

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: December 08, 2020**

ITEM 2 Resubmittal of Tentative Parcel Map No. 2444, proposing the division of 33.44 acres into three parcels of ±9.8, ±10.7, and ±13 acres in size. (APN: 005-250-013).

Applicant: Costick, Larry Andrew Revocable Living Trust – 1993 (Larry Costick Trustee)
Supervisorial District: 2
Location: 5010 Camanche Road, Lone California 95640

- A. General Plan Designation:** AT, Agricultural Transition
- B. Present Zoning:** X, Special Use
- C. Acreage Involved:** 33.44 acres
- D. Description:** The project is a revised resubmittal of Tentative Parcel Map No. 2444 which proposes the division of 34.44 acres into 3 residential parcels of ±9.8, ±10.7, and ±13 acres in size. The project was previously approved in February 13, 1996 for the division of 4 residential parcels of 5.1, 7, 7.1, and 15.1 acres in size. The map was not recorded and expired February 13, 1999.
- E. TAC Review and Recommendation:** The Amador County Technical Advisory Committee met on October 28, 2020 to review the project for completion and again on November 12, 2020 to evaluate potential environmental impacts, propose conditions and mitigation measures, and make a project recommendation to the Planning Commission. TAC has no technical objection to the Planning Commission approving this Parcel Map with the Conditions of Approval included with the Staff Report, along with the adoption of Mitigated Negative Declaration.
- G. Planning Commission Action:** The first action of the Planning Commission should be a decision on the acceptance or rejection of the Mitigated Negative Declaration. Upon acceptance of the MND, the Planning Commission can then make a decision to approve or deny the Parcel Map.
- H. Recommended Findings:** If the Planning Commission moves to approve the revised Tentative Parcel Map, the following findings are recommended:
 - 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 subdivision.
2. The above Findings (a) through (g) do not apply to Tentative Parcel Map 2444 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 residential development and is compatible with surrounding residential uses.
 - d. The site is appropriate for the specified density of development as provided in the Amador County General Plan.
 - e. The CEQA Initial Study for Tentative Parcel Map 2444 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 Mitigations Measures and Conditions of Approval – see attached conditions/mitigation measures.
 - f. The CEQA Initial Study prepared for Tentative Parcel Map 2444 determined that no potentially serious health impacts were identified from the project.
 - g. No conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivision have been identified

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

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

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 - g. No conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivision have been identified

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 - (B) The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.
- 3) To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.

DRAFT CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM

TENTATIVE PARCEL MAP 2444

APPLICANT: Costick Larry Andrew Revocable Living Trust
(Larry Costick Trustee)
5010 Camanche Road, Ione, CA 95640

PHONE: (209)274-2123

PROJECT LOCATION: 5010 Camanche Road, Ione, CA 95640 (APN: 005-240-007)

PROJECT DESCRIPTION: Resubmission of Tentative Parcel Map No. 2444, proposing the division of 33.44 acres into three parcels of ± 9.8 , ± 10.7 , and ± 13 acres in size.

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.

Wet weather testing of proposed parcel 1 may take considerable time to complete. It is anticipated that the developer may wish to record a first phase final map creating parcel 2, with a +/-23 acre remainder consisting of proposed parcels 1 and 3 connected via a strip of land across the south side of parcel 2. A second phase would separate proposed parcels 1 and 3 and parcel 2 would be adjusted to include the strip of land across the south side (See COA 21). 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. If a “will serve” commitment is not available, applicant must provide documentation that a water well located on the subject property or on a parcel abutting the subject property yields at least 10 gallons per minute, if demonstrated by a minimum 30 min airlift test, or 5 gallons per minute, if demonstrated by a minimum 24 hour pump test. Applicant must also provide analysis results generated by a properly accredited laboratory demonstrating bacteriological and nitrate constituents in the water produced by the well complies with safe drinking water standards established by Title 22, California Code of Regulations. 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.

MITIGATION MONITORING AND REPORTING PROGRAM

15. 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.
16. 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 fledged. 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.

17. 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.
18. 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.
19. Riparian and Wetland Conservation (BIO-5): 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 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.
20. 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.
21. 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 (See COA 5).
 - 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.
22. 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.
23. 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.
24. 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.

- 25. Amador County Recreation and Fees Ordinance (PUB-2): Pursuant to County Code Chapter 17.50 (Ordinance No. 1198- Amador County Recreation and Fees Ordinance) a dedication of land, payment of fees, or a combination of both for park and recreational purposes shall be provided by the developer prior to recordation of the Parcel Map. THE AMADOR COUNTY RECREATION AGENCY SHALL MONITOR THIS CONDITION.
- 26. 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.
- 27. 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.

 Chairperson
 Amador County Planning Commission

 Date

 Applicant

 Date

- | | |
|-------------------------------------|--|
| (1) Applicant | (8) Transportation and Public Works Department |
| (2) Amador Air District | (9) Waste Management Department |
| (3) Amador County Recreation Agency | (10) CA Department of Fish and Wildlife |
| (4) Amador Fire Protection District | (11) Planning Department |
| (5) Building Department | |
| (6) Environmental Health Department | |
| (7) Surveying Office | |

PUBLIC REVIEW DRAFT
NEGATIVE DECLARATION
AND INITIAL STUDY

FOR

Tentative Parcel Map No. 2444 Costick (TPM #2444)

October 2020

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

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**Tentative Parcel Map No. 2444 Costick
Initial Study/Mitigated Negative Declaration**

Project Description:

Project Title:	Tentative Parcel Map No. 2444
Lead Agency Name and Address:	Amador County Planning Commission 810 Court Street, Jackson, Ca 95642
Contact Person/Phone Number:	Ruslan Bratan, Planner I 209-233-6380
Project Location:	5010 Camanche Road, Lone California 95640
Project Sponsor’s Name and Address:	Costick, Larry Andrew Revocable Living Trust – 1993 (Larry Costick Trustee)
General Plan Designation(s):	Agricultural Transition (AT)
Zoning:	Special Use (X)
Description of project:	<p><u>Background and Description of Project:</u></p> <p>Tentative Parcel Map No. 2444 was previously submitted on November 27, 1995 and proposed the division of 34.5 acres into four residential parcels. The project was approved on February 13, 1996. The Tentative Parcel Map expired on February 13, 1999.</p> <p>This current project is a resubmission of Tentative Parcel Map No. 2444, however the current proposal is for the division of 33.44 acres into three parcels of ±9.8, ±10.7, and ±13 acres in size.</p>
Surrounding land uses and setting:	<p><u>Regional and local Setting</u></p> <p>This project site is located in the southwestern portion of Amador County approximately 5 miles south of the city of Lone (as the bird flies), and is accessed by Camanche Road (County maintained).</p> <p><u>Existing Site Character</u></p> <p>The project site is generally flat with rolling hills on its eastern one third. The westerly one third is bisected by a seasonal stream and is located in FEMA’s 100 year flood plain. Current use of the property is irrigated pasture and open grazing land. The subject property is developed with a contemporary single-family residence and storage building, a gabled wood-frame barn, cross fencing, gravel paved and graveled driveways, pond, and irrigated pastures. Present and proposed use is residential and agricultural.</p> <p><u>Surrounding Land Uses</u></p> <p>Surrounding properties are residential and agricultural in nature including irrigated pasture, dry range, vineyards, and irrigated farming.</p>
Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)	

