Melospiza melodia	Song Sparrow	BCC-BCR	
Pipilo maculatus clementae	Spotted Towhee	BCC-BCR	
Agelaius tricolor	Tricolored Blackbird	BCC Rangewide (CON)	
Numenius phaeopus	Whimbrel	BCC Rangewide (CON)	
Tringa semipalmata	Willet	BCC Rangewide (CON)	
Chamaea fasciata	Wrentit	BCC Rangewide (CON)	
Pica nuttalli	Yellow-billed Magpie	BCC Rangewide (CON)	

In addition to the abovementioned Migratory Bird species, Delta Smelt (*Hypomesus transpacificus*) is an anadromous pelagic fish which migrates from the San Joaquin Delta and Suisun Bay estuaries upstream to spawn seasonally. There is no mapped habitat for Delta Smelt in the project location. In the event that any of the special-status species are found within the project site, the proper authorities shall be notified and all construction and/or ground disturbing activity halted so that additional mitigation measures may be prescribed. Mitigation Measures BIO-1 and BIO-2 required to render impacts less than significant with mitigation incorporated.

- E. The proposed project would not conflict with local policies adopted for the protection biological resources. Pursuant to General Plan Mitigation Measure 4.4-4b, an Oak Woodland Study was completed by Foothill Resource Management and submitted with the project application. **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.



Figure 4b: California Native Plant Society Database Query

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
<i>Arctostaphylos myrsinifolia</i>	lone manzanita	Ericaceae	perennial evergreen shrub	Nov-Mar	1B.2	51	G1
<i>Crocanthemum suffruticosum</i>	Bisbee Peak rush-rose	Cistaceae	perennial evergreen shrub	Apr-Aug	3.2	527	G27Q
<i>Eriogonum apricum</i> var. <i>apricum</i>	lone buckwheat	Polygonaceae	perennial herb	Jul-Oct	1B.1	51	G2T1
<i>Erythronium lewisii</i>	Jepson's coyote thistle	Apiaceae	perennial herb	Apr-Aug	1B.2	527	G2?
<i>Eryngium pinnatisectum</i>	Tuolumne button-celery	Apiaceae	annual / perennial herb	May-Aug	1B.2	52	G2
<i>Erythranthe marmorata</i>	Stanislaus monkeyflower	Phrymaceae	annual herb	Mar-May	1B.1	5X	GXQ
<i>Horkelia parryi</i>	Parry's horkelia	Rosaceae	perennial herb	Apr-Sep	1B.2	52	G2
<i>Navarretia myersii</i> ssp. <i>myersii</i>	pincushion navarretia	Polemoniaceae	annual herb	Apr-May	1B.1	52	G2T2

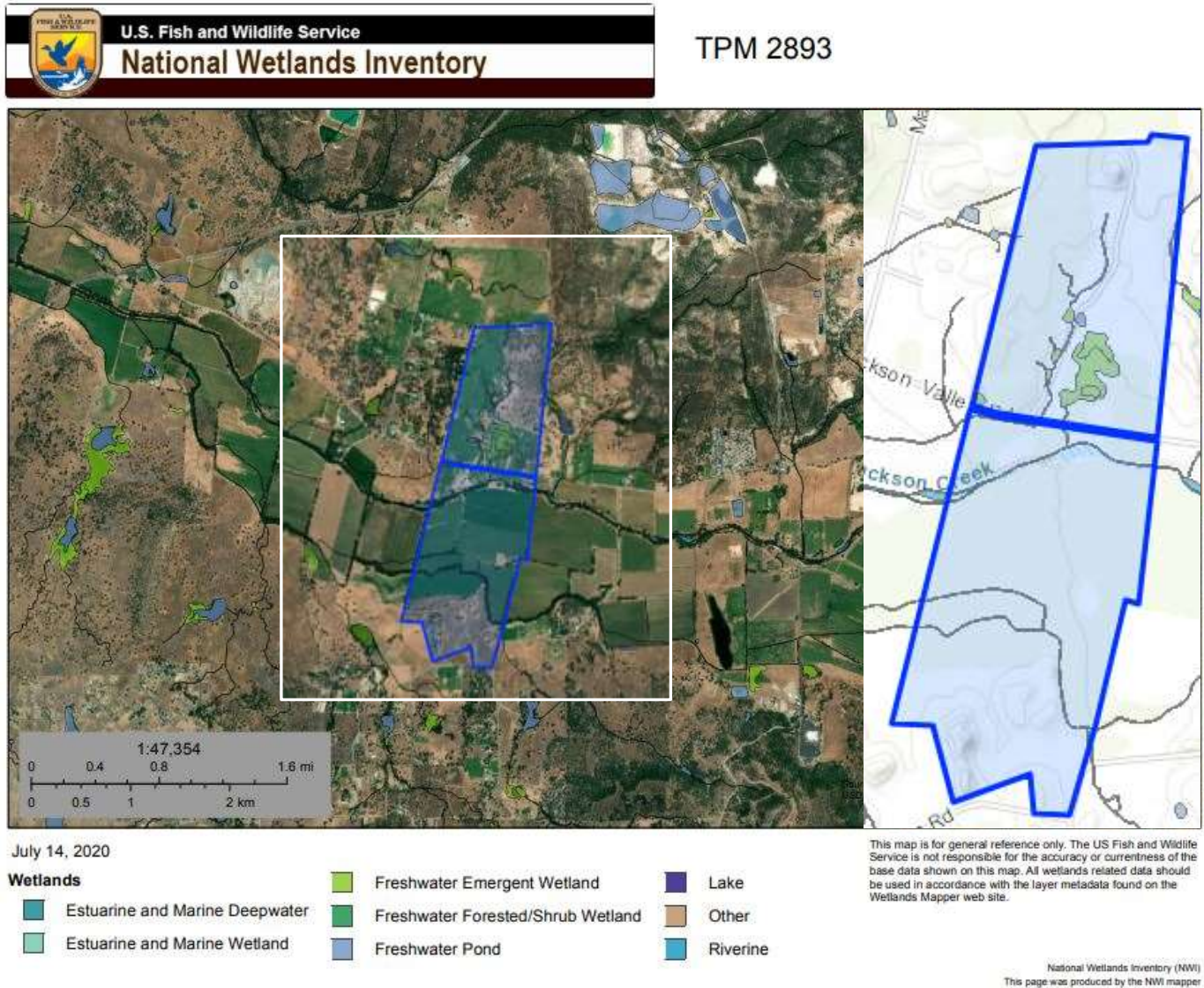
Figure 4c: CNDDB BIOS Species List

CNDDB Quad Species List 16 records.

Element Type	Scientific Name	Common Name	Element Code	Federal Status	State Status	CDFW Status	CA Rare Plant Rank	Quad Code	Quad Name	Data Status	Taxonomic Sort
Animals - Amphibians	<i>Ambystoma californiense</i>	California tiger salamander	AAAAA01180	Threatened	Threatened	WL	-	3812038	IONE	Mapped and Unprocessed	Animals - Amphibians - Ambystomatidae - Ambystoma californiense
Animals - Birds	<i>Ardea herodias</i>	great blue heron	ABNGA04010	None	None	-	-	3812038	IONE	Unprocessed	Animals - Birds - Ardeidae - Ardea herodias
Animals - Birds	<i>Agelaius tricolor</i>	tricolored blackbird	ABPBXB0020	None	Threatened	SSC	-	3812038	IONE	Mapped	Animals - Birds - Icteridae - Agelaius tricolor
Animals - Birds	<i>Icteria virens</i>	yellow-breasted chat	ABPBX24010	None	None	SSC	-	3812038	IONE	Unprocessed	Animals - Birds - Icteridae - Icteria virens
Animals - Insects	<i>Desmocerus californicus dimorphus</i>	valley elderberry longhorn beetle	IICOL48011	Threatened	None	-	-	3812038	IONE	Mapped	Animals - Insects - Cerambycidae - Desmocerus californicus dimorphus
Animals - Reptiles	<i>Emys marmorata</i>	western pond turtle	ARAAD02030	None	None	SSC	-	3812038	IONE	Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	<i>Phrynosoma blainvillii</i>	coast horned lizard	ARACF12100	None	None	SSC	-	3812038	IONE	Unprocessed	Animals - Reptiles - Phrynosomatidae - Phrynosoma blainvillii
Community - Terrestrial	lone Chaparral	lone Chaparral	CTT37D00CA	None	None	-	-	3812038	IONE	Mapped	Community - Terrestrial - lone Chaparral
Plants - Vascular	<i>Eryngium pinnatisectum</i>	Tuolumne button-celery	PDAP10Z0P0	None	None	-	1B.2	3812038	IONE	Mapped	Plants - Vascular - Apiaceae - Eryngium pinnatisectum
Plants - Vascular	<i>Crocanthemum suffruticosum</i>	Bisbee Peak rush-rose	PDCIS020F0	None	None	-	3.2	3812038	IONE	Mapped	Plants - Vascular - Cistaceae - Crocanthemum suffruticosum
Plants - Vascular	<i>Arctostaphylos myrsinifolia</i>	lone manzanita	PDERI04240	Threatened	None	-	1B.2	3812038	IONE	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos myrsinifolia
Plants - Vascular	<i>Erythranthe marmorata</i>	Stanislaus monkeyflower	PDPHR01130	None	None	-	1B.1	3812038	IONE	Mapped	Plants - Vascular - Phrymaceae - Erythranthe marmorata
Plants - Vascular	<i>Navarretia myersii</i> ssp. <i>myersii</i>	pincushion navarretia	PDPLM0C0X1	None	None	-	1B.1	3812038	IONE	Mapped	Plants - Vascular - Polemoniaceae - Navarretia myersii ssp. myersii
Plants - Vascular	<i>Eriogonum apricum</i> var. <i>apricum</i>	lone buckwheat	PDPGN080F1	Endangered	Endangered	-	1B.1	3812038	IONE	Mapped	Plants - Vascular - Polygonaceae - Eriogonum apricum var. apricum
Plants - Vascular	<i>Horkelia parryi</i>	Parry's horkelia	PDROS0W0C0	None	None	-	1B.2	3812038	IONE	Mapped	Plants - Vascular - Rosaceae - Horkelia parryi
Plants - Vascular	<i>Jepsonia heterandra</i>	foothill jepsonia	PDSAX0J010	None	None	-	4.3	3812038	IONE	Unprocessed	Plants - Vascular - Saxifragaceae - Jepsonia heterandra



Figure 4d: US Fish and Wildlife Service, National Wetlands Inventory



Mitigation Measures:

- BIO-1 Special-Status Species – Animals-** Special-status animal species should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individuals to a preservation area, or other actions, subject to the approval of CDFW, USFWS, or CNPS.
- BIO-2 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 in consultation with the California Department of Fish and Wildlife and shall be demarcated with bright orange construction fencing. Any vegetation clearing should be schedule outside of the avian nesting season (February 1 through August 31)



or survey should be conducted immediately prior to vegetation removal. If active nests are found, vegetation removal should be delayed until the young fledge. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for ground disturbing activities occurring between September 2 and January 31.

- BIO-3 Special-Status Species – Plants-** Special-status plant populations should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individual plants to preservation area, or other actions, subject to the approval of CDFW, USFWS, or CNPS.
- BIO-4 Plant Survey-** Prior to any construction activity, a biological and/or rare plant survey shall be conducted to determine if there are any special-status plants within the project area and which may potentially be disturbed. Surveys shall be timed according to the blooming period for the target species, and known reference populations will be visited prior to surveys to confirm the species is blooming where known to occur. If special-status species are identified, avoidance zones may be established around plant populations to clearly demarcate areas for avoidance. Avoidance measures and buffer distances may vary between species, and the specific avoidance zone distance will be determined in coordination with the appropriate resource agencies. For individual specimens, highly visible temporary construction fencing shall be placed at least 10 ft. away from the drip line of the plant. No construction activity or grading would be permitted within the buffer zone. Where avoidance is infeasible, and the plant subject to removal or potential damage from construction, the project applicant shall develop and implement a mitigation plan pursuant to State and Federal regulation. The mitigation plan shall provide for no net loss of habitat and shall include, but is not limited to, relocation of the affected plants, replanting, and monitoring of relocated and planted specimens.
- BIO-5 Riparian and Wetland Conservation.** Complete avoidance of wetlands is conservatively recommended to ensure compliance with wetland laws. Site development shall implement erosion control plans, and best management practices (BMPs) that prevent the discharge of sediment into nearby drainage channels and wetlands. To the extent feasible, any intermittent creeks within the project vicinity shall be preserved, with a 50-foot buffer, limited to construction on either side of the creek. This buffer should be 50 feet in width on each side of the creek as measured from the edge of US Army Corps of Engineers jurisdiction. This mitigation measure shall not apply where it conflicts with hazardous site remediation required by orders from the Central Valley Regional Water Quality Control Board. If complete avoidance of potential jurisdictional Waters of the U.S. or wetlands is not practicable, a wetland delineation should be prepared and submitted to USACE for verification in order to determine the jurisdictional or non-jurisdictional nature of the seasonal wetlands and man-made drainage ditch. If jurisdictional areas will be impacted, wetland permits/and or certification should be obtained from USACE, CDFW, and the RWQCB prior to placement of any fill (e.g., a culvert, fill slope, rock) within potential Waters of the U.S.

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, Jess property SPN 005-024-007 and 005-025-004 Oak Woodlands Assessment, Foothill Resource Management, 2019, 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 of previously undisturbed land on the project site have the potential to uncover historic or prehistoric cultural resources. In the case that any ground disturbing or construction activity is proposed in the future which does encroach onto any previously undisturbed land, additional environmental review would be necessary including but not limited to requiring the developer to halt construction upon the discovery of as-yet undiscovered significant prehistoric sites, documenting and/or avoiding these resources, informing the County Planning Department, and consultation with a professional archeologist.

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, per Mitigation Measures 4.5-1a, 4.5-1b, and 4.5-2 of the Amador County Implementation Plan. The project site is located in an area of high cultural resource sensitivity.

There was a Cultural Resources Study prepared for this project by Historic Resource Associates which included a pedestrian survey, historical records check, and associated research. For more information regarding the information contained in this study, see the referenced file. Recommendations of the report state that future building/development plans may should include additional mitigations and or project modifications to reduce or avoid impacts to cultural resources. Current methods to reduce deterioration of historical resources are included under Mitigation Measure CULTR-3. If any cultural resources are identified over the course of this project or following projects within the project site, project applicant and/or property owner must contact the applicable authority and additional mitigations maybe required. There is a **less than significant impact with mitigations incorporated** to cultural resources.

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 applicable agency. A qualified archaeologist shall be contracted by the operator/permittee to assess the significance of the find and prepare an evaluation, avoidance or mitigation plan, as appropriate, which shall be implemented before resuming ground disturbing activities.

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

Determine if an investigation of cause of death is required;

1. 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.
2. 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.
3. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.
4. 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.
5. 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.

CULTR-3 Archeologist Recommendation: “Based upon the results of the field survey and archival research, and taking into account the results of the fieldwork and the proposed 3-way parcel split—“ any significant resources under CEQA should be avoided if and when the parcel(s) is/are sold and a building permit issued for residences or outbuildings. Significant resources under CEQA and referenced in the accompanying Cultural Resources Report for this project shall be stabilized to prevent further deterioration as recommended by Historic Resource Associates.

Source: Amador County Planning Department, Amador County General Plan Environmental Impact Report, Amador County Implementation Plan 2016, California Health and Safety Code, California Native American Heritage Commission (NAHC), CA Office of Historic Preservation, Cultural Resources Study of the Jess Ranch Parcel Split, Tentative Parcel Map No. 2893 Ione, Amador County, California 95640, Historic Resources Associates (2020), State of California Resources Agency Department of Parks and Recreation Primary Records (DPR 523A), Records Search Results for APNs: 005-240-007 and 005-250-004, NCIC, Amador County Planning Department.



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 type="checkbox"/>	<input checked="" 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. There is no long-term project construction or long-term operational changes resulting in substantial energy use, therefore there is **no impact**.
- B. The only local energy plan is the Energy Action Plan (EAP) 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 EAP, 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 type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique geological site or feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. There is **no impact**.

- B. According to the project location as mapped in *Figure 8* by the Natural Resources Conservation Service (NRCS, 2017), the property where the project is located is characterized by 30.3% Honcut very fine sandy loam, 23.9% Mokelumne sandy loam, 2 to 5 percent slopes, 14.4% Red Bluff-Mokelumne Complex, 5-16 percent slopes, and 11.4% Pentz sandy loam, 2 to 15% slopes. There are also additional low concentrations of the following soil types: Honcut Very fine sandy loam, Mokelumne soils and alluvial land, Pentz sandy loam, 2 to 15% slopes, Placer diggings and riverwash, Red Bluff-Mokelumne complex 0 to 5% slopes, Snelling fine sandy loam, 5 to 9% slopes.

Grading Permits are required for any earthmoving of 50 or more cubic yards, and are reviewed and approved by the County in accordance with Ordinance 1619 (County Code 15.40) with conditions/requirements applied to minimize potential erosion. There is no grading proposed through this project therefore there is **no impact**.

- C Slopes most susceptible to earthquake-induced failure include those with highly weathered and unconsolidated materials on moderately steep slopes (especially in areas of previously existing landslides). The actuators of landslides can be both natural events, such as earthquakes, rainfall, and erosion, and human activities. Those induced by man are most commonly related to large grading activities that can potentially cause new slides or reactivate old ones when compacted fill is placed on potentially unstable slopes. Conditions to be considered in regard to slope instability include slope inclination, characteristics of the soil materials, the presence of groundwater and degree of soil saturation. This project will not impact the stability of existing geological units or soil, nor impact potential landslides, lateral spreading, subsidence, liquefaction or collapse. There is **no impact** of this project on the aforementioned conditions.
- D. Expansive or collapsible soils are characterized by the ability to undergo significant volume change (shrink and swell) as a result of variation in soil moisture content. Soil moisture content can change due to many factors, including perched groundwater, landscape irrigation, rainfall, and utility leakage. As there are no structures proposed through this project, it is unlikely that even if expansive soils are found at the project site, that there would be impacts detrimental to the project, property, or current uses. There is **no impact**.
- E. Soil conditions within the project may not be suitable for on-site sewage systems permissible for this type of land division. There is a **less than significant impact with mitigation incorporated**.

Mitigation Measure:

GEO-1 Prior to recordation of any final map, the subdivider shall demonstrate compliance with Amador County Code Sections 14.12.130 by retaining the services of a qualified consultant to complete the following:

1. Perform soil profile testing in the sewage disposal site for each proposed parcel created by that map.
2. Perform percolation testing in the sewage disposal site for each proposed parcel created by that map.
3. Unless waived by the Environmental Health Department, perform wet weather testing in the proposed sewage disposal site for each proposed parcel created by that map.
4. Submit a report to the Environmental Health Department for review and approval which includes a plot plan for each proposed parcel created by that map locating and dimensioning the proposed sewage disposal site, soil profile logs, percolation test results, and wet weather testing results. The plot plans shall show the designated disposal site polygon(s) including dimensions and at least one tie to a property corner pin, the locations of pertinent field testing, any existing or proposed wells within 200 feet of the disposal site, and any waterways within 100 feet of the disposal site. If the disposal site does not comply with the criteria for conventional sewage disposal, the applicant shall demonstrate compliance by including a conceptual disposal system design prepared by a qualified consultant,



suitable to support a three-bedroom home and 100% replacement area. The conceptual design must include, at a minimum, a typical cross section, a foot print or layout of the disposal system, topography in the disposal site, and required dimensions per bedroom.

- F. The proposed project and would not destroy or greatly impact any known unique geological site or feature. The project site is agriculturally developed and this project does not propose additional uses or development inconsistent with current uses of the project. There is **no impact**.

Figure 7a: Soil Map Unit Legend

Map Unit Legend

Map Unit Symbol	Map Unit Name	Aores in AOI	Percent of AOI
Ho	Honcut very fine sandy loam	29.2	6.2%
Hs	Honcut very fine sandy loam, moderately well drained	142.5	30.3%
MtB	Mokelumne sandy loam, 2 to 5 percent slopes	112.4	23.8%
Mt	Mokelumne soils and alluvial land	4.7	1.0%
PnC	Pentz sandy loam, 2 to 15 percent slopes	53.9	11.4%
PnD	Pentz sandy loam, 15 to 31 percent slopes	14.9	3.2%
PoE	Pentz sandy loam, very shallow, 2 to 51 percent slopes	0.4	0.5%
Pw	Placer diggings and Riverwash	13.0	2.8%
RdB	Red Bluff-Mokelumne complex, 0 to 5 percent slopes	0.8	0.2%
RdD	Red Bluff-Mokelumne complex, 5 to 16 percent slopes	67.9	14.4%
SvC	Snelling fine sandy loam, 5 to 9 percent slopes	29.4	6.2%
Totals for Area of Interest		471.0	100.0%

Figure 7b: Soil Map Legend

MAP LEGEND

- Area of Interest (AOI)
 - Area of Interest (AOI)
- Soils
 - Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points
- Special Point Features
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Special Line Features
 - Special Line Features
- Water Features
 - Streams and Canals
- Transportation
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background
 - Aerial Photography
- Spot Area
 - Stony Spot
 - Very Stony Spot
 - Wet Spot
 - Other

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Amador Area, California
 Survey Area Data: Version 12, Sep 16, 2019

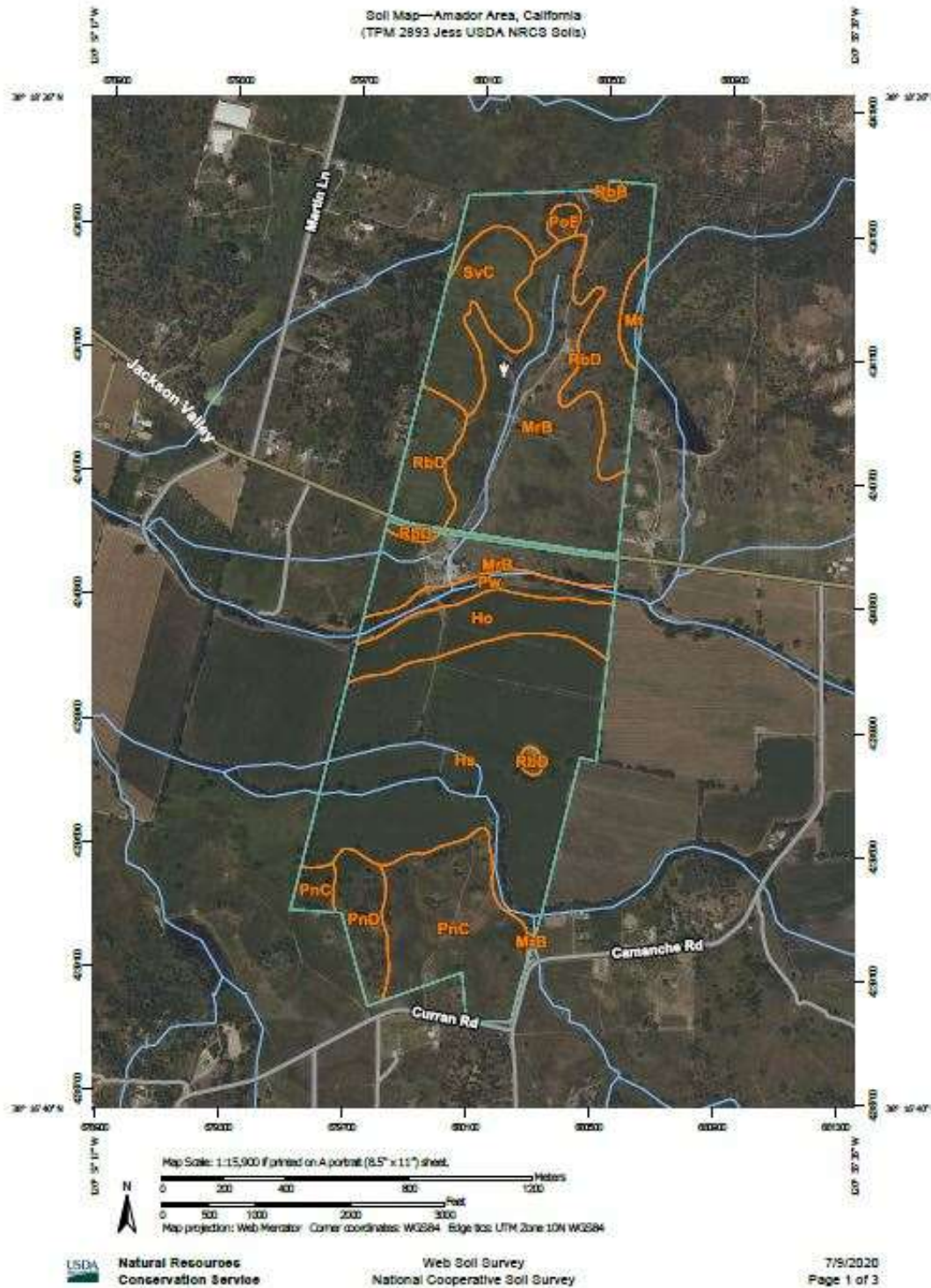
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 3, 2015—Mar 11, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Figure 7c: Soil Map



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.