FIGURE 1: PROJECT REGIONAL LOCATION

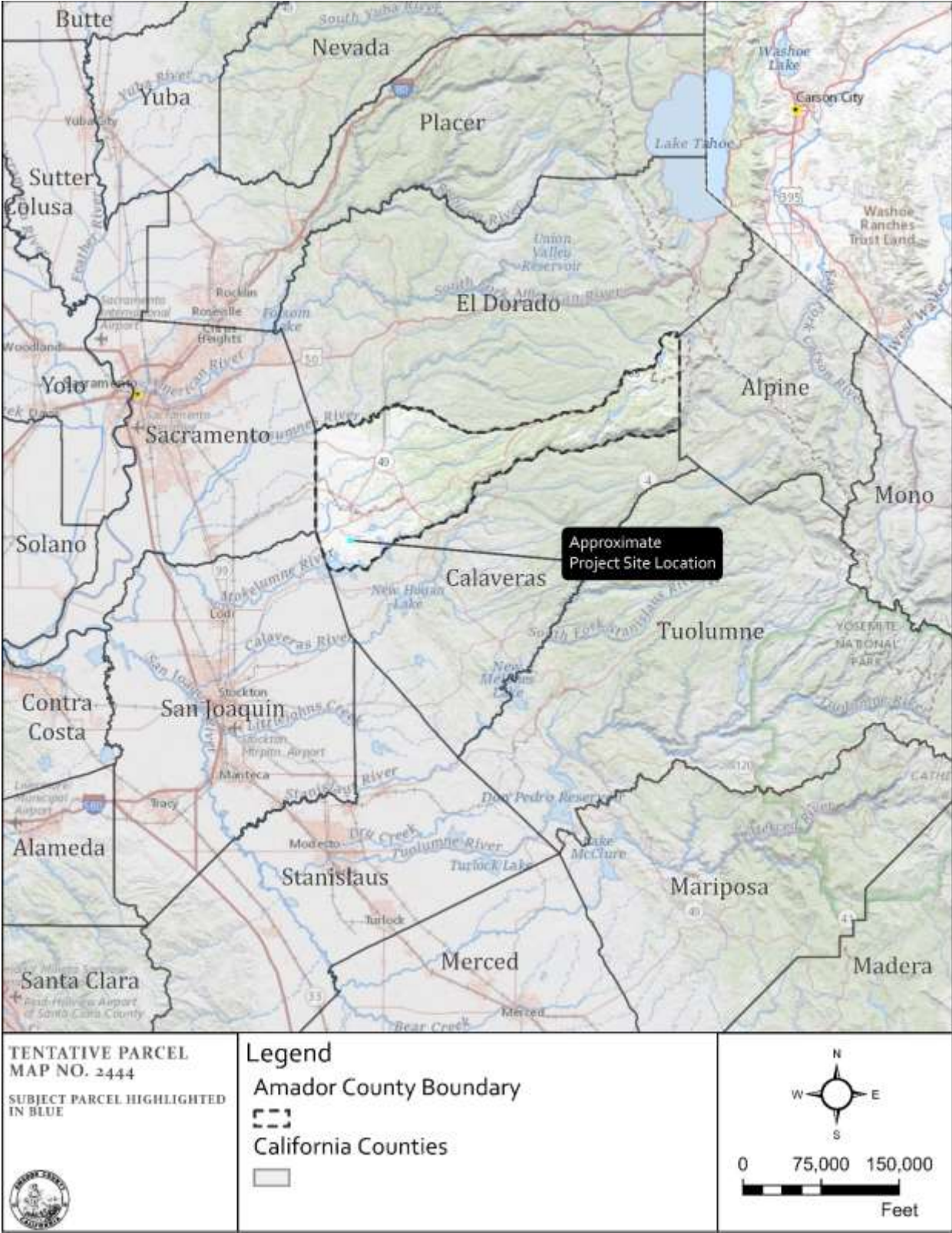


FIGURE 2: PROJECT VICINITY

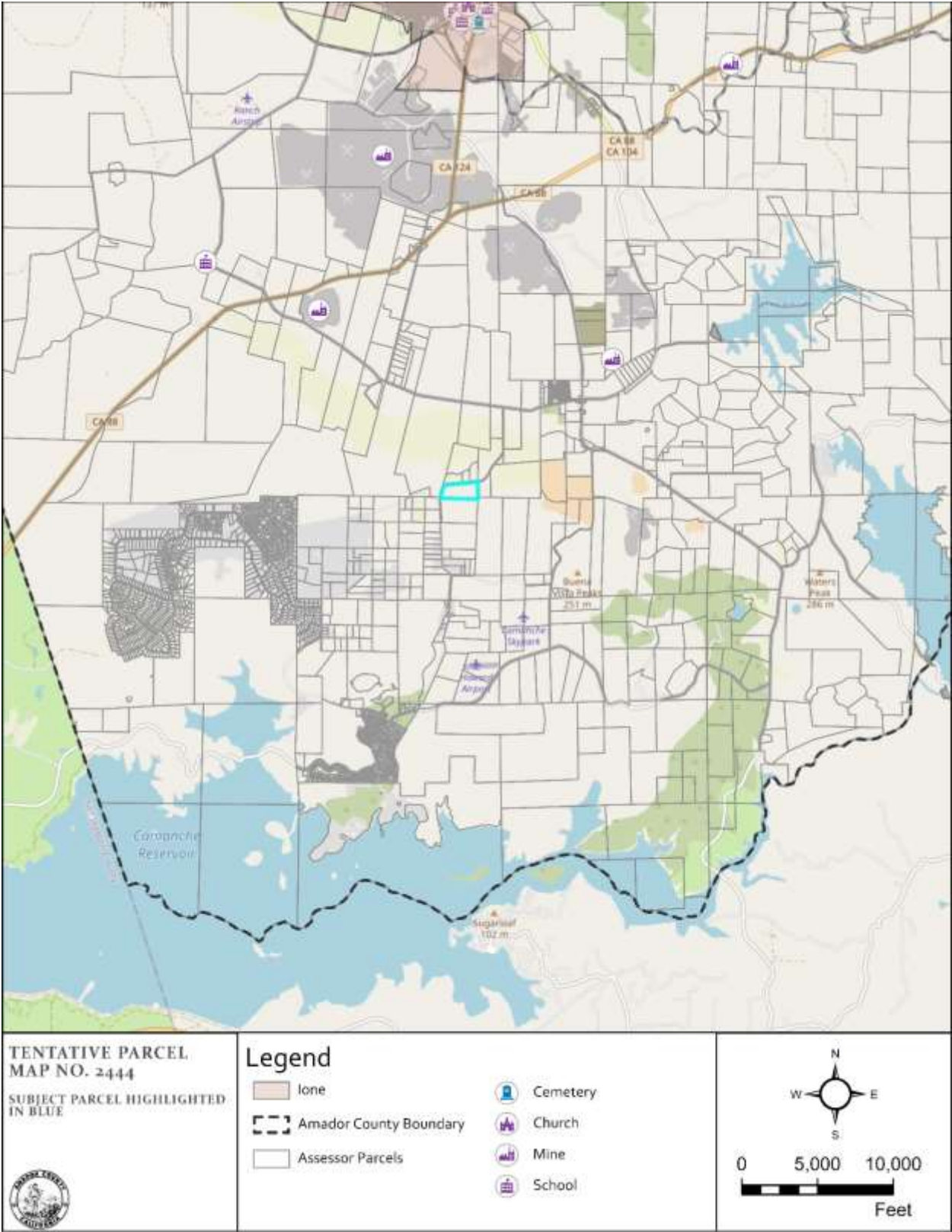


FIGURE 3: PROJECT LOCATION - AERIAL

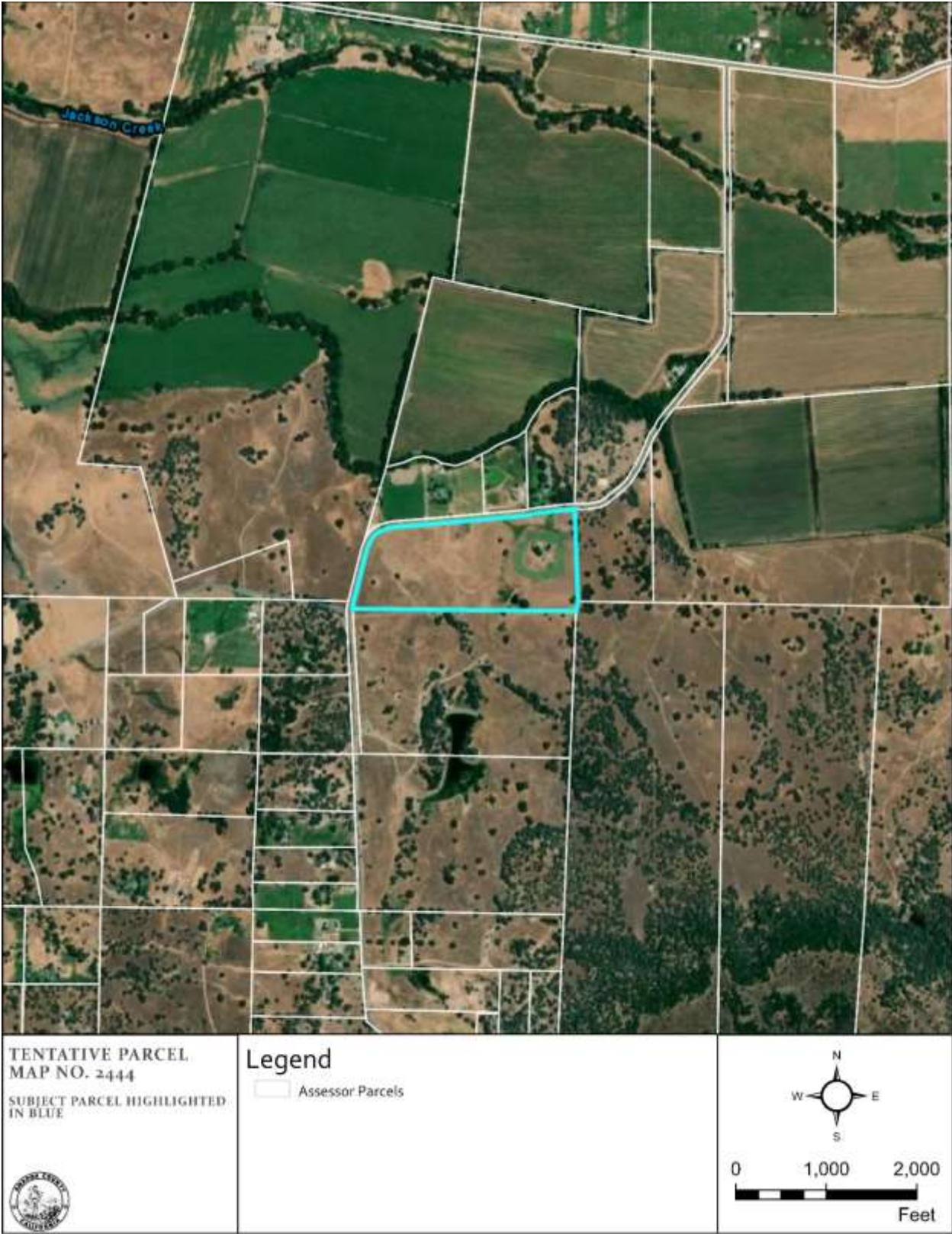


FIGURE 4: GENERAL PLAN LAND USES

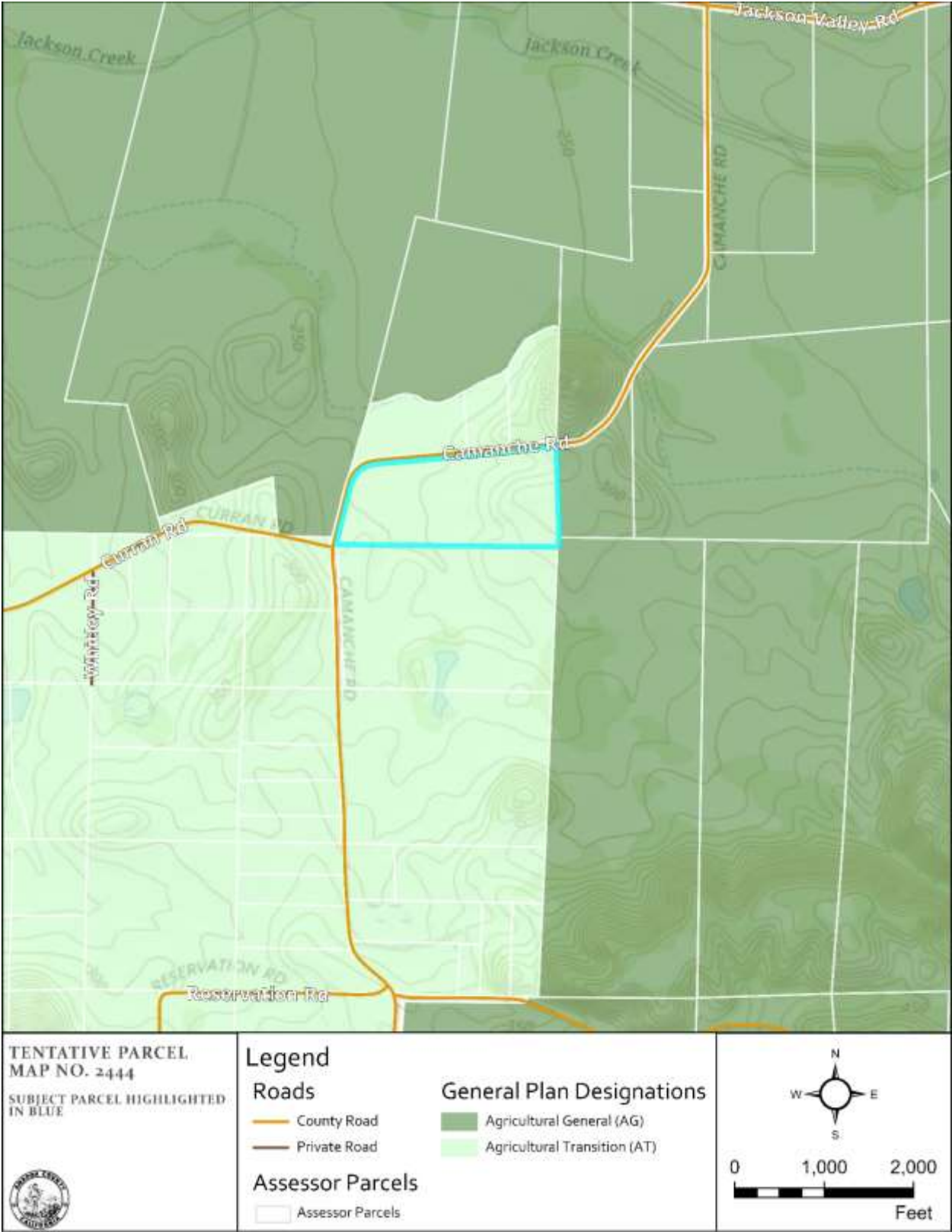
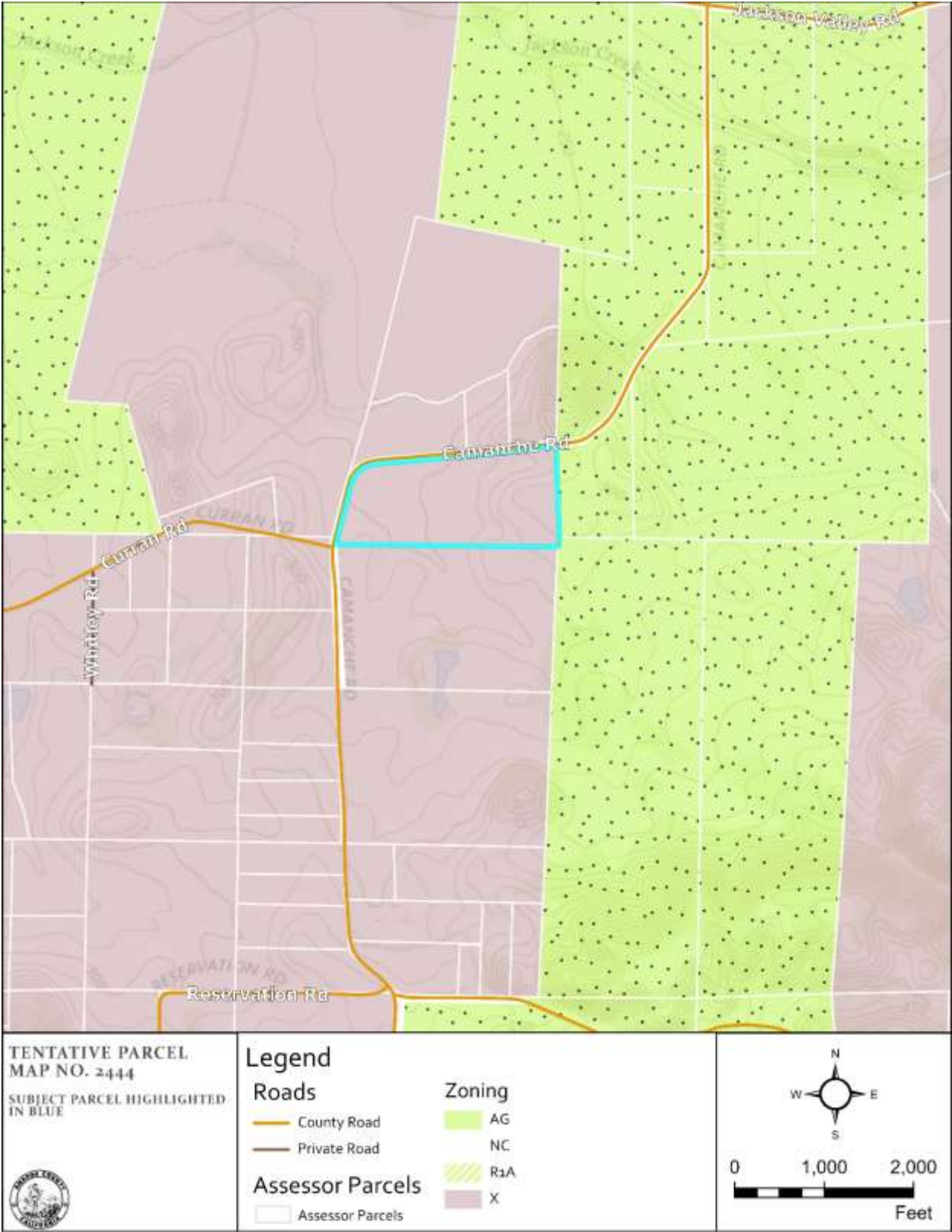


FIGURE 5: ZONING DESIGNATIONS



Environmental Checklist – Initial Study

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

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

Signature – Name

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

Chapter 1. AESTHETICS – Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- 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. The project, if approved, will result in the potential for two new dwellings, which will produce expected amounts of light and glare, however, this will not substantially impact day or nighttime views in the area. Therefore, there is **less than significant impact**.

Source: Planning Department, Amador County General Plan.

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

Discussion:

- A. Farmland Conversion: The project will not result in the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance. The project site is located in an area designated as “grazing land” on the Amador County Important Farmland 2016 map, published by the California Department of Conservation, Division of Land Resource Protection. There is **no impact** to farmland.
- B. The property is not currently enrolled under a California Land Conservation (Williamson) Act Contract. There is **no impact**.
- C. The area is not zoned for forest land or timberland nor utilized for forest land or timber production, therefore there is **no impact**.
- D. The area is not considered forest land, or zoned as forest land or timberland, therefore there is **no impact**.
- E. The project area is within an area designated as “grazing land”. The proposed tentative parcel map will have the potential to add two single family dwellings, but it will not be converting new farmland as it will be using an area not occupied by agricultural uses. The potential addition of two new dwellings will undoubtedly detract from potential agricultural use on the property, however the impact will be **less than significant**.

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