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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. This project is not anticipated to generate substantial increase in emissions. The project would not generate significant greenhouse gas emissions or result in significant global climate change impacts. There is **no impact**.
- B. There is no applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Any increase in emissions would comply with regulations and limits established by the California Air Resources Board (CARB) and Amador Air District. Therefore there is **no impact**.

Sources: Amador County General Plan, Amador Air District, Amador County Municipal Codes, Assembly Bill 32 Scoping Plan- California Air Resources Board (CARB), Amador County General Plan EIR.



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 checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. Hazardous Materials Transport and Handling: The project does not significantly increase risk to the public or the environment through the routine transport, use, or disposal of hazardous materials. There is **no impact**.
- B. Hazardous Materials Upset and Release: Potential impacts of hazardous material handling, transport, or release through this project is mitigated by oversight of the Amador County Environmental Health department pursuant to state law. There is no increased potential impacts of hazardous materials or associated uses through this project. There is **no impact**.



- C. The nearest public schools are located within the Ione City limits and are more than 2.5 miles away. 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) evaluating sites meeting the "Cortese List" requirements. The project site also was also searched on the California EPA's Superfund Enterprise Management System (SEMS) database and the US EPA Facility Registry Service (FRS) however there were no specific flags for the project on either site. The Department of Toxic Substances Control's EnviroStor database for cleanup sites and hazardous waste permitted facilities shows the Energetic Research Lab located off of 6555 Jackson Valley Rd., in Ione as being the nearest State Response location, however this has no impact on this project. . As the project does not propose any significant changes in use, intensity, or major construction, there is **no impact** regarding hazardous materials on or near the project site.

- E The nearest public use airport to the project site is the Westover Field Airport located in Martell, located approximately 10 miles away. The proposed project is located outside the safety compatibility zones for the area airports, and due to the significant distance from the project site, there is **no impact** to people working on the project site.

- F The nearest private airport to the project site is Eagle's Nest Airport, located approximately 12 miles away. Due to the significant distance from the project site, there is **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 Jackson Valley Rd. and Curran Rd. 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. There is **no 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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. There is **no impact**.
- B The proposed project would not significantly require the use of, or otherwise interfere with, available groundwater supplies. There is **no impact**.
- Ci-ii The proposed project is not projected to significantly contribute to any increase in erosion, siltation, surface runoff, or redirection of flood flows. The project is located in Flood Zones X and A, meaning that the northern portion of the site is outside of the Standard Flood Height Elevation and of minimal flood hazard (Zone X) and the southern portion of the site may be located within the 100 year flood elevation zone, and would require a Base (100-year) Flood Elevation for development (Zone A). Future development in the portions of the project site with Flood Zone A would thus necessitate a Flood Plain Study to be conducted by a licensed professional prior to any project development resulting in structures or property which would be potentially damaged by floods; this measure is implemented through **Mitigation Measure HYD-1** . As there are no proposed structures or property, or additional uses proposed through this property, there is a **less than significant impact with mitigation incorporated**, relating to flood risk. Figure 10a shows the mapped portion of the site located within Flood Zone A, according to the 2016 FEMA Rate maps.
- C iii The project would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. There is **no impact**.
- C iv The proposed project does not involve the construction of housing on the property. The project site falls within Zones X and A flood map as mapped by the Federal Emergency Management Agency (2010) and shown in Figure 10a. **No impact** would result with respect to placing housing within a 100-year flood hazard area for this project.
- D There is no known risk mapped on the California Department of Conservation CGS Information Warehouse regarding landslides. This parcel map is a division of land which does not propose changes of use or additional development therefore **a less than significant impact** to/from 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, obtainment of a Grading Permit through the Amador County Building Department. There is **no impact** on water quality resulting from this project.
- F The project site has an approximate elevation of approximately 295 ft. above sea level. The site is in close proximity (approximately 2 mi.) to Lake Amador and a large portion of the property is within Flood Zone A, which follows Jackson Valley Creek, the outlet from Lake Amador and below the Lake Amador Dam. Though it is highly unlikely that the project would be subject to inundation by seiche, tsunami, or mudflow, due to the location of the mapped flood zones future development within these areas would necessitate a Flood elevation study and permitting through the Amador County Building Department, as described by **Mitigation Measure HYD-1**. There would not be substantial risk for property or people through the failure of levees or dams introduced by this project, therefore there is **a less than significant impact with mitigations incorporated** regarding risk or loss.



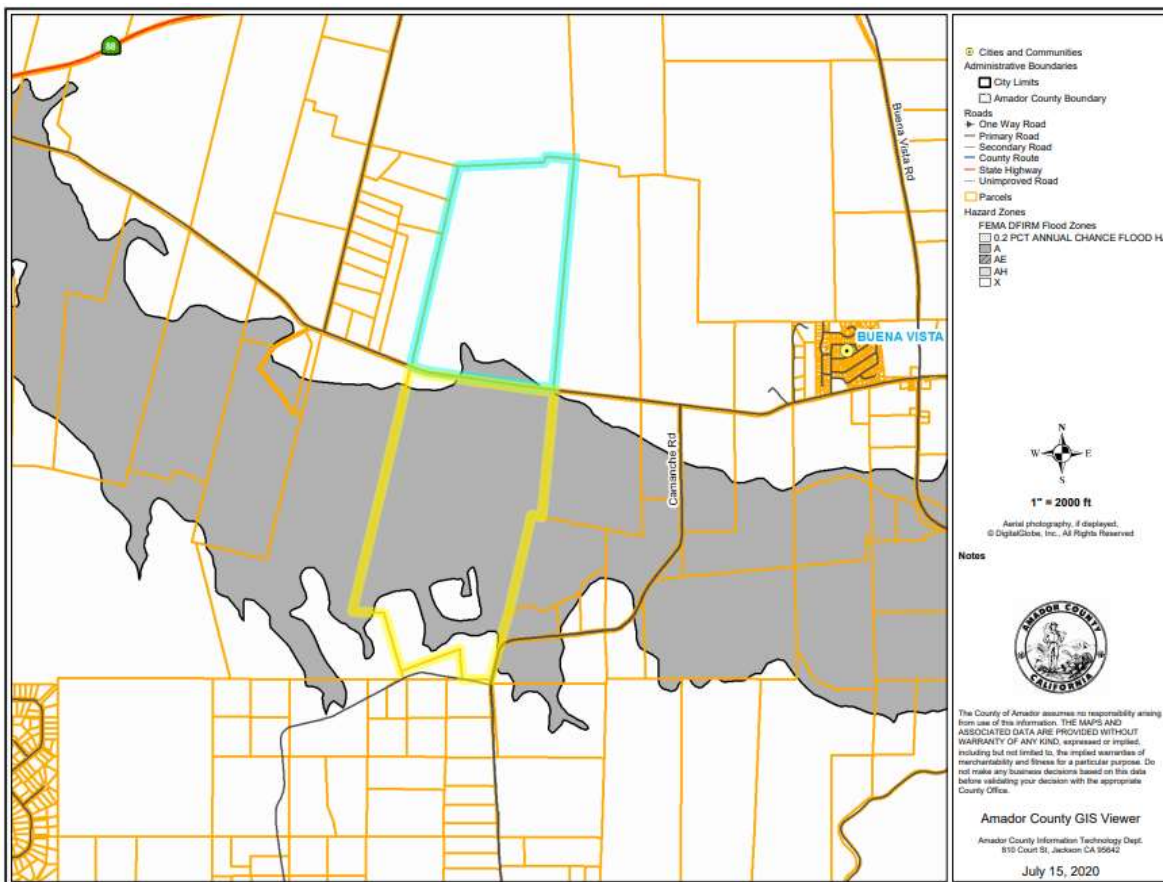
G There is no existing water quality control plan or sustainable groundwater management plan in the vicinity of this project. **No impact** would result.

Mitigation Measures:

HYD-1 Future development in the portions of the project site with Flood Zone A shall be required to submit a Flood Elevation Study/Flood Study prior to obtaining any permits for structures or uses potentially impacted by flooding. The Flood Study shall be conducted by a licensed professional prior to issuance of any building permits for structures or property which would be potentially damaged by flood or expose property or people to increased risk from floods.

HYD-2 Prior to the issuance of permits for site-specific development, drainage and grading permits shall be prepared by a licensed civil engineer and submitted to the Amador County Building Department for approval. Drainage plans shall demonstrate that new development would not increase peak storm flows and that adequate capacity exists downstream to accommodate increased stormwater volume. All site-specific development shall implement appropriate stormwater runoff best management practices (BMPs) and design features to protect receiving water quality consistent with Amador County standards, and any required National Pollution Discharge Elimination System (NPDES) permits administered by the State Water Resources Control Board (SWRCB) must be obtained prior to project execution.

Figure 10a: FEMA Rate Maps (2016 data)



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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 approximately 2,000 ft. west of the unincorporated community of Buena Vista and is bisected by Jackson Valley Road. The subject property is currently utilized for Agricultural and Residential uses with similar uses surrounding the project site. The proposed project would not divide an established community and is consistent with the General Plan designation of AG, Agriculture General. There would be no introduced change in use through this project. There is **no impact**.
- B The project the division of ±484 acres into three parcels (±218 ac, ±190 ac, and ±75 a), respectively. Resulting parcels are consistent with the provisions of County Code Chapter 19.24.036, Use Regulations within the AG Zoning District as well as the density requirements of the Amador County General Plan (2016). Division of the property does not result in changes of allowable density under the 1 residential unit/40 acres for properties under contract nor does the presented project change the uses allowed by right or conditional uses, product of the zoning designation of the property. As there is a minimum of 10 years enrollment into the Williamson Act before a property owner can apply for nonrenewal as well as a 9 year (plus remainder of calendar year) period it takes for the Contract to expire once in nonrenewal, it is not likely that this project would experience a change in allowable density in the foreseeable future (approximately 20 years in the Contract). The project does not propose any additional structures or uses therefore there is **a less than significant impact**.
- C The project site is not included in any adopted habitat conservation plans or natural community conservation plans. Therefore, the project would not conflict with any such plans and **no impact** would result.

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



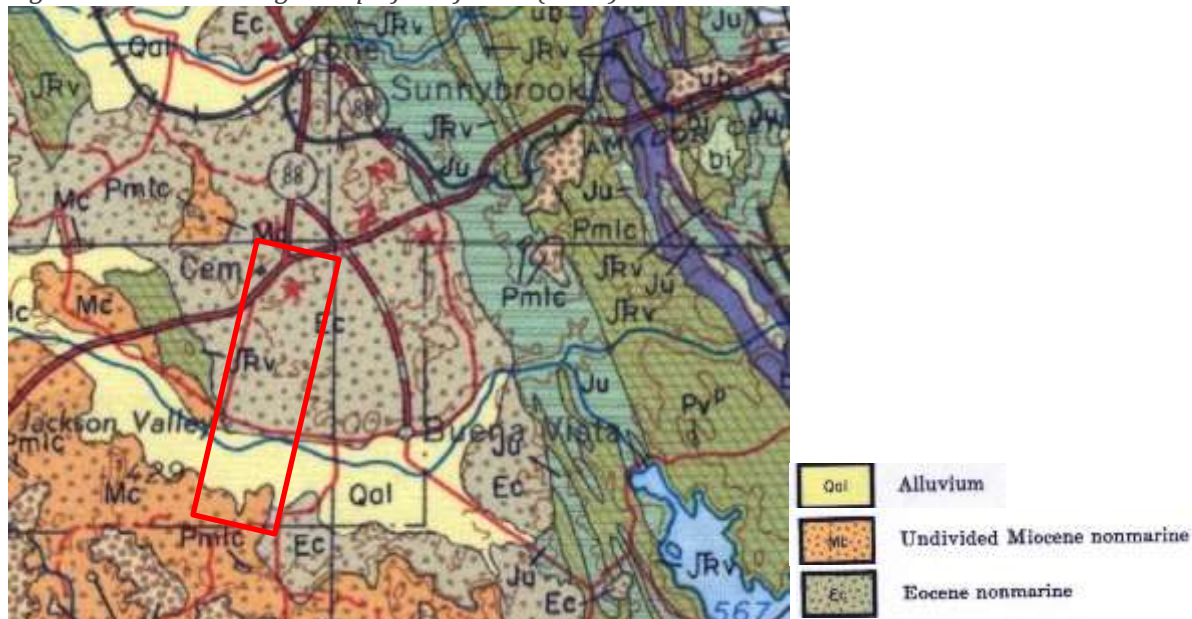
Chapter 12. MINERAL RESOURCES

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

Discussion/Conclusion/Mitigation:

A & B According to the California Division of Mines and Geology Mineral Land Classification Map, this project is located in the Sutter Creek 15-Minute Quadrangle which has a reported SMARA Study Area, conducted in 1983. This project would not restrict access to any mineral resources on site. This project will not encroach onto any of the other properties and therefore not interfere with any present or future access to known mineral resource areas. Mineral resources are separately referenced in the deed to the property, therefore any separate ownership or mineral rights shall remain unaffected by this project. There are no proposed structures or changes in use, therefore there is **no impact** to any mineral resources.

Figure 12a: CGS Geologic Map of California (1965)



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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project 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 The parcel split would not result in any additional noise-related impacts. There is **no impact**.
- B The proposed project would not include the construction activity which may generate substantial ground-borne vibration, noise, or use construction activities. There are no proposed structures or additional uses which would propose the use of heavy equipment for an extended period of time beyond what is already noted on-site. There is **no impact**.
- C & D The presented project will not introduce significant increased noise in addition to current operational noise accompanying allowed by-right uses of the property. Noise levels generated would not exceed applicable noise standards established in the General Plan. There is **no impact**.
- E & F The nearest airport is over 15.8 miles away (Westover Field Airport, Martell). **No impact** would result.

Sources: Amador County Planning Department, Amador County General Plan: Noise Element, General Plan Mitigation Measure 4.11.



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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A The project would not increase the developmental density allowed on the affected properties as the General Plan designation of AG has a minimum of 1 residence per 40 acres. The proposed project would not result in significant increase in traffic to the property and there is no housing displaced through this project. There is **no impact**.
- B & C The existing uses of the property would not be negatively affected in any measurable way and no resident housing stock would be depleted through this project. There is **no 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
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Jackson Valley Fire Protection District (JVFPD). The nearest fire station belongs to JVFPD and is located in Buena Vista, approximately 3,000 ft. south of the project site. Mutual aid agreements coordinate protection service between City or Community Fire Protection Jurisdictions, and CalFire. **No impact** 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. Mutual aid agreements coordinate police action between City and County police protection service. Ione is located closer to the project site than the Sheriff Department office in Jackson, CA. California Highway Patrol (CHP) also provides police protection associated with the State Highways; the nearest highways to this project are CA State Hwy 88, 124, and 104 all located north of the project site. As these various agencies all provide various police and emergency services, this project would not result in the provision of or need for new or physically altered sheriff or police protection facilities. There is **a less than significant impact** to police protection services.
- C&D This project does not include any construction of additional residential units. Because the demand for schools, parks, and other public facilities is driven by population, the proposed project would not increase demand for those services at this time as the property is not going to experience any change in zoning or general plan designation. As such, the proposed project would result in **no impact** on these public services.
- E There is no physical change or additional inconsistent uses proposed, therefore would not be significant additional pressure on other solid waste processing/transfer facilities. There is a **less than significant impact**.

Mitigation Measure

PUB-1 Prior to recordation of any final map, the subdivider shall participate in the annexation to the County’s Community Facilities District No. 2006-1.

Sources: Amador County Planning Department.



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

Discussion/Conclusion/Mitigation:

A&B The proposed project would not increase opportunity for residential development nor present increased 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 his time. Therefore, the proposed project would have **no impact** on recreational facilities.

Source: Amador County Planning Department.



Chapter 17. TRANSPORTATION / TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 intersection nor would it conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Caltrans, Amador County Department of Transportation and Public Works, and other applicable transportation agencies have been included in circulation of this project. There would be **a less than significant**.
- C The proposed project would not be located within any Westover Airport safety zones (Westover Field Airport Land Use Compatibility Plan Draft 2017). Therefore, the project would not result in a change in air traffic



patterns, including either an increase in traffic levels or a change in location that would result in a safety risk. **No impact** would result.

- D The proposed project would not have significant impacts to transportation nor necessitate additional mitigation. The existing encroachment onto Jackson Valley Rd. is currently is utilized for access to the existing residence and there is no proposed development with the parcel split. The lower parcel would have access off of county-maintained Curran Rd. and therefore require a primary access encroachment issued by public works. **Mitigation Measure TRA-1** includes this requirement. If grading is required in excess of 50 cubic yards, a permit would need to be issued by the Building Department. Encroachments must conform to the regulations found in Chapter 12.10 of County Code. Grading must conform to Chapter 15.40 (See **Mitigation Measure HYD-1**) There is a **less than significant impact with mitigations incorporated**.
- E The proposed project must comply with the Fire and Life Safety Ordinance (Chapter 15.30) with **Mitigation Measure TRA-2**. There is **less than significant impact with mitigation incorporated**.
- 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 there are no significant impacts to traffic. There is **no impact** to the implementation of this project with respects to CEQA Guidelines §15064.3(b).

Mitigation Measures:

TRA-1 Each proposed parcel must obtain and maintain a primary access onto a County road and obtain all necessary encroachment permits (Chapter 12.10) and grading permits (Chapter 15.40) (**Mitigation Measure HYD-1**).

TRA-2 The proposed project must comply with the Fire and Life Safety Ordinance (Chapter 15.30).

Sources: Amador County Planning, California Fire and Life Safety (Chapter 15.30), 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Lone 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 materials referencing tribal cultural resources affected by this project. Impacts to Tribal Cultural Resources on this site are **less than significant**.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Electric power facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Natural gas facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Telecommunications facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A i. As a condition of the independently established Williamson Act Contracts for each proposed parcel, there must be irrigation improvements to the 75-acre parcel to serve at least 35 acres. The project would not require a Stormwater Pollution Prevention Permit (SWPPP) from State Water Resources Control Board. There is **a less than significant impact**.



- A ii. Stormwater drainage on site will need to be redirected and will necessitate the project proponent obtain a grading permit (Chapter 15.40) through the Building Department in order to regulate stormwater drainage and runoff. As there is no proposed physical changes of the proposed parcels with this project there is **no impact**.
- 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. There is **no 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, **no impact** related to these utilities and service systems would occur.
- C. The project is located within the service area of an existing public water system. The project will require additional water for required irrigation improvements however this demand is not foreseen to be in excess of the supply of the current water systems. JVID has been included in the notification of this project and is prepared to offer an extension of service to support the improved systems. Mitigation Measure UTL-1 includes requirement that the property owner establish sufficient irrigation support systems in order to meet the conditions of approval for this project. Included with this mitigation measure is the establishment of agricultural improvements required for qualification under the Williamson Act, and for establishment of separate preserves/contracts which must be approved prior to final map recordation. The impacts are **less than significant with mitigation incorporated**.
- D. The project will not increase demands of any wastewater treatment provider beyond what existing systems are prepared to serve. **Mitigation Measure UTL-1** addresses provision of sufficient irrigation improvements required for project approval. There is a **less than significant impact with mitigation incorporated**.
- E-G The project will not produce an increase in solid waste disposal needs beyond what would be addressed by County and State requirements therefore. There is a **less than significant impact**.

Mitigation Measure

UTL-1 Irrigation Improvements: Prior to recordation of the final map, property owner must obtain separate California Land Conservation Act (CLCA) (Williamson Act) Preserves for the resultant parcels. As a condition of approval for the 75-acre parcel to be included under the Williamson Act, a minimum of 35 acres of irrigation improvements must be obtained to qualify under CLCA. Project applicant shall submit a will-serve or similar sufficient documentation of proof of service of irrigation improvements for 35 acres by a qualified water service provider prior to final map recordation.

Sources: Amador County Planning Department, Amador County Environmental Health Department, Jackson Valley Irrigation District (JVID).



Chapter 20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A The project shall not impair any adopted emergency response plan or emergency evacuation plan. There is **no significant impact**.
- B The project does not exacerbate wildfire risks through significant change in slope, prevailing winds, or other major factors. The project would not 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 **no impact**.
- C The project shall not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or impact the environment. **Mitigation Measure TRA-1** requires compliance with 15.30 regarding fire access, therefore there is **no significant impact with mitigation incorporated**.
- D&E The project will not expose people or structure to any new significant risks regarding flooding, landslides, or wildland fire risk. The project is located in Moderate and Very High Fire Risk Zones (*Figure 20: 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 approximately 3000 ft. from the JVFPD Station 172, and therefore will not require any increased fire protection due to this project. There is **no impact**.



Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE

Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively are considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

A The project will not degrade the quality of the environment and no habitat, wildlife populations, and plant and animal communities would be significantly impacted by this project. All environmental topics are either considered to have "No Impact," "Less Than Significant Impact," or "**Less than Significant Impacts with Mitigation Incorporated.**"

Mitigation measures included with this Initial Study include the following, summarized:

- AGR-1** CLCA Contracts: The property owner shall enroll all resultant parcels in individual CLCA (Williamson Act) Contracts and meet any required conditions to qualify, prior to final map recordation.
- BIO-1** Special Status Animal Species Mitigation plan will reduce biological impacts consistent with BMPs developed with CDFW and USFW;
- BIO-2** Ground Disturbance Timing for Nesting Birds, and Survey will be conducted prior to any construction;
- BIO-3** Special Status Plant Species Mitigation will be developed in conjunction with regulation by CDFW, USFW, and CNPS;
- BIO-4** Plant Survey will be conducted prior to ground disturbance;
- BIO-5** Riparian and Wetland Conservation mitigation shall apply within the affected ranges of mapped riparian and wetland conservation regions;



- CULTR-1** Historic/Cultural Resources, if found, shall be protected consistent with General Plan Mitigation Measures 4.5-1 and 4.5-2;
- CULTR-2** Human Remains, if discovered, shall be protected consistent with General Plan Mitigation Measure 4.5-3.
- CULTR-3** Archeologist Recommendation: Any significant resources under CEQA should be avoided and significant resources under CEQA and referenced in the accompanying Cultural Resources Report for this project shall be stabilized to prevent further deterioration as recommended by Historic Resource Associates.
- GEO-1** Prior to recordation of any final map, the subdivider shall demonstrate compliance with Amador County Code Sections 14.12.130 regarding sewage disposal.
- PUB-1** Prior to recordation of any final map, the subdivider shall participate in the annexation to the County's Community Facilities District No. 2006-1.
- HYD-1** Future development in the portions of the project site with Flood Zone A shall be required to submit a Flood Elevation Study/Flood Study prior to obtaining any permits for structures or uses potentially impacted by flooding (Hydrology and Water Quality);
- HYD-2** Grading and Drainage Permits and Storm Flows shall be monitored through permitting with the Building Department and any necessary permits shall be obtained by the SWRCB or CDFW (Hydrology and Water Quality);
- TRA-1** Each proposed parcel must obtain and maintain a primary access onto a County road and obtain all necessary encroachment permits (Chapter 12.10);
- TRA-2** The proposed project must comply with Fire and Life Safety Ordinance (Chapter 15.30 of Amador County Code) (Transportation and Traffic);
- UTL-1** Irrigation Improvements: Prior to recordation of the final map, property owner must obtain separate California Land Conservation Act (CLCA) (Williamson Act) Preserves for the resultant parcels.

B In addition to the individually limited impacts discussed in the previous chapters of this Initial Study, CEQA requires a discussion of "cumulatively considerable impacts", meaning the incremental effects of a project in connection with the effects of past, current, and probable future projects. These potential cumulatively considerable impacts may refer to those resulting from increased traffic to and from the general area, overall resource consumption, aesthetic and community character, and other general developmental shifts.

Evaluation of these potentially cumulative impacts may be conducted through two alternative methods as presented by the CA State CEQA Guidelines, the list method and regional growth projections/plan method. As this project is independent and unique to the County, the latter is most appropriately employed to evaluate an individual project's contribution to potential cumulative significant impacts in conjunction with past, current, or reasonably foreseeable future projects. Thresholds of significance may be established independently for the project evaluated depending on potentially cumulative impacts particular to the project under review, but shall reference those established in the 2016 General Plan EIR and be supplemented by other relevant documents as necessary. According to CEQA Guidelines §15064.7, thresholds of significance may include environmental standards, defined as "(1) a quantitative, qualitative, or performance requirement found in an ordinance, resolution, rule, regulation, order, plan, or other environmental requirement; (2) adopted for the purpose of environmental protection; (3) addresses the environmental effect caused by the project; and, (4) applies to the project under review" (CEQA Guidelines §15064(d)). CEQA states that an EIR may determine a project's individual contribution to a cumulative impact, and may establish whether the impact would be rendered less than cumulatively considerable with the implementation of mitigation or reduction strategies. Any impacts would only be evaluated with direct associations to the proposed project. If cumulative impacts when combined with the impact product of the specific project are found to be less than significant, minimal explanation is required. For



elements of the environmental review for which the project is found to have no impact through the Initial Study, no additional evaluation of cumulative impacts is necessary.