Chapter 3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- A. The proposed project would not result in significant resident population increase and would not generate vehicle trips beyond what is consistent with the surrounding properties. Future development would be relatively small scale and low density with minimal structural improvements. The project site is large and will not experience any foreseen changes in use. Little to no emissions would be associated with the proposed project and future development would be subject to review by the County Community Development Agency. Therefore, impacts would be **less than significant**.
- B. The proposed parcel map will not cause a violation of an air quality standard or contribute substantially to an existing air quality violation. When building permits are issued and prior to the start of construction, conditions to control fugitive dust emissions may be imposed. Outdoor fires ignited on the property must comply with the rules and regulations of the Amador Air District. Amador County is a Non-Attainment area for the State of California’s 1-Hour Ozone Standard (0.09 ppm) and the US EPA’s 8-Hour Ozone Standard (0.08 ppm). Construction activities and fires occurring on this property would be of short duration. No net cumulative increase in ozone precursor emissions is expected from this action. Therefore, impacts would be **less than significant**.
- C. Sensitive receptors are uses that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The nearest sensitive receptors include three residential units approximately 200 feet north of the project site. While construction would take place within the vicinity of sensitive receptors, construction emissions would be limited. In addition, the proposed construction period would be brief. Therefore, the small amount of emissions generated and the short duration of the construction period would not expose sensitive receptors to substantial pollutant concentrations. Impacts to sensitive receptors would be **less than significant**.
- D. Substantial quantities of objectionable odor will not be generated by construction activities on the property related to this tentative parcel map or future development of the site. **No impact would incur**.

Source: Amador Air District, Amador Planning Department, Amador County General Plan EIR.

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

Discussion:

- A. 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 Protected 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, lone (including Irish Hill) Buckwheat (*Eriogonum apicum* (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 lone Manzanita (*Arctostaphylos myrtifolia*) the following of which have identified final critical habitats according to the Federal Register: *r. draytonii*:

Tentative Parcel Map No. 2444 Costick
Initial Study/Mitigated Negative Declaration

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, lone) where the property is located. These plants are shown in Figure 7B, below. CNDDDB Bios-NLCD Land Cover (2011) identified areas of Herbaceous/Grasslands with Developed/Open Space areas along the roadway. Additionally, CNDDDB Bios identified additional possible species in the quad where the project is located, referenced by Figure 7C. As the proposed project would not significantly impact these species due to the existing 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 .19 acres of Riverine (R4SBC (Riverine/Intermittent/Streambed/Seasonally Flooded)). Additionally there is a physical NSNW Riparian Corridor mapped along the riverine communities in the western 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. Riverine Community: CDFW IPAC and the US Fish and Wildlife National Wetlands mapper identified .19 acres of Riverine (R4SBC (Riverine/Intermittent/Streambed/Seasonally Flooded)), 1.06 acres of Freshwater Emergent Wetlands (PEM1C (Palustrine/ Unconsolidated Bottom/ Semipermanently Flooded/)), and .51 acres of Freshwater Pond (PUBFh (Palustrine/ Unconsolidated Bottom/Semipermanently Flooded)) area in the project site. 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 7A: 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
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)	
Picoides nuttalli	Nuttall's Woodpecker	BCC-BCR	
Baeolophus 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)	
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 David Thompson (California Registered Professional Forester #2496) 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 7B: California Native Plant Society Database Query

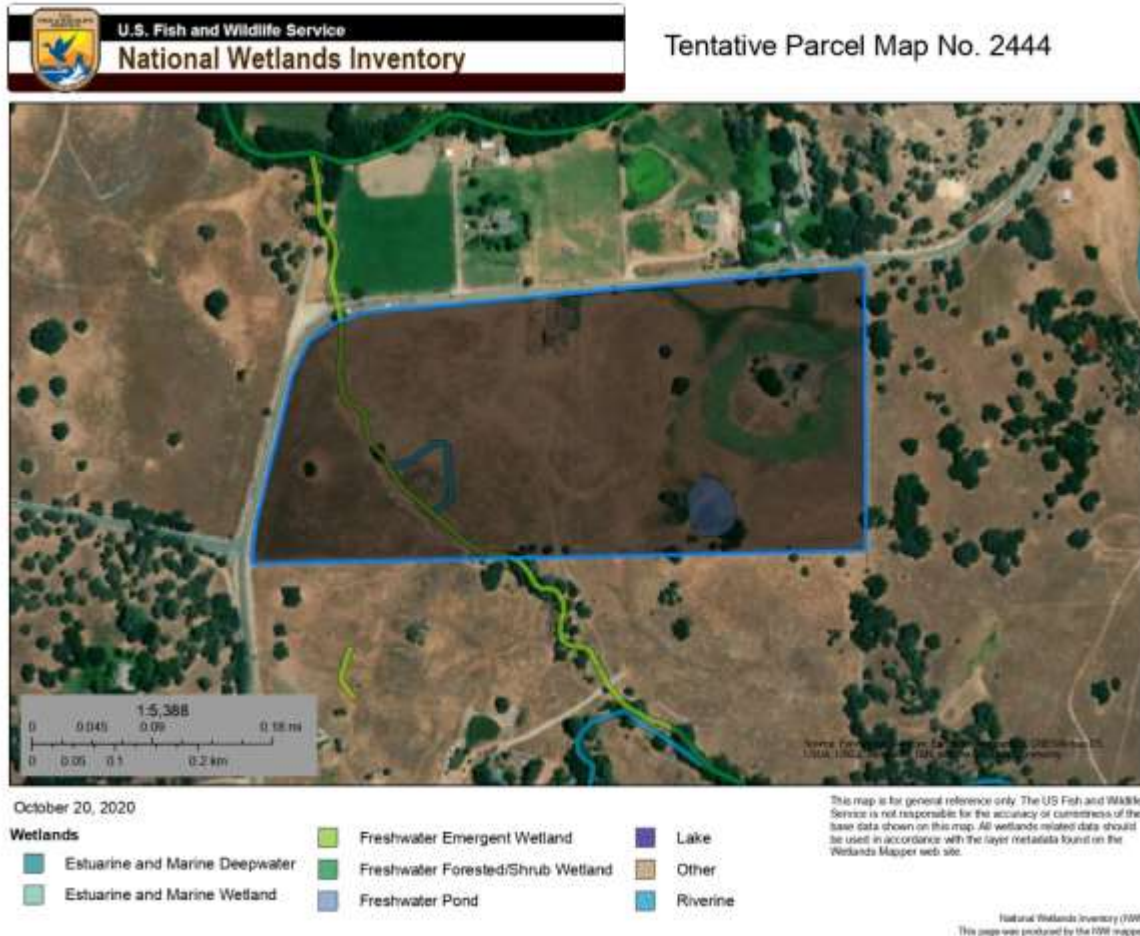
Scientific Name	Common Name	Family	Lithium	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
<i>Arctostaphylos myrsinifolia</i>	lone manzanita	Ericaceae	perennial evergreen shrub	Nov-Mar	1B.2	51	G1
<i>Crocanthemum suffrutescens</i>	Bisbee Peak rush-rose	Cistaceae	perennial evergreen shrub	Apr-Aug	3.2	52?	G2?Q
<i>Eriogonum apricum</i> var. <i>apricum</i>	lone buckwheat	Polygonaceae	perennial herb	Jul-Oct	1B.1	51	G2T1
<i>Eryngium yuccifolium</i>	Jepson's coyote thistle	Apiaceae	perennial herb	Apr-Aug	1B.2	52?	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	G3
<i>Navarretia myersii</i> ssp. <i>myersii</i>	pincushion navaretia	Polemoniaceae	annual herb	Apr-May	1B.1	52	G2T2

Figure 7C: 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 - <i>Ambystoma californiense</i>
Animals - Birds	<i>Ardea herodias</i>	great blue heron	ABNGA04010	None	None	-	-	3812038	IONE	Unprocessed	Animals - Birds - Ardeidae - <i>Ardea herodias</i>
Animals - Birds	<i>Agelaius tricolor</i>	tricolored blackbird	ABPBXB0020	None	Threatened	SSC	-	3812038	IONE	Mapped	Animals - Birds - Icteridae - <i>Agelaius tricolor</i>
Animals - Birds	<i>Icteria virens</i>	yellow-breasted chat	ABPBX24010	None	None	SSC	-	3812038	IONE	Unprocessed	Animals - Birds - Icteriidae - <i>Icteria virens</i>
Animals - Insects	<i>Desmocerus californicus dimorphus</i>	valley elderberry longhorn beetle	IICOL48011	Threatened	None	-	-	3812038	IONE	Mapped	Animals - Insects - Cerambycidae - <i>Desmocerus californicus dimorphus</i>
Animals - Reptiles	<i>Emys marmorata</i>	western pond turtle	ARAAD02030	None	None	SSC	-	3812038	IONE	Unprocessed	Animals - Reptiles - Emydidae - <i>Emys marmorata</i>
Animals - Reptiles	<i>Phrynosoma blainvillii</i>	coast horned lizard	ARACF12100	None	None	SSC	-	3812038	IONE	Unprocessed	Animals - Reptiles - Phrynosomatidae - <i>Phrynosoma blainvillii</i>
Community - Terrestrial	Ione Chaparral	Ione Chaparral	CTT37D00CA	None	None	-	-	3812038	IONE	Mapped	Community - Terrestrial - Ione Chaparral
Plants - Vascular	<i>Eryngium pinnatisectum</i>	Tuolumne button-celery	PDAPI020P0	None	None	-	1B.2	3812038	IONE	Mapped	Plants - Vascular - Apiaceae - <i>Eryngium pinnatisectum</i>
Plants - Vascular	<i>Crocanthemum suffrutescens</i>	Bisbee Peak rush-rose	PDCIS020F0	None	None	-	3.2	3812038	IONE	Mapped	Plants - Vascular - Cistaceae - <i>Crocanthemum suffrutescens</i>
Plants - Vascular	<i>Arctostaphylos myrsinifolia</i>	lone manzanita	PDERI04240	Threatened	None	-	1B.2	3812038	IONE	Mapped	Plants - Vascular - Ericaceae - <i>Arctostaphylos myrsinifolia</i>
Plants - Vascular	<i>Erythranthe marmorata</i>	Stanislaus monkeyflower	PDPHR01130	None	None	-	1B.1	3812038	IONE	Mapped	Plants - Vascular - Phrymaceae - <i>Erythranthe marmorata</i>
Plants - Vascular	<i>Navarretia myersii</i> ssp. <i>myersii</i>	pincushion navaretia	PDPLM0C0X1	None	None	-	1B.1	3812038	IONE	Mapped	Plants - Vascular - Polemoniaceae - <i>Navarretia myersii</i> ssp. <i>myersii</i>
Plants - Vascular	<i>Eriogonum apricum</i> var. <i>apricum</i>	lone buckwheat	PDPGN080F1	Endangered	Endangered	-	1B.1	3812038	IONE	Mapped	Plants - Vascular - Polygonaceae - <i>Eriogonum apricum</i> var. <i>apricum</i>
Plants - Vascular	<i>Horkelia parryi</i>	Parry's horkelia	PDROS0W0C0	None	None	-	1B.2	3812038	IONE	Mapped	Plants - Vascular - Rosaceae - <i>Horkelia parryi</i>
Plants - Vascular	<i>Jepsonia heterandra</i>	foothill jepsonia	PDSAX0J010	None	None	-	4.3	3812038	IONE	Unprocessed	Plants - Vascular - Saxifragaceae - <i>Jepsonia heterandra</i>

Figure 7D: 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, Costick property APN 005-250-013 Oak Woodlands Assessment, Thompson, David, 2020, Amador County Planning Department,

Source: Amador County General Plan EIR, Migratory Bird Treaty Act, Planning Department

Chapter 5. CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

A-C. 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 moderate cultural resource sensitivity.

A Cultural Resources Study was 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. Archeologist recommendations of the report state that based upon the results of the field survey and archival research, and taking into account the results of the fieldwork, there were no “significant” cultural resources identified in the project. Therefore, no additional cultural resource work is recommended and the proposed parcel split will have no effects to the cultural resources.