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. The intent of the project is to stabilize impacts of an existing use and project. The proposed project is not inconsistent with the Amador County General Plan and no cumulatively considerable impacts would occur with development of the proposed project. **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 directly or indirectly relating the project. There is no proposed development and the current uses of the project shall remain unaffected by the parcel split. All potentially significant impacts have been mitigated to a less-than-significant level through mitigation measures and Conditions of Approval proposed with the project, therefore, there is a less **than significant impact**.

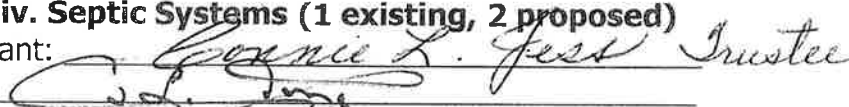

Sources: Chapters 1 through 21 of this Initial Study.

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; Beckett Archeological Consulting- La Mesa Cultural Resources Report (2020); 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.

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

The following information shall be included with this application:

1. Parcel Map Number: **2893**
Subdivision Name/Number:
2. Subdivider and/or Land Owner: **Jess Family Trust**
Name: **Connie Jess**
Address: **5001 Oak Meadow Court, Ione, CA 95640**
Phone: **(209) 274-4791**
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **005-240-007 and 005-250-004**
5. Existing Zoning District: **"A-G"**
6. General Plan Classification: **A-G Exclusive Agricultural District**
7. Date Application Submitted:
8. Proposed Use of Parcels: **Residential / Agricultural**
9. Special Use Districts (if applicable): **Jackson Valley Fire Department**
10. Source of Water Supply: **JVID (1 ex. service) and Individual Wells (2 proposed)**
11. Sewage Disposal System: **Indiv. Septic Systems (1 existing, 2 proposed)**
12. Signature of Landowner/Applicant:  **Trustee**
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
- ✓ Cultural Analysis (NCIC)

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. 2893**
Date Filed:

Applicant: **Jess Family Trust, Attn: Connie Jess** Record Owner: **Same**
5001 Oak Meadow Court
Ione, CA 95640
(209) 274-4791

APN: **005-240-007 and 005-250-004**
Zoning: **"A-G"**
Gen. Plan: **A-G Exclusive Agricultural District**

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

- | | | | |
|--------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. | Change in existing features, lakes, hills, or substantial alteration of ground contours |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. | Change in scenic views or vistas from existing residential areas, public lands or roads |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. | Change in pattern, scale or character of general area of project |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. | Significant amounts of solid waste or litter |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. | Change in dust, ash, smoke, fumes or odors in the vicinity |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. | Change in lake, stream, ground water quality/quantity, or alteration of existing drainage patterns |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. | Substantial change in existing noise or vibration levels in the vicinity |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. | Site on filled land or on slope of 10 percent or more |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. | Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. | Substantial change in demand for municipal services (police, fire, water, sewage, etc.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. | Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: 4/9/2020

Signature: Connie L. Jess Trustee

For: Jess Family Trust

**ATTACHMENT TO
ENVIRONMENTAL INFORMATION FORM**

ENVIRONMENTAL SETTINGS

29.

Project site is flat with small areas of rolling hills. A portion of it lies within the FEMA 100-year flood plain as shown on tentative parcel map. Current use of the property is irrigated pasture and open grazing land. There is one residential structure and 3 agricultural buildings on the property. Present and proposed use is residential/agricultural/cattle. No known cultural, historical or scenic aspects on the project site.

30.

Surrounding properties range from residential to agricultural to irrigated pasture to open grazing land. No known cultural, historical or scenic aspects on the project site.

31.

There are no known mine shafts, tunnels, air shafts, open hazardous excavations on the project site.

INDEMNIFICATION

Project: Tentative Parcel Map No. 2893

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:

Owner (if different than Applicant):


Signature

Signature

Environmental Health Department
(209) 223-6439

FEES FOR LAND DEVELOPMENT

Fee Computation Date 3.23.20 By J. Dunklee
Property Owner Jess Family Trust
Project Name TPM 2893 APN 05-240-007 ; 05-250-004

PARCEL MAPS -- \$360.00 360.00

Sewage Disposal

2 parcels proposing onsite sewage systems--\$285.00/parcel. Includes
Application and site review for each undeveloped parcel 570.00

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 --\$192.00 192.00

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 1,122.00

Fees collected by _____ Receipt No: _____ Date: _____

AMADOR COUNTY PUBLIC WORKS REVIEW FEES

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

FILL IN COMPLETELY AND SUBMIT WITH PLANS

Incomplete submittals will not be accepted for review.

PROJECT NAME (Exactly as on plans): TOPTIME PARCEL MAP No. 2893

DATE: 3.23.2020 ENGINEER OF RECORD GINA TOMA

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

PROJECT OWNER Name JESS FAMILY TRUST, ATTN: COUNCIL JESS
5001 OAK MEADOW CT.

ADDRESS JONE STATE CA ZIP 95640 PHONE (209) 274-4791
(Project owners receive a copy of all plan review comments from Public Works)

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

PHONE: office (209) 773-0156 cell _____ email gina@tomasurvey.com
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 # _____

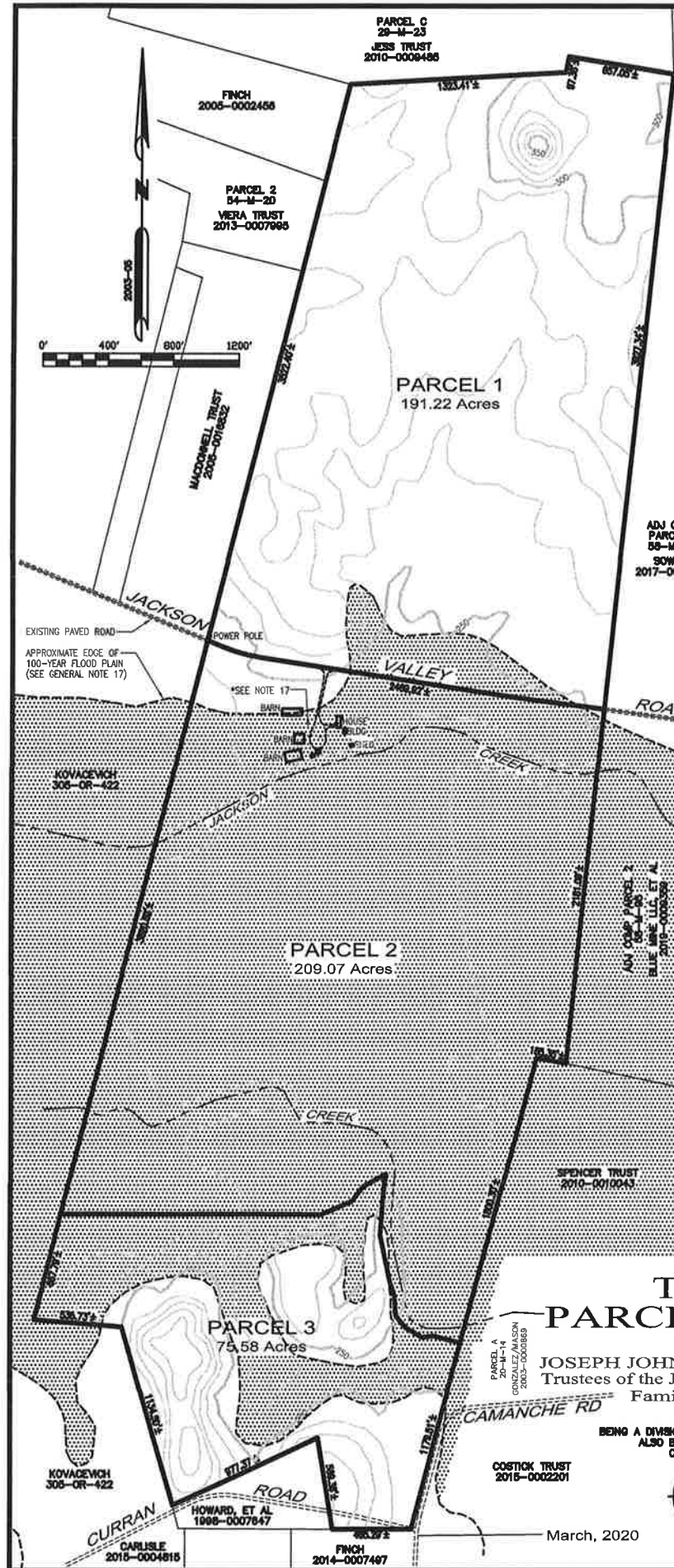
If the accrued charges exceed the above deposit, the County submits periodic billings to the applicants for costs incurred. Interest of one and one-half (1-1/2) percent per accounting period (28) day cycle compounded each accounting period shall be added to the unpaid balance due to any account which 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: _____



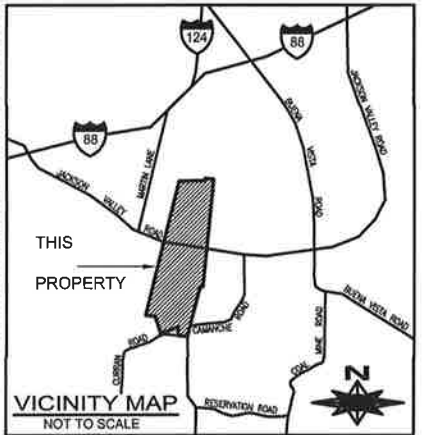


GENERAL NOTES AND STATEMENTS

1. RECORD OWNER: JOSEPH JOHN JESS, SR and CONNIE LEE JESS Trustees of the Joseph John Jess, Sr. and Connie Lee Jess Family Trust dated May 1, 2003 5001 OAK MEADOW COURT GLEN, CA 95640 (209) 274-4791
2. SURVEYOR: TOMA and ASSOCIATES LICENSED LAND SURVEYORS 41 SUMMIT STREET JACKSON, CA 95642 (209) 223-0156
3. A.P.N.: 005-240-007 AND 005-250-004
4. ZONING: "A-G"
5. GENERAL PLAN: A-G EXCLUSIVE AGRICULTURAL DISTRICT
6. DEED REFERENCE: 2010-0009485
7. PROPOSED USE: RESIDENTIAL / AGRICULTURAL
8. WATER: JACKSON VALLEY IRRIGATION DISTRICT (1 EXISTING SERVICE) AND INDIVIDUAL WELLS (2 PROPOSED)
9. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS (1 EXISTING SYSTEM, 2 PROPOSED)
10. FIRE PROTECTION: JACKSON VALLEY FIRE DEPARTMENT
11. SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT (ACUSD)
12. UTILITIES: POWER WILL BE SERVED BY PACIFIC GAS AND ELECTRIC (PG&E) TELEPHONE WILL BE SERVED BY CURRENT AREA PROVIDER
13. EASEMENTS: PUBLIC UTILITY EASEMENTS WILL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ALONG THE EXTERIOR BOUNDARY OF THIS PROJECT AND JACKSON VALLEY ROAD.
14. SETBACKS: THERE WILL BE A TWENTY-FIVE FOOT BUILDING SETBACK FROM ALL ROAD RIGHT-OF-WAYS, A THIRTY FOOT BUILDING SETBACK FROM ALL SIDE LOT LINES AND A THIRTY FOOT BUILDING SETBACK FROM ALL REAR LOT LINES. DRAINAGE SETBACKS (IF NECESSARY) WILL BE TWENTY FEET ALONG ALL DRAINAGE COURSES.
15. SPECIAL DISTRICTS: JACKSON VALLEY FIRE DEPARTMENT JACKSON VALLEY IRRIGATION DISTRICT AMADOR COUNTY UNIFIED SCHOOL DISTRICT
16. PHASING: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE PLINGS.
17. FLOOD ZONE: A PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD WATER INUNDATION BY THE 100-YEAR FLOOD AND IS WITHIN ZONE "A" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010. PANEL 650 OF 700 MAP No 0805050550F *A 100-YEAR FLOOD STUDY WAS DONE IN 2011 FOR EXISTING/PROPOSED STRUCTURES BETWEEN JACKSON VALLEY ROAD AND JACKSON CREEK. IT WAS DETERMINED THAT ALL STRUCTURES WERE ABOVE THE 100-YEAR FLOOD LEVEL, WHICH WAS DETERMINED TO BE 244.2 IN THIS AREA.
18. MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 75+ ACRES.
19. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FILING OF A FINAL MAP AS REQUIRED BY ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
20. THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.
21. THIS PROJECT DOES NOT LIE WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE.
22. TOPOGRAPHIC MAPPING AND FEATURES ARE PER USGS QUAD SHEET. NO FIELD SURVEY WAS MADE TO ESTABLISH TOPOGRAPHIC LINES AND FEATURES.
23. THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER NO. 005-010918 PREPARED BY FIRST AMERICAN TITLE COMPANY AND DATED JANUARY 2, 2020 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):