Current methods to reduce deterioration of historical resources are included under Mitigation Measure CULTR-1 and 2. 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.

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. 2444 lone, 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: 005-250-013, 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A. The proposed project will have the potential for two additional single family dwellings on the two new parcels. The project would be designed and constructed in compliance with the existing land use and zoning designations of the subject property, as found in the County’s GP 2016 Update and Zoning Ordinance.

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

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

B. State and local agencies regulate the use and consumption of energy through various methods and programs. As a result of the passage of Assembly Bill 32 (AB 32) (the California Global Warming Solutions Act of 2006) which seeks to reduce the effects of Greenhouse Gas (GHG) Emissions, a majority of the state regulations are intended to reduce energy use and GHG emissions. These include, among others, California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, and the California Code of Regulations Title 24, Part 11– California Green Building Standards (CALGreen). At the local level, the Amador County Board of Supervisors adopted the Energy Action Plan (EAP) as the County’s roadmap for expanding energy-efficiency and renewable-energy, as well as the associated cost-savings from these efforts, and renewable-energy, as well as the associated cost-savings from these efforts. The EAP is a tool for both businesses, and homeowners to find ways to reduce their energy use. The project would not conflict with or obstruct any state or local plan for energy management, therefore there is **no impact**.

Sources: Amador County Planning Department, Amador County Energy Action Plan.

Chapter 7. GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 direct or indirect 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 paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- 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.
- Aii-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 8A and Figure 8B* by the Natural Resources Conservation Service (NRCS, 2017), the property where the project is located is characterized by 62.4% Mokelumne sandy loam, 2 to 5 percent slopes, and 21.5% Snelling fine sandy loam, 5-9 percent slopes. There are also additional low concentrations of the following soil types: 9.8% Snelling sandy loam, 9 to 16 percent slopes, and 6.3% Pentz sandy loam, 2 to 15% 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**.

Figure 8a: Soil Map



Figure 8b: Soil Legend
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MrB	Mokelumne sandy loam, 2 to 5 percent slopes	21.7	62.4%
PnC	Pentz sandy loam, 2 to 15 percent slopes	2.2	6.3%
SvC	Snelling fine sandy loam, 5 to 9 percent slopes	7.5	21.5%
SwD	Snelling sandy loam, 9 to 16 percent slopes	3.4	9.8%
Totals for Area of Interest		34.8	100.0%

Tentative Parcel Map No. 2444 Costick
Initial Study/Mitigated Negative Declaration

- 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. However, 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 Section 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, unless waived by the department. 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**.

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

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

Discussion:

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

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

Chapter 9. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- 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 Lone 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. The project site does not appear on any hazardous material site lists compiled pursuant to Government Code Section 65962.5. In October 2020, Amador County staff searched the following databases for known hazardous materials contamination at the project site:
 - Superfund Enterprise Management System (SEMS) database
 - Department of Toxic Substances Control’s Envirostor database for cleanup sites and hazardous waste permitted facilities
 - Geotracker search for leaking underground fuel tanks

The project site does not appear on any of the above lists.

Per General Plan Mitigation Measure 4.8-3a, the County will consult the hazardous sites list to evaluate and condition future development applications and projects, as necessary, to protect environmental and public health. For applications submitted to the County involving construction activities at Cortese-listed sites, project applicant(s) shall comply with requirements of the California Department of Toxic Substance Control, the Central Valley Regional Water Quality Control Board, and/or other applicable agency regulating the investigation and cleanup of the site. Individual future projects will be evaluated for compliance with the General Plan mitigation measures and additional CEQA analysis, as necessary. 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 lone 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 project is located within two miles of Eagles Nest airport. However, the site is not located in the approach or departure path for aircraft. 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. Per General Plan Mitigation Measure 4.8-2b, Evacuation Planning and Routes, when considering development proposals and discretionary actions, the County will ensure that actions will not prevent the implementation of emergency response plans or viability of evacuation routes established by the Office of Emergency Services. The project does not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. At the time of future construction, the applicant would design, construct, and maintain driveways in accordance with applicable standards associated with vehicular access, resulting in the roadways that provide for adequate emergency access and evacuation. Development of the project site would add an additional amount of trips onto the area roadways; however, area roadways and intersections would continue to operate at an acceptable level of service. Encroachments onto County right-of-way are anticipated. 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**.
- G. Per General Plan Mitigation Measure 4.8-7a, Fire-Safe Development, the County will review new development applications in moderate, high, and very high fire hazard severity zones to confirm they meet the standards of the Title 24 Wildland Urban Interface Building Codes and 14 CCR 1270. The County will require new structures and improvements to be built to support effective firefighting. New development applications in very high fire hazard severity zones shall include specific fire protection plans, actions, and/or comply with Wildland Urban Interface codes for fire engineering features.

The County will seek fire district input on development applications to allow any proposed projects to incorporate fire-safe planning and building measures. Such measures may include (but are not limited to) buffering properties, creating defensible space around individual units, using fire-resistant building materials, installing sprinkler systems, and providing adequate on-site water supplies for firefighting.

Transportation improvements shall incorporate access for firefighting, within and between existing neighborhoods to provide improved connectivity, but also in areas with no structures. Access standards include minimum width, surface, grade, radius, turnaround, turnout, and bridge standards, as well as limitations on one-way roads, dead-end roads, driveways, and gate entrances.

According to the California Department of Forestry and Fire Protection the project is located in the State Responsibility Area for wildland fire protection and is within the Moderate Fire Hazard Severity Zone. Any future construction is required to comply with the Wildland-Urban Interface Building Codes (adopted by reference by Amador County in Chapter 15.04 of County Codes) and will be evaluated for compliance with the General Plan mitigation measures and additional CEQA analysis, as necessary. **There are no impacts.**

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 decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) result in a substantial erosion or siltation on- or off-site;				
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;				
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				
iv) impede or redirect flood flows?				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

A. Though the potential for erosion is low, future development of the project site may require grading, excavation and general site preparation activities, which could result in erosion of onsite soils and sedimentation during storm or high wind events. Erosion of on-site soils may temporarily impact surface water quality and water quality within nearby waterways. Downstream impacts from erosion may include increased turbidity and suspended sediment concentrations in waterways. Eroded soils also contains nitrogen, phosphorous and other nutrients, that when deposited in water bodies, can trigger algal blooms that reduce water clarity, deplete oxygen, and create odors. During construction-related activities, specific erosion control and surface water protection methods for each construction activity would be implemented on the project site by construction personnel. The type and number of measures implemented would be based upon location-specific attributes (i.e., slope, soil type, weather conditions). These control and protection measures, or BMPs, are standard in the construction industry and are commonly used to minimize soil erosion and water quality degradation. Future construction activities may be subject to the National Pollutant Discharge Elimination System (NPDES) General Construction Activities Storm Water permit program if one acre or more of land is disturbed. Construction activities that result in a land disturbance of less than one acre, but which are part of a larger common plan of development, may also require a permit issued by the California Regional Water Quality Control Board. This program requires implementation of erosion control measures during and immediately after construction that are designed to avoid significant erosion during the construction period. Project operations that are under a NPDES permit would also

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be subject to the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) to control pollution in stormwater runoff from the project site. 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**.

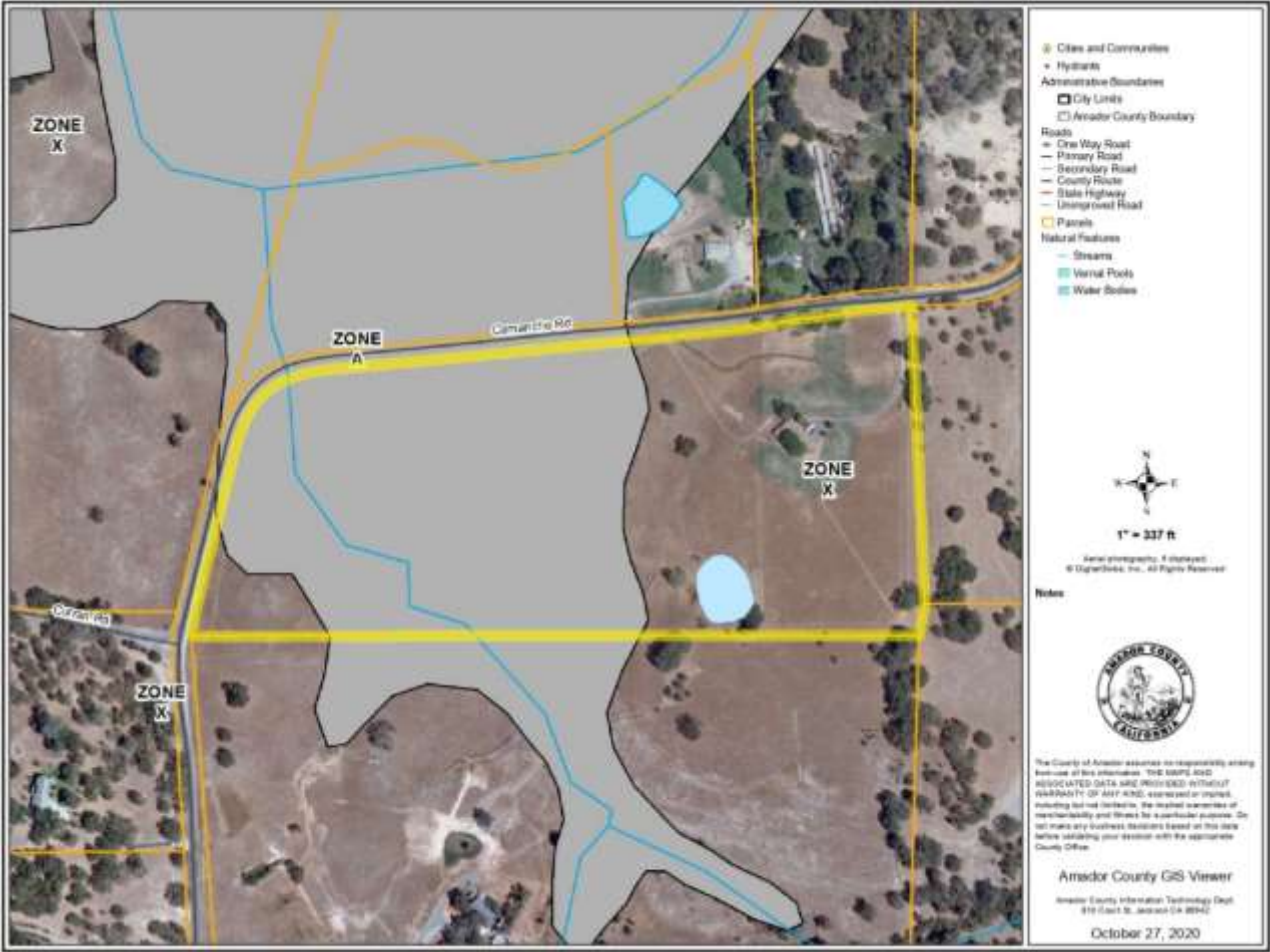
- B. Connection to the Jackson Valley Irrigation District potable water supply system is anticipated, however, the resultant parcels could be supported by individual water supply wells. This area of the county is not recognized as challenging in terms of groundwater supply nor has the operation of agricultural or residential supply wells in the region been found to adversely affect resource. The potential impact is **less than significant**.
- C. The project does not include any proposed development. However, with the approval of this project there will exist the potential for two additional single-family dwellings with accessory structures. The minor increase in impervious surface area from the additional area for build-out of the site is not anticipated to be enough to alter existing drainage patterns or cause offsite flooding. While an increase in stormwater runoff may be expected due to the reduced absorption rate created from new impervious surfaces added to the site, such as from structures, future development would be reviewed by the Amador County Public Works Department to ensure any potential drainage concerns are addressed, and to ensure no net increase in stormwater runoff leaves the project site.