12-M-79 258-OR-75 290-OR-307 NO DOC REFERENCE NO DOC REFERENCE NO DOC REFERENCE NO DOC REFERENCE NO DOC REFERENCE	LAND SURVEY WATER LINE EASEMENT WATER LINE EASEMENT ROADWAY RIGHTS OF THE PUBLIC WATER RIGHTS NOT OF RECORD CHANGES IN RIVERBANK PUBLIC RIGHT TO ACCESS WATER CLAIM OF FORMER TIDE/SUBMERGED LANDS
--	---

ADJ COMP
PARCEL 1
58-M-98
SOWELL
2017-0003288



VESTING TENTATIVE PARCEL MAP No. 2893

for
JOSEPH JOHN JESS, SR. and CONNIE LEE JESS
Trustees of the Joseph John Jess, Sr. and Connie Lee Jess
Family Trust dated May 1, 2003
2010-0009485

BEING A DIVISION OF THE FULLER AND STROMM PARCEL PER 12-M-97
ALSO BEING A PORTION OF THE RANCHO ARROYO SECO
COUNTY OF AMADOR, STATE OF CALIFORNIA

TOMA & ASSOCIATES INC.
ENGINEERING - SURVEYING - PLANNING
41 Summit Street, Jackson, Ca. 95642
(209) 223-0156

COSTROK TRUST
2015-0022201

PARCEL A
20-M-14
FINCH
2003-0004889

KOVACEWICH
308-OR-422

CARLISLE
2016-0004815

HOWARD, ET AL
1998-0007847

FINCH
2014-0007487

March, 2020

Contour Interval: 10'

Scale: 1" = 400'

Mr. Chuck Beatty, Director
Planning Department, County of Amador
810 Court Street
Jackson, CA 95642

26 April 2019

Re: Jess property, APN 005-024-007 and 005-025-004

Dear Mr. Beatty,

At the request of Toma & Associates, I conducted an inspection of the parcels referenced above. I was told that the Planning Department has required that an Oak Woodlands Assessment shall be done for the parcels. This letter is in response to that requirement.

Section 21083.4 of the California Public Resources Code requires that counties determine if there will be a significant effect on oak woodlands as a result of a project proposed to the county. The first question that must be answered is whether a project area does indeed qualify as an "Oak Woodland". The Fish and Game Code of the State of California defines "Oak Woodland" under Section 1361(h) as "...an oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10% canopy cover". Additional important information comes from PRC 21083(a), where it is stated that oaks included in the determination of oak woodland status cannot come from the Group A or Group B commercial species as defined by 14 CCR 895.1 (Forest Practice Rules). California Black Oak (*Quercus kelloggii*), a species common at the elevation of APN 033-480-051, is a Group B species under the Forest Practice Rules.

On the 24th of April, 2020, I visited the Jess property and conducted an evaluation of the property. It seemed to be obvious from the air photos and a casual drive-by that this property would qualify as an "Oak Woodland", as defined by the Fish & Game Code. In spite of that observation, I walked the parcel on the north side of Jackson Valley Road south to north and conducted reconnaissance from west to east of the property boundary with the McDonnell Trust and Vierra Trust to the eastern boundary with the Sowell property. I also inspected the parcel north of Curran Road, which extends to the north across a tributary to Jackson Creek and across Jackson Creek, north to Jackson Valley Road. I observed the conditions of the property to the eastern boundaries with the Costick, Gonzalez/Mason, Spencer and Blue Mine LLC properties. I measured twenty (20) inventory plots that were located randomly within the area vegetated with oak trees. Those inventory plots collected data on: Species, diameter, spacing of trees, basal area and crown width. The data is then averaged to determine averages for those criteria. I used a planimeter to estimate the number of square inches of oak canopy coverage and converted the total square inches to acres using a conversion factor of 3.67 acres per square inch.

The results of my calculations and estimations are as follows:

Species encountered – Canyon live oak (*Quercus chrysolepsis*), Blue oak (*Quercus douglasii*). Though not a hardwood specie, Gray pine (*Pinus sabiniana*) is also associated with the oak forest on the Jess property.

Average oak diameter @ 4.5 ft. above ground – 10.5 inches (range of 4" to 24")

Average spacing between oak trees – 18 feet (range of 3 ft. to 35 ft.)

Average number of oak trees per acre – 134 trees/ac.

Average oak basal area per acre – 76.7 sq. ft./ac.

Average crown diameter – 18 feet (range of 15-30 ft.)

Estimated acreage of oak forest – 101 acres

The total acreage of the Jess property associated with this application is 475.87 acres. The area forested with oak is 101 acres, therefore the property is 21.2% oak woodland, therefore qualifying as an "Oak Woodland" under the Fish & Game Code.


The next question that is necessarily needing to be answered is: "Will the proposed subdivision of this property result in a significant impact to the Oak Woodland?"

The proposed subdivision would split the property into three parcels, the smallest of which would be 75.58 acres. In my reconnaissance of the property I also took note of numerous locations where logical building sites exist. Many of those sites would not require the removal of oak trees for construction of residences and outbuildings. Given the acreage of oak woodland and the small total acreage of possible oak woodland conversion (4 sites x 2 acres converted = 8 acres) and the probability that future family homesites would not convert oak woodland to residential use, there would not be a significant reduction of oak woodland under the most extreme of land conversion scenarios.

In summary and to reiterate, the Jess property definitely qualifies as an Oak Woodland under the California Fish & Game Code. The answer to the second question required under PRC 21083.4 is that in my professional opinion, the proposed Jess property division will not result in a significant reduction of oak woodland area.

If you have any questions, please feel free to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Cannon", with a long horizontal flourish extending to the right.