During construction-related activities, specific erosion control and surface water protection methods for each construction activity would be implemented on the project site by construction personnel. The type and number of measures implemented would be based upon location-specific attributes (i.e., slope, soil type, weather conditions). These control and protection measures, or BMPs, are standard in the construction industry and are commonly used to minimize soil erosion and water quality degradation. Application of BMPs administered through the construction process would minimize the potential increase of surface runoff from erosion.

The proposed project is not projected to significantly contribute to any increase in erosion, siltation, surface runoff, or redirection of flood flows. The project site is located in Flood Zones X and A, meaning that the eastern portion of the site is outside of the Standard Flood Height Elevation and of minimal flood hazard (Zone X) and the western 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). Of the three proposed parcels, proposed parcels 1 and two are located in Flood Zone A. A 100-year flood study was done in 2011 for the adjacent Jess Trust property. It was determined that the 100-year flood level in this area was 244'±.

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 additional uses proposed through this property, there is a **less than significant impact with mitigation incorporated**, relating to flood risk. Figure 9 shows the mapped portion of the site located within Flood Zone A, according to the 2016 FEMA Rate maps.

Figure 9: FEMA Rate Maps (2016 data)



- D The project site has an approximate elevation of approximately 250 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 a seasonal creek to 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-2**. 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

- E Amador County does not have a water quality control plan or sustainable groundwater management plan. **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.

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

Discussion:

- A The project site is located between the unincorporated communities of Buena Vista and Camanche Village, located approximately 2,000 ft. west of Buena Vista and 1.6 miles east of Camanche Village. The project site is located along Camanche Road which connects the two unincorporated communities. However, the proposed project would not divide an established community and is consistent with the General Plan designation of AT, Agriculture Transition. The subject property is currently utilized for Agricultural and Residential uses with similar uses surrounding the project site. There would be no introduced change in use through this project. There is **no impact**.

- B The project is the division of ±33.44 acres into three parcels (±9.8 ac, ±10.7 ac, and ±13 a), respectively. Resulting parcels are consistent with the provisions of County Code Chapter 19.24.036, Use Regulations within the X 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 nor does the presented project change the uses allowed by right or conditional uses. 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.

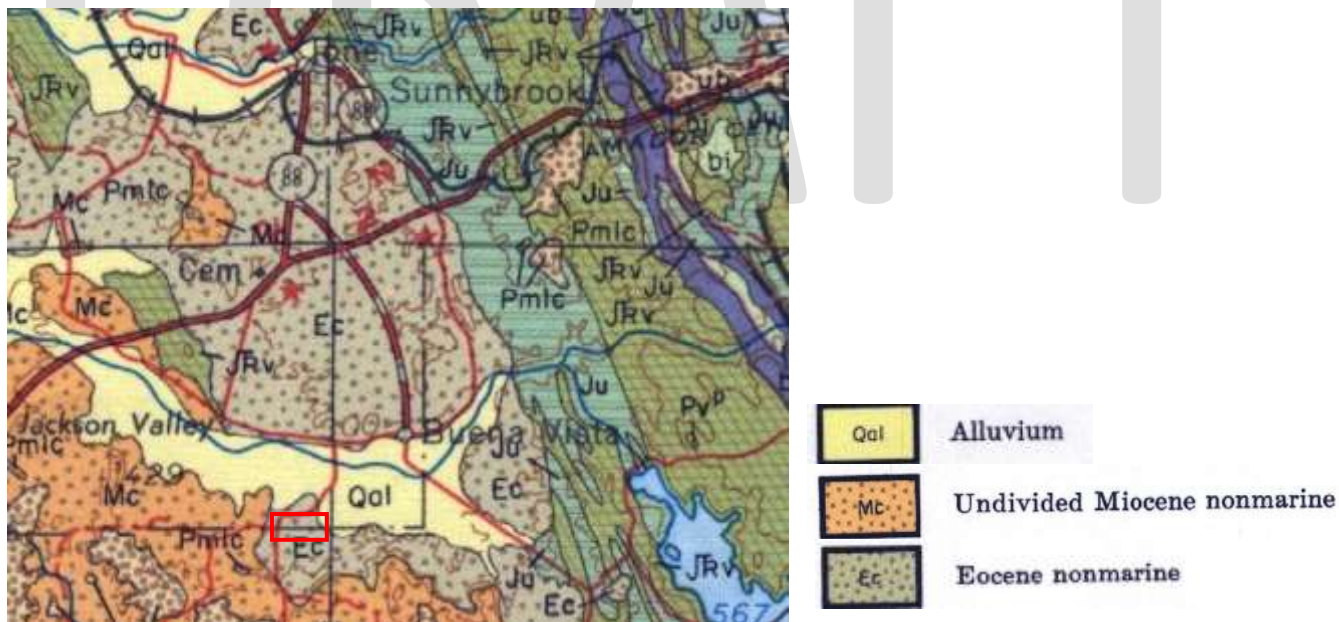
Sources: Amador County General Plan and General Plan EIR, Amador County Municipal Codes, Amador County GIS

Chapter 12. MINERAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A & B 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)



Sources: 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) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- A Surrounding uses include the Guinea Wrangler Central - Lada Nada Ranch, residential/agricultural uses to the north, and residential/grazing land to the east, south, and west. Existing noise generating sources include the existing ranch to the north as well as traffic on Camanche Road. Additionally, Harrahs Northern California is another noise generating source approximately 1.4 miles east of the project site. Noise levels contributed by the proposed project may include construction noise during future development on the project site. Future potential construction noises associated with development of the project site would primarily be from the construction of dwellings/accessory structures. Construction-related noises would be temporary and intermittent, and would not result in long-term noise impacts. Additionally, the project’s build-out under the proposed zoning and General Plan designations would create noise levels within the expected standards for the area.
- Typical noises contributed by residential uses include, vehicle traffic and other ambient noise. The noises generated by these activities are not atypical to, or unusual in residential/agricultural zoned properties in the project area. In the event noise levels exceed applicable noise standards, the County will review complaints in accordance with the recently adopted Amador County Code Chapter 9.44 regarding nuisance noise. **Less than significant impacts** would result.
- B The proposed project may involve temporary sources of ground borne vibration and ground borne noise from the operation of heavy equipment during future development and use of the project site. The type of heavy equipment typically used during construction would only generate localized ground borne vibration and ground borne noise that could be perceptible at residences or other sensitive uses in the immediate vicinity of the construction site. However, since the duration of impact would be infrequent and would occur during less sensitive daytime hours (i.e., between 7:00 a.m. and 7:00 p.m.), the impact from construction-related ground borne vibration and ground borne noise may have short term effects. **No impact** would result.
- C The project is not located within two miles of any active private or public airstrip. **No impact** would result.

Source: Planning Department.

Chapter 14. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

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

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

Discussion:

- 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. The proposed parcel map may result in significant additional demand for fire protection services. As such, the proposed project may add incremental need for new or physically altered fire protection facilities, the construction of which may cause environmental impacts. Therefore, the proposed project would have **less than significant impact with mitigation incorporated**
- B. The project site is currently served by the Amador County Sheriff’s Department. The nearest sheriff’s station is located at 700 Court Street in Jackson. The project site is located approximately 14.5 miles (driving distance) from the sheriff’s station. The project area is served by primary Sheriff Beat 10 which extends from the Pine Grove area to the western and southern county line. Proposed improvements would not result in additional demand for sheriff protection services. As such, the land division and potential construction would not result in the provision of or need for new or physically altered sheriff protection facilities, the construction of which could cause significant environmental impacts. A **less than significant impact** related to police protection services would occur.
- C-E. The proposed project has the potential to increase the number of residents in the County, as the project will allow for two new single family dwelling with accessory structures. Because the demand for schools, parks, and other public facilities is driven by population, the proposed project would increase demand for those services. As such, the proposed project would result in a **less than significant impact with mitigation incorporated**

Mitigation Measures

- PUB-1** To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640, the developer will be required to participate in the annexation to the County's Community Facilities District No. 2006-1 (Fire Protection Services).
- PUB-2** Pursuant to County Code Chapter 17.50 (Ordinance No. 1198- Amador County Recreation and Fees Ordinance) a dedication of land, payment of fees, or a combination of both for park and recreational purposes shall be provided by the developer prior to recordation of the Parcel Map.