Steve Q. Cannon
Registered Professional Forester #2316

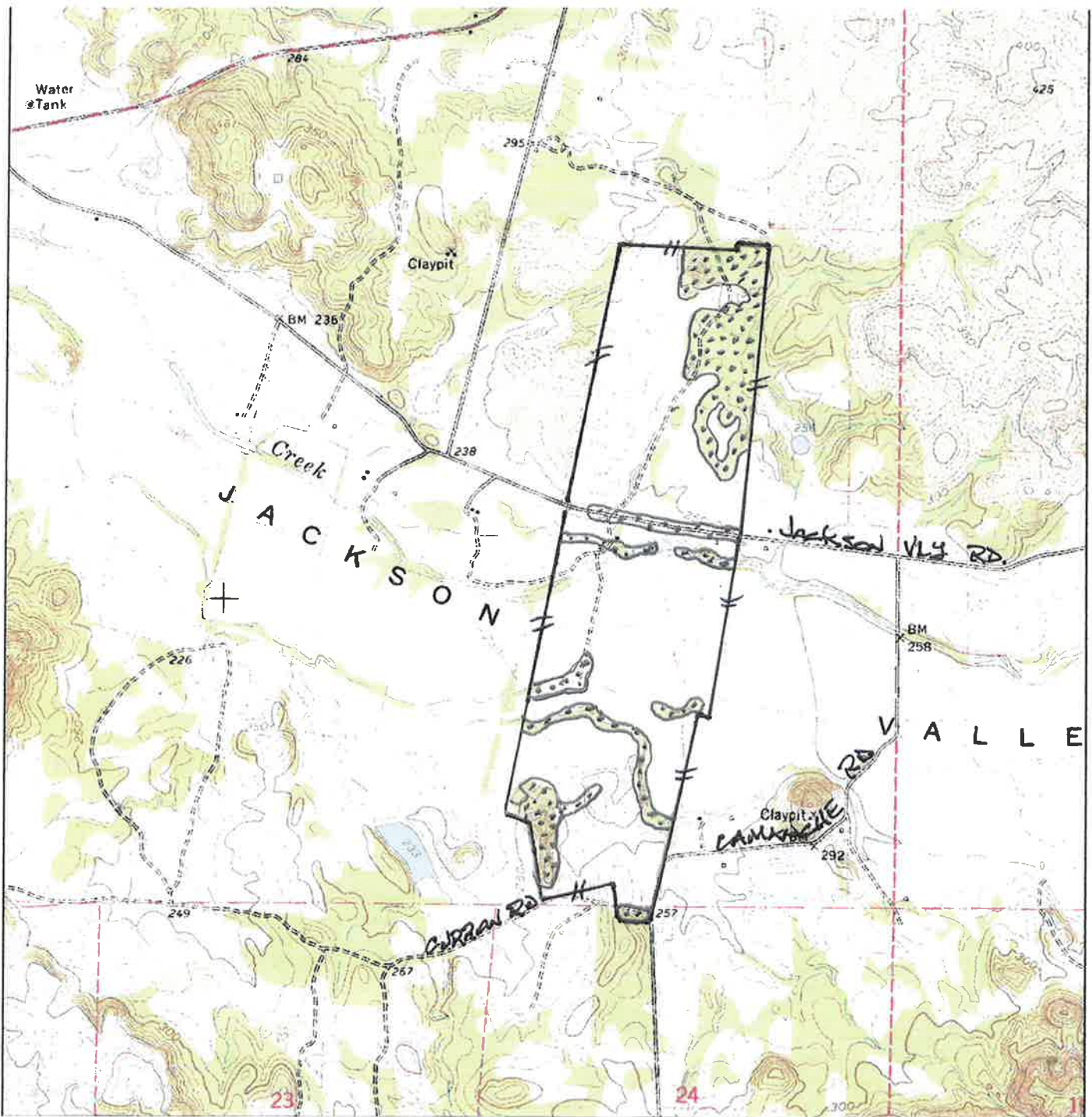
attachments

Jess Oak Woodlands Report

A Portion of the Arroyo Seco Land Grant

Amador County

One 7.5' Quadrangle



Jess Ranch Property Boundary

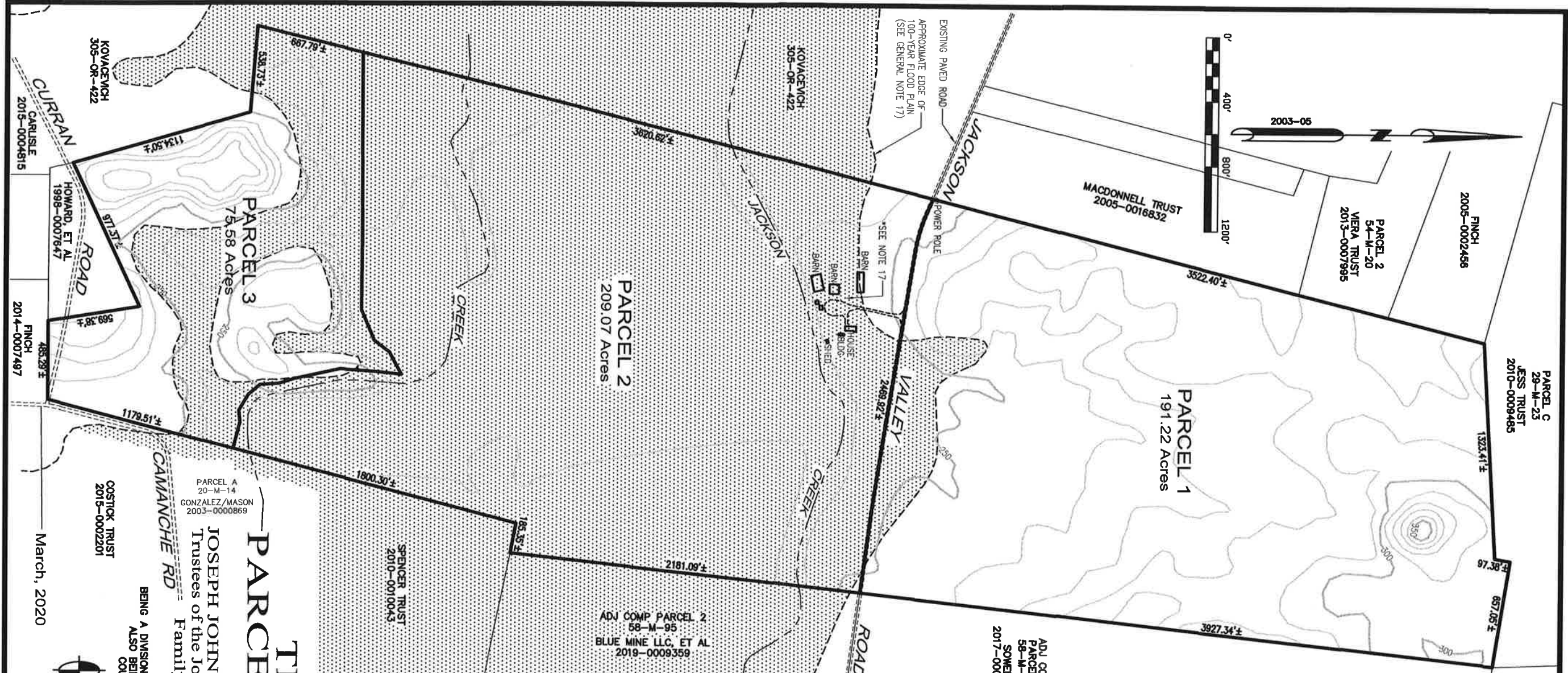
Areas of Oak Woodland



Scale

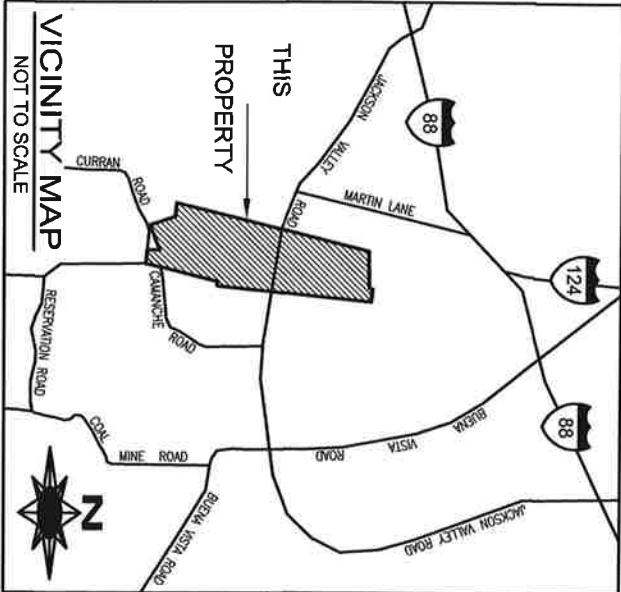


0 2000 ft.



GENERAL NOTES AND STATEMENTS

1. RECORD OWNER:
JOSEPH JOHN JESS, SR and CONNIE LEE JESS
Trustees of the Joseph John Jess, Sr. and Connie Lee Jess Family Trust dated May 1, 2003
5001 OAK MEADOW COURT
IONE, CA 95640
(209) 274-4791
2. SURVEYOR:
TOMA and ASSOCIATES
LICENSED LAND SURVEYORS
41 SUMMIT STREET
JACKSON, CA 95642
(209) 223-0156
005-240-007 AND 005-250-004
3. A.P.N.:
2010-0009485
4. ZONING:
AG EXCLUSIVE AGRICULTURAL DISTRICT
5. GENERAL PLAN:
RESIDENTIAL / AGRICULTURAL
6. DEED REFERENCE:
JACKSON VALLEY IRRIGATION DISTRICT (1 EXISTING SERVICE) AND INDIVIDUAL WELLS (2 PROPOSED)
7. PROPOSED USE:
INDIVIDUAL SEPTIC SYSTEMS (1 EXISTING SYSTEM, 2 PROPOSED)
8. WATER:
JACKSON VALLEY FIRE DEPARTMENT (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 CURRENT AREA PROVIDER
11. SCHOOL:
PUBLIC UTILITY EASEMENTS WILL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ALONG THE EXTERIOR BOUNDARY OF THIS PROJECT AND JACKSON VALLEY ROAD.
12. UTILITIES:
THERE WILL BE A TWENTY-FIVE FOOT BUILDING SETBACK FROM ALL ROAD RIGHT-OF-WAYS, A THIRTY FOOT BUILDING SETBACK FROM ALL SIDE LOT LINES AND A THIRTY FOOT BUILDING SETBACK FROM ALL REAR LOT LINES. DRAINAGE SETBACKS (IF NECESSARY) WILL BE TWENTY FEET ALONG ALL DRAINAGE COURSES.
13. EASEMENTS:
JACKSON VALLEY FIRE DEPARTMENT
JACKSON VALLEY IRRIGATION DISTRICT
AMADOR COUNTY UNIFIED SCHOOL DISTRICT
FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FILINGS.
14. SETBACKS:
A PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD WISE REGULATION BY THE 100-YEAR FLOOD AND IS WITHIN ZONE "A" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010.
PANEL 560 OF 700
MAP No.0600506050F
15. SPECIAL DISTRICTS:
A 100-YEAR FLOOD STUDY WAS DONE IN 2011 FOR EXISTING PROPOSED STRUCTURES BETWEEN JACKSON VALLEY ROAD AND JACKSON CREEK. IT WAS DETERMINED THAT ALL STRUCTURES WERE ABOVE THE 100-YEAR FLOOD LEVEL, WHICH WAS DETERMINED TO BE 244± IN THIS AREA.
16. PHASING:
MINIMUM LOT SIZE WILL BE 75± ACRES.
17. FLOOD ZONE:
18. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FILING OF A FINAL MAP AS REQUIRED BY ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
19. MINIMUM LOT SIZE:
20. THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.
21. THIS PROJECT DOES NOT LIE WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE.
22. TOPOGRAPHIC MAPPING AND FEATURES ARE PER USGS QUAD SHEET. NO FIELD SURVEY WAS MADE TO ESTABLISH TOPOGRAPHIC LINES AND FEATURES.
23. THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER DATED JANUARY 2, 2020 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):
124479 LAND SURVEY
236-OR-75 WATER LINE EASEMENT
290-OR-307 ROADWAY RIGHTS OF THE PUBLIC
NO DOC REFERENCE WATER RIGHTS NOT OF RECORD
NO DOC REFERENCE CHANGES IN RIVERBANK
NO DOC REFERENCE PUBLIC RIGHT TO ACCESS WATER
NO DOC REFERENCE CLAIM OF FORMER TIDE/SUBMERGED LANDS



**TENTATIVE
PARCEL MAP NO. 2893**

for
JOSEPH JOHN JESS, SR. and CONNIE LEE JESS
Trustees of the Joseph John Jess, Sr. and Connie Lee Jess
Family Trust dated May 1, 2003
2010-0009485

TOMA & ASSOCIATES INC.
ENGINEERING - SURVEYING - PLANNING
41 Summit Street, Jackson, CA 95642
(209) 223-0156

PARCEL A
20-M-14
GONZALEZ/MASON
2003-0000869

COSTOCK TRUST
2013-0002201

March, 2020

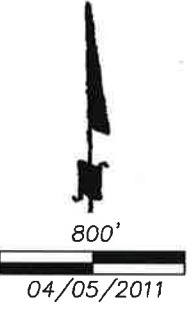
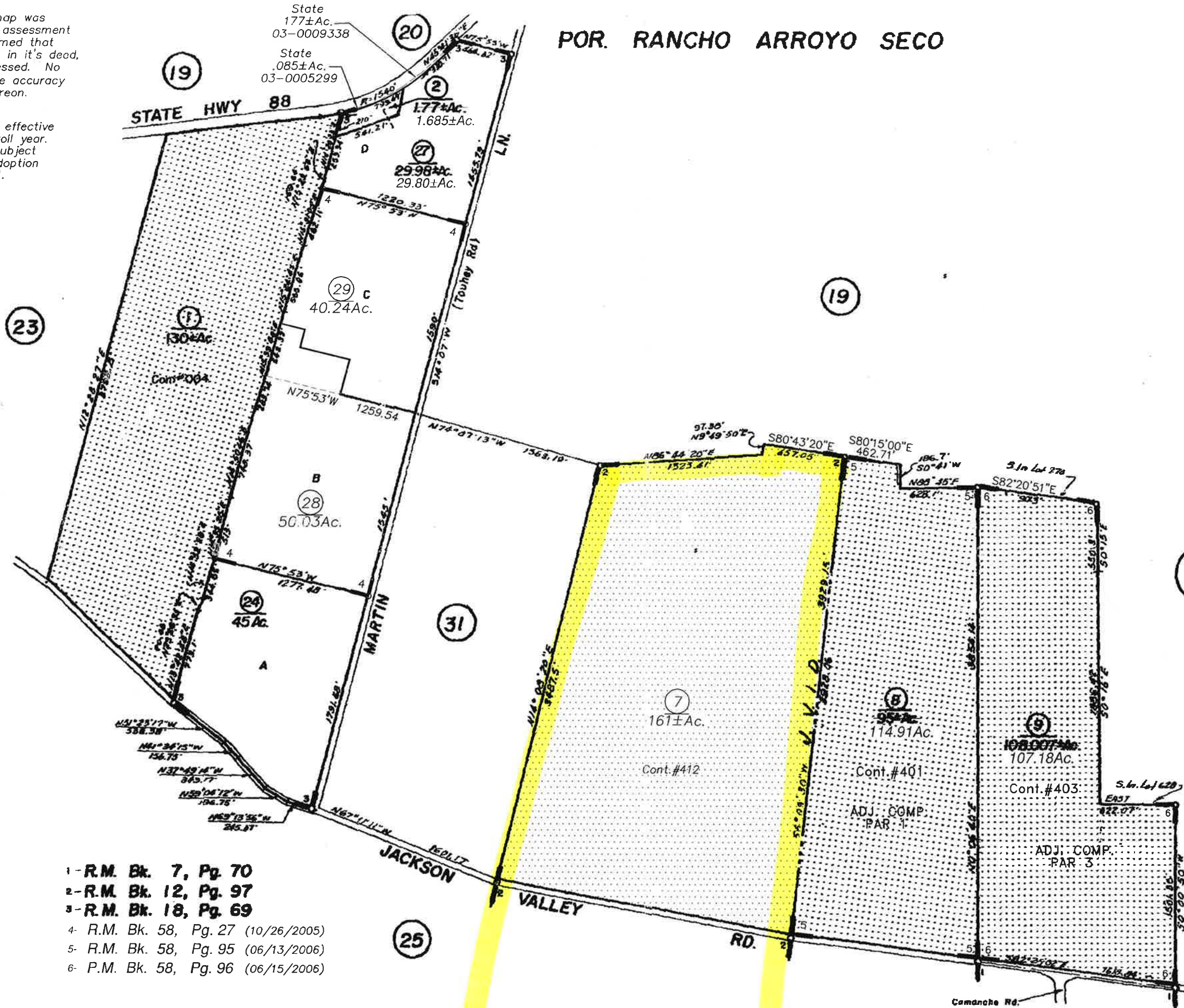
Contour Interval: 10'
Scale: 1" = 400'

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 2011-2012 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

POR. RANCHO ARROYO SECO

5-24



- 1- R.M. Bk. 7, Pg. 70
- 2- R.M. Bk. 12, Pg. 97
- 3- R.M. Bk. 18, Pg. 69
- 4- R.M. Bk. 58, Pg. 27 (10/26/2005)
- 5- R.M. Bk. 58, Pg. 95 (06/13/2006)
- 6- P.M. Bk. 58, Pg. 96 (06/15/2006)

P.B. 12

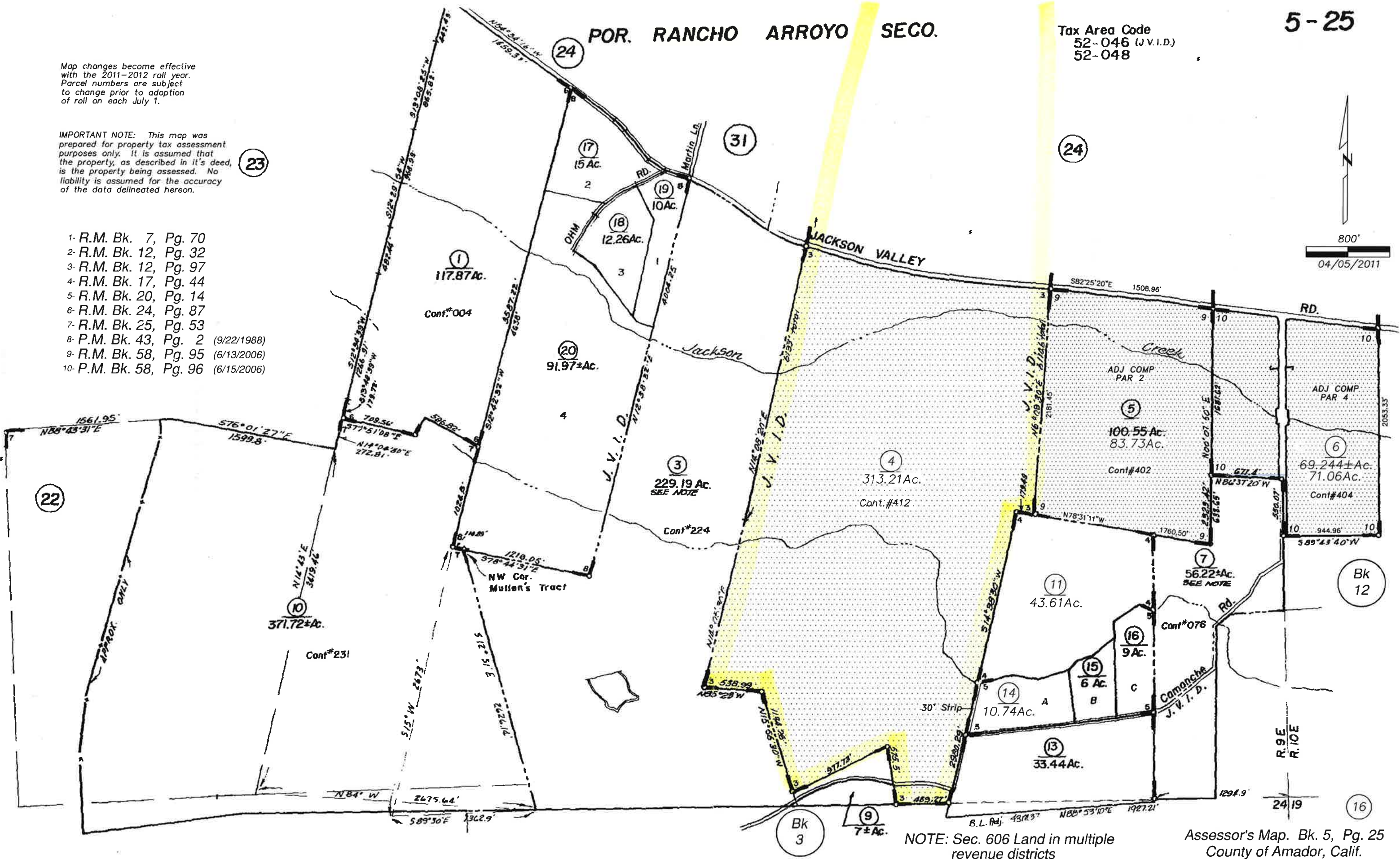
POR. RANCHO ARROYO SECO.

Tax Area Code
52-046 (J.V.I.D.)
52-048

Map changes become effective with the 2011-2012 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

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.

- 1- R.M. Bk. 7, Pg. 70
- 2- R.M. Bk. 12, Pg. 32
- 3- R.M. Bk. 12, Pg. 97
- 4- R.M. Bk. 17, Pg. 44
- 5- R.M. Bk. 20, Pg. 14
- 6- R.M. Bk. 24, Pg. 87
- 7- R.M. Bk. 25, Pg. 53
- 8- P.M. Bk. 43, Pg. 2 (9/22/1988)
- 9- R.M. Bk. 58, Pg. 95 (6/13/2006)
- 10- P.M. Bk. 58, Pg. 96 (6/15/2006)



NOTE: Sec. 606 Land in multiple revenue districts

Assessor's Map. Bk. 5, Pg. 25
County of Amador, Calif.

MAY 6 2020

REQUEST TO FORM AGRICULTURAL PRESERVE

AMADOR COUNTY
PLANNING DEPARTMENT

I hereby request the Board of Supervisors of Amador County to establish my property, described below, in an agricultural preserve in accordance with the provisions of the California Land Conservation Act of 1965. In the event that the Board elects to establish such a preserve, I also request that the Board direct the Planning commission to initiate hearings to rezone said land to an "AG," Exclusive Agriculture zone. I also request that the Assessor consolidate the tax parcels on said land wherever possible. I understand the inclusion of said land in an agricultural preserve is conditioned on the execution of a land conservation contract between myself and Amador County.

Item A Signature(s) of all owner(s), owner(s) of interest, and lien holder(s) as shown on the attached title report.

Connie L. Jess
John P. Jess Sr

Item B Attach current title report.

Item C Attach legal description of all property included in this request.

Item D Attach Assessor's parcel map(s) of property. Outline exactly that property included in this request. Show on map(s) how property is used and summarize on the table below. List uses and acreages within request only. Attach additional sheets if necessary.

Assessor's Parcel No.	Acres	Agricultural Uses		Compatible Uses	
		Description	Acres	Description	Acres
005-250-004	190	DRYLAND PASTURE	68	GRAZING	153
		IRRIGATED PASTURE	85		
		CROP LAND/PASTURE	37	HAY	37
005-250-004	219 +/-	RANCH HEADQUARTERS	15	PASTURE	58
		IRRIGATED PASTURE		PASTURE/HAY/CROPS	151
NEW PARCEL	75 +/-	DRYLAND PASTURE	40	GRAZING	ALL
		IRRIGATEABLE	35	GRAZING/CROPS	35
Total Acres in request.	484				

Are there uses on the property which are not listed on either the agricultural or compatible use lists? No
If so, explain below.

005-250-004

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

Use	Crop	Production	Comments
Dry Pasture		Animal Units	
Irrigated Pasture	MIXED GRASS & CLOVER	1050	Animal Units 175 pair / 6 mos
Field Crops	Pasture HAY	1	Tons Per Acre
			Tons Per Acre
Row Crops			Tons Per Acre
			Tons Per Acre
Orchard	N/A		Tons Per Acre
Other			

Item F

OTHER INCOME FROM THE LAND

Hunting		Fishing		Mineral		Other	
\$	N/A	Per Year	\$	N/A	Per Year	\$	N/A
							Per Year

Item G

LEASES

			Acres
1. Portion of subject property which is owner operated.			68
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
TIM LEWIS LIVESTOCK	GRAZING	\$265	151
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	
If operating expenses are shared by owner, explain:			
Owner PROVIDES IRRIGATION + WATER			

Item H

IMPROVEMENT AND INCOME STATEMENT

1.

PERMANENT AGRICULTURAL IMPROVEMENTS

Type of Improvement	Estimated Value
Barn(s)	318,242
Corral(s)	20,000
Fences	75,000
Wells	0
Water Systems Flood Irrig.	250,000
Other (specify)	
TOTAL	

2.

ESTIMATED INCOME

Use	Estimated Annual Income
Pasture Rent	40,000
Horse Pasture	9,000
RANCH HOUSING	14,000
TOTAL	

I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: CONNIE L. JESS
 ADDRESS: 5001 OAK MEADOW CT.
 CITY: LONE, CA. 95640
 PHONE: 209-274-4791

Connie L. Jess
 Signature of person who prepared application.
5/22/20
 Date

Additional persons to be notified concerning action on this request:

NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____

NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____

005-250-007

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

Use	Crop	Production	Comments
Dry Pasture	Native Grass	180 Animal Units	30 Cows x 6 mos
Irrigated Pasture	grass/clover	480 Animal Units	40 cows x 12 mos
Field Crops	FORAGE MIX 33	1 1/2 ton Tons Per Acre	38 acres Forage Hay
		Tons Per Acre	
Row Crops	N/A	Tons Per Acre	
		Tons Per Acre	
Orchard	N/A	Tons Per Acre	
Other			

Item F

OTHER INCOME FROM THE LAND

Hunting	Fishing	Mineral	Other
\$ NA Per Year	\$ N/A Per Year	\$ N/A Per Year	\$ NA Per Year

Item G

LEASES

			Acres
1. Portion of subject property which is owner operated.			190
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	
If operating expenses are shared by owner, explain:			

Item H

IMPROVEMENT AND INCOME STATEMENT

1.

PERMANENT AGRICULTURAL IMPROVEMENTS

Type of Improvement	Estimated Value
Barn(s) N/A	
Corral(s)	15,000
Fences	30,000
Wells N/A	
Water Systems	250,000
Other (specify)	
TOTAL	295,000

2.

ESTIMATED INCOME

Use	Estimated Annual Income
Pasture RENT	12,000
CALF SALES	24,000
HAY VALUE	8,925
TOTAL	44,925

I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: CONNIE L. JESS
 ADDRESS: 5001 OAK MEADOW CT.
 CITY: LONE, CA. 95640
 PHONE: 209-274-4791

Connie L. Jess
 Signature of person who prepared application.
5/22/20
 Date

Additional persons to be notified concerning action on this request:

NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____

NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____

New Parcel

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

Use	Crop	Production		Comments
Dry Pasture	Native grass	150	Animal Units	25 cows X 6 mos.
Irrigated Pasture	Pasture Grass	210	Animal Units	35 cows X 6 mos
Field Crops			Tons Per Acre	
			Tons Per Acre	
Row Crops			Tons Per Acre	
			Tons Per Acre	
Orchard			Tons Per Acre	
Other				

Item F

OTHER INCOME FROM THE LAND

Hunting		Fishing		Mineral		Other	
\$	N/A	Per Year	\$	N/A	Per Year	\$	N/A
							Per Year

Item G

LEASES

			Acres
1. Portion of subject property which is owner operated.			75
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	
If operating expenses are shared by owner, explain:			

New PARCEL

Item H

IMPROVEMENT AND INCOME STATEMENT

1.

PERMANENT AGRICULTURAL IMPROVEMENTS

Type of Improvement	Estimated Value
Barn(s) N/A	
Corral(s) N/A	
Fences	5,000
Wells N/A	
Water Systems JVID Turnout	\$3,000
Other (specify) WATER TROUGH	\$1,500
IRRIGATION LINE	40,000
TOTAL	\$51,500

2.

ESTIMATED INCOME

Use	Estimated Annual Income
PASTURE	
Cattle sales	18,000
TOTAL	18,000

I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: CONNIE L. JESS
 ADDRESS: 5001 OAK MEADOW CT.
 CITY: LONE, CA, 95640
 PHONE: 209-274-4791

Connie L. Jess
 Signature of person who prepared application.
5/22/20
 Date

Additional persons to be notified concerning action on this request:

NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____

NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____



Planning Department <planning@amadorgov.org>

TAC Referral Memo: TPM 2893 Jess

Mark Hopkins <mhopkins@amadorgov.org>

Mon, Jun 22, 2020 at 9:45 AM

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

Public Works only comment is each new parcel is required to have a primer access/encroachment on to a County road.

Thank you,

Mark

On Tue, Jun 16, 2020 at 10:39 AM Amador County Planning Department <planning@amadorgov.org> wrote:

[Quoted text hidden]

--

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



Tentative Parcel Map No. 2893-Jess Family Trust

1 message

Casas, Michael@DOT <Michael.Casas@dot.ca.gov>
To: Amador County Planning Department <planning@amadorgov.org>
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Thu, Jun 25, 2020 at 8:56 AM

Ms. Ruesel,

Caltrans appreciates to opportunity to review and respond to the Tentative Parcel Map adjustment No. 2893 by the Jess Family Trust proposing the division of a ±484 acre legal parcel into three parcels ±219 acres, ±190 acres, and ± 74 acres in size. The property is currently zoned "AG" Exclusive Agriculture and has a General Plan land use designation of A, Agriculture. The application includes a request for each proposed parcel to be enrolled in a separate California Land Conservation Act Contract and simultaneously removed from Contract #16 and amended under a new Contract as discussed during our phone call on June 25, 2020.

Based on the information provided on this project, Caltrans has no comment. If there are any future changes to the scope of work or developments on parcels of this project Caltrans would like to review those changes.

Michael Casas

Caltrans District 10

Office of Rural Planning

Division of Planning, Local Assistance, and Environmental

1976 E. Dr. Martin Luther King Jr Blvd.

[Stockton CA 95205](#)

Telework # 1-209-986-9830

<https://dot.ca.gov/caltrans-near-me/district-10>