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Source: Amador Fire Protection District, Sheriff's Office, Amador County Unified School District, Recreation Agency, 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

A&B Increase in the demand for recreational facilities is typically associated with substantial increases in population. As discussed in Chapter 14 - Population and Housing, the proposed project would not generate growth in the local population nor does it require the expansion of existing recreational facilities. Therefore, the project would not increase use of existing parks and recreational facilities in the surrounding area and the parks and recreation district servicing the area. However, pursuant to County Code Chapter 17.50 (Ordinance No. 1198- Amador County Recreation and Fees Ordinance) a dedication of land, payment of fees, or a combination of both for park and recreational purposes shall be provided by the developer prior to recordation of the Parcel Map. Therefore, with the mitigation measure proposed in the previous chapter (PUB-2) there would be a **less than significant impact** on recreational facilities.

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

Discussion/Conclusion/Mitigation:

- A. 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 impact**.
- B. 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).
- C. The proposed project would not have significant impacts to transportation nor necessitate additional mitigation. The existing encroachment onto Camanche RD. is currently is utilized for access to the existing residence and there is no proposed development with the parcel split. The two additional parcels would have access off of county-maintained Camanche Rd. and therefore, at the time of construction, would 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-2**). There is a **less than significant impact with mitigations incorporated**.
- D. The proposed project must comply with the Fire and Life Safety Ordinance (Chapter 15.30) with **Mitigation Measure TRA-1**. Additionally, each proposed parcel must obtain and maintain a primary access onto a County road and obtain all necessary encroachment permits. There is **less than significant impact with mitigation incorporated**.

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) at the time of construction.

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) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

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 Shingle Springs Band of Miwuk Indians, the Calaveras Band of Mi-Wuk Indians, the Chicken Ranch Rancheria of Me-Wuk Indians, the Jackson Rancheria Band of Miwuk Indians, United Auburn Indian Community of the Auburn Rancheria, the Nashville Enterprise Miwok-Maidu-Nishinam Tribe, the Washoe Tribe of Nevada and California, the Lone Band of Miwok Indians, and the Buena Vista Band of Me-Wuk Indians, were notified of this project proposal and did not submit materials referencing tribal cultural resources affected by this project.

If during the AB 52 consultation process information is provided that identifies tribal cultural resources, an additional Cultural Resources Study or EIR may be required. At this time, **impacts to Tribal Cultural Resources on this site are less than significant.**

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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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs while not otherwise impairing the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Generate solid waste in excess of state or local standards or in excess of the capacity of local infrastructure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Ai If increased water or wastewater capacity is required, applicants must pay their fair share of the necessary improvements. Where septic or connection to an existing wastewater system is not feasible, the County will require new development to demonstrate a means of wastewater collection, treatment, and reuse or disposal will be created that would be operated by an approved entity with adequate technical, financial, and managerial resources to assure safe and effective operation. Any such proposed method shall be consistent with goals and objectives of the General Plan as well as any planning goals of the operating entity. There is **a less than significant impact**.

Aii 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**.

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- Aiii No new or expanded electric power facilities would be necessary over the course of this project and therefore would not cause any environmental effects as a result. There is **no impact**.
- Aiv No new or expanded natural gas facilities would be necessary over the course of this project and therefore would not cause any environmental effects as a result. There is **no impact**.
- Av No new or expanded telecommunications facilities 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. However, there is currently one existing service, and one connection proposed. The third resultant parcel will rely on an on-site well. The project may require additional water 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. If JVID is unable to supply water, resultant parcels from this project will rely on on-site well systems and will, therefore, not be subject to nor will they be served by a public water system. The impacts are **less than significant**.
- D Resultant parcels from this project will rely on on-site sewage disposal systems and will, therefore, not be subject to nor will they be served by a wastewater provider that is subject to regulation by the Regional Water Quality Control Board. The impacts are **less than significant**.
- E-G Future potential construction will be required to comply with California Building Codes (Cal Green) that mandate construction and demolition recycling requirements and Chapter 7.27 of the Amador County Municipal Code which mandates recycling and diversion of construction and demolition debris. Compliance with these regulations may bring impacts to less than significant levels. 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**.

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

Discussion:

- 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 entirely within the Moderate Fire Risk Zones (*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**.

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

Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

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:

- 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.
- 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.

Tentative Parcel Map No. 2444 Costick
Initial Study/Mitigated Negative Declaration

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

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.

A past casino construction project was identified in the project vicinity that, when added to project-related impacts, has the potential to result in cumulatively considerable impacts. However, the casino project had an Environmental Impact Report conducted to address impacts and to propose mitigation measures to bring the project to a less than significant level with mitigation incorporated. The proposed land division project has the potential to add two additional primary residential units which would not impact the surrounding environment greatly. No cumulatively considerable impacts

would occur with development of the proposed project. As discussed in the analyses provided in this Initial Study, project impacts were found to be less than significant. The incremental effects of the proposed project are not cumulatively significant when viewed in context of the past, current, and I or probable future projects. No cumulative impacts would occur. The intent of the project is to divide one parcel into three. The proposed project is consistent with the Amador County General Plan. **Impacts would be less than significant with mitigation incorporated.**

- C There have been no impacts discovered through the review of this application demonstrating that there would be substantial adverse effects on human beings 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.**

DRAFT

SOURCE: Chapters 1 through 20 of this Initial Study.

References: Amador County General Plan; Amador County General Plan EIR; Amador Air District; Amador County Municipal Codes; Fish & Wildlife's IPAC and BIOS databases; Migratory Bird Treaty Act; California 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; Historic Resource Associates- Cultural Resources Study of the Costick Parcel Split, Tentative Parcel Map No. 2444 (2020); Amador County Community Development Agency and Departments. All sources cited herein are available in the public domain, and are hereby incorporated by reference.



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-6254
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

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

APPLICATION REFERRAL

TO:

Amador Air District	Shingle Springs Band of Miwok Indians**
Building Department	Calaveras Band of Mi-Wuk Indians**
County Counsel	Chicken Ranch Rancheria of Me-Wuk Indians**
Environmental Health Department	Jackson Rancheria Band of Miwok Indians**
Surveying Department	United Auburn Indian Community of the Auburn Rancheria**
Transportation and Public Works Department	Nashville Enterprise Miwok- Maidu-Nishinam Tribe**
Waste Management	Washoe Tribe of Nevada and California**
Sheriff's Office	Ione Band of Miwok Indians**
AFPD	Buena Vista Band of Me-Wuk Indians**
ACTC	
Amador Transit	
Amador Water Agency	
Cal Fire	
CHP	
Caltrans, District 10	
CDFW, Region 2	
Amador LAFCO	

DATE: October 29, 2020

FROM: Ruslan Bratan, Planning Department

PROJECT: Resubmittal of Tentative Parcel Map No. 2444, proposing the division of 33.44 acres into three parcels of ±9.8, ±10.7, and ±13 acres in size (APN: 005-250-013).

Owner/Applicant: Costick, Larry Andrew Revocable Living Trust – 1993 (Larry Costick Trustee)


Supervisorial District: 2

Location: 5010 Camanche Road, Ione California 95640

REVIEW: As part of the preliminary review process, this project is being referred to State, Tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will review the application for environmental impacts and conditions during its regular meeting on **Thursday, November 12, 2020 at 3:00 p.m.** in the Board Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference.

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

The following information shall be included with this application:

1. Parcel Map Number: **2444**
Subdivision Name/Number:
2. Subdivider and/or Land Owner: **Costick Revocable Living Trust**
Name: **Larry Costick**
Address: **5010 Camanche Road, Ione, CA 95640**
Phone: **(209) 274-2123**
Email: **dirtdoc@hughes.net**
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **005-250-013**
5. Existing Zoning District: **"X" Special Use**
6. General Plan Classification: **A-T Agricultural Transitional (5-20 ac min)**
7. Date Application Submitted:
8. Proposed Use of Parcels: **Residential**
9. Special Use Districts (if applicable): **Jackson Valley Fire Department**
10. Source of Water Supply: **JVID (1 existing service, 2 proposed)**
11. Sewage Disposal System: **Indiv. Septic Systems (1 existing, 2 proposed)**
12. Signature of Landowner/Applicant: 
13. Signature of Surveyor: 

The following shall be included with this application:

- ✓ Thirty-five (35) copies of tentative map
Option for 35 copies:
15 copies 18" x 26" in size (folded to 6" x 9-1/2" in size)
20 copies 11" x 17" in size
- ✓ One (1) copy of Assessor's Plat Map
- ✓ Two (2) copies of deed(s)
- ✓ Two (2) copies of completed environmental information form (Sections 19, 30 and 31 require description and photos)
- ✓ Two (2) copies of preliminary map report
- ✓ One (1) reduced 8-1/2" x 11" copy of tentative map
- ✓ Application fee (see Fee Schedule)
- ✓ Copy of receipt of Environmental Health Dept. and Public Works Dept. (MAPS MAILED 9.30.2020)
- ✓ 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

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. 2444**
Date Filed:

Applicant: **Costick Trust, Attn: Larry Costick** Record Owner: **Same**
5010 Camanche Road
Ione, CA 95640
(209) 274-2123

APN: **005-250-013**
Zoning: **"X" Special Use**
Gen. Plan: **A-T Agricultural Transitional (5-20 ac min)**

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

WRITTEN PROJECT DESCRIPTION

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

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

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


YES NO

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

ENVIRONMENTAL SETTING

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

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

Date: 09-20-2020 Signature: 

For: Costick Revocable Living Trust

INDEMNIFICATION


Project: Tentative Parcel Map No. 2444

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

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

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

Applicant:



Signature

Owner (if different than Applicant):



Signature

07/29/20

Environmental Setting

29.

This 34 acre site is located in the southwestern portion of Amador County approximately miles south of Ione, 30 miles northeast of Stockton and 36 miles southeast of Sacramento (see Photo 1 Regional Location). The south line of the project is a portion of the southern boundary of Mexican Land Grant, Rancho Arroyo Seco. In 1840 Mexican Governor Juan Alvarado granted to Teodosio Yerba eleven square leagues in Amador and Sacramento Counties. The authenticity of the Grant was disputed for years but finally patented to Andres Pico in 1863. The project site is generally flat with rolling hills on its' eastern one third. The westerly one third is bisected by a seasonal stream and is located in FEMA's 100 year flood plain, as shown on the tentative parcel map. Current use of the property is irrigated pasture and open grazing land. There is one residential structure and two additional agricultural buildings on the property. Present and proposed use is residential/agricultural/livestock. No known or significant historical or scenic aspects were found on the project site. (see Cultural Resources Study included for complete descriptions and photos)

30.

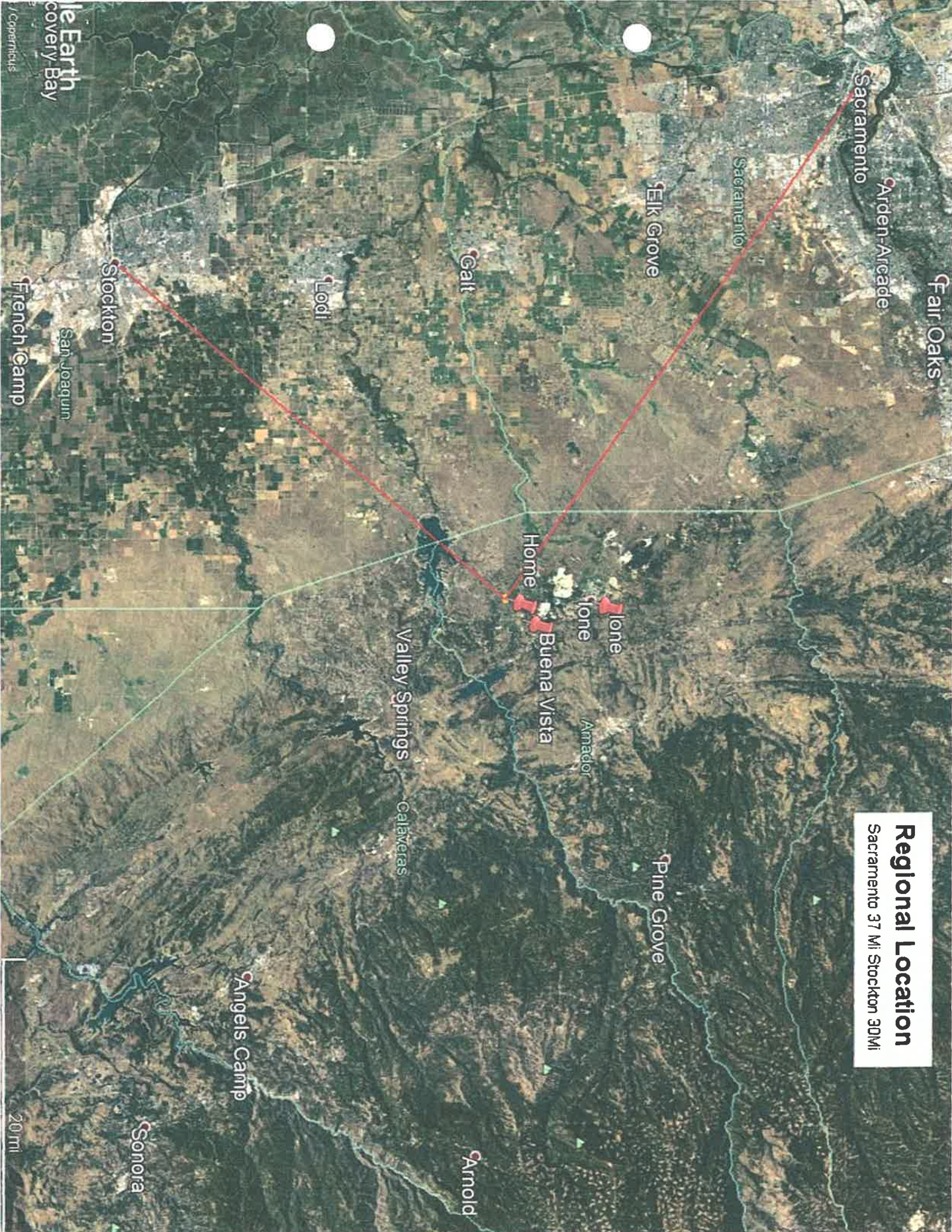
Surrounding properties are residential and agricultural in nature including irrigated pasture, dry range, vineyards and irrigated farming. No known cultural, historical or scenic aspects of significance were noted on the project site.

31.

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







Regional Location

Sacramento 37 Mi Stockton 30Mi

20mi

le Earth
covery Bay

© copyright

Stick Lot Split Project 5010 Camanche Rd. Lone, CA



APN 005-250-013. 1.6 Miles SW of Buena Vista and 8.5 Miles S of Lone



38°16'51.60"N - 120°56'15.86"W

Buena Vista

Legend

-  AP 005-250-013-000 3
-  Buena Vista

2000 ft

Earth

Amador County Planning Department
810 Court Street
Jackson, CA 95642

September 12, 2020

RE: L.A. Costick Lot Split/Oak Woodland Protection

I have reviewed the proposed project as it relates the State's requirement to protect oak woodlands under PRC 21083.4 (SB 1334). The specific purpose of this project review is to answer the following questions:

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

Statement of condition:

This thirty three acre property has been under continuous grazing pressure by cattle, sheep and horses for, at least, the last one hundred years and intermittent irrigation for the last forty five years. As a result of this management very few oaks remain and reproduction occurs only where grazing has been curtailed. This lot split, if approved, will create two ten plus acre parcels and one of twelve plus acres.

Methodology:

A field review conducted on August 31 and September 1, 2020 locating every oak on the property, determining their species, measuring their diameters, establishing location by GPS and photographing their condition. Location and species identity were plotted on an aerial photo and attached here along with a spreadsheet of their species names and diameters, at breast height (DBH) considered as 4.5 feet above ground level, on the high side of a tree and is the standard for measuring DBH.

Results:

Oak species consist of two blue oaks (*Quercus douglasii*), twelve interior live oaks (*Quercus wislizeni*), five valley oaks (*Quercus lobata*) and six Oregon white oaks (*Quercus garryana*). One cluster of 5 large mixed oaks, in a livestock exclusion area suggests the habitat could return to oak woodland. The understory is primarily annual grasses and forbs.

Conclusions:

The California Dept. of Fish and Game Code Section 1360(h) defines oak woodland as an oak stand containing greater than 10% oak canopy or may have historically supported greater than 10% canopy cover. The project area currently contains less than 10% oak canopy. However, the property is located in a region that is generally considered oak woodland and may have supported a greater canopy cover prior to its long term management as permanent pasture. For these reasons the project area could be categorized as oak woodland for the purposes of PRC 21083.4. This project, as proposed, does not contemplate resulting in further loss of oak woodland habitat and therefore will NOT result in direct or indirect reduction in oak woodland habitat conversion and will NOT have a significant negative effect on the environment.

Sincerely,

A handwritten signature in cursive script that reads "David Thompson". The signature is written in black ink and is positioned above the printed name.

David Thompson

California Registered Professional Forester #2496

<u>Tree Nr</u>	<u>Tree-Common</u>	<u>Tree Latin</u>	<u>DBH "</u>	<u>Comments</u>
493	Interior Live Oak	Quercus wislizeni	22	2 stems
494	Interior Live Oak	Quercus wislizeni	12	
495	Valley Oak	Quercus lobata	33	
496	Oregon White Oak	Quercus garryana	27	
497	Valley Oak	Quercus lobata	32	2 stems
499	Interior Live Oak	Quercus wislizeni	47	3 stems
500	Interior Live Oak	Quercus wislizeni	11	2 stems
501	Blue Oak	Quercus douglasii	19	
502	Oregon White Oak	Quercus lobata	32	
503	Valley Oak	Quercus lobata	27	
504	Interior Live Oak	Quercus wislizeni	9	
505	Interior Live Oak	Quercus wislizeni	10	
506	Interior Live Oak	Quercus wislizeni	7	
507	Interior Live Oak	Quercus wislizeni	14	
509	Oregon White Oak	Quercus garryana	43	
510	Blue Oak	Quercus douglasii	20	
511	Oregon White Oak	Quercus garryana	12	
512	Valley Oak	Quercus lobata	5	
513	Interior Live Oak	Quercus wislizeni	13	
514	Interior Live Oak	Quercus wislizeni	60	4 stems
515	Valley Oak	Quercus lobata	21	
516	Interior Live Oak	Quercus wislizeni	50	2 stems
517	Oregon White Oak	Quercus garryana	12	
518	Oregon White Oak	Quercus garryana	21	
519	Interior Live Oak	Quercus wislizeni	13	

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
MrB	Mokelumne sandy loam, 2 to 5 percent slopes	21.6	84.1%
PnC	Pentz sandy loam, 2 to 15 percent slopes	2.3	6.9%
SvC	Snelling fine sandy loam, 5 to 9 percent slopes	6.8	20.0%
SwD	Snelling sandy loam, 9 to 16 percent slopes	3.0	9.0%
Totals for Area of Interest		33.7	100.0%

MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Cleared Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or Swamp
 - Mud or Quarry
 - Medicinal Water
 - Perennial Water
 - Road Cutcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Silt or Slip
 - Sodic Spot
- Water Features
 - Streams and Canals
- Transportation
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background
- Aerial Photography

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 exact 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.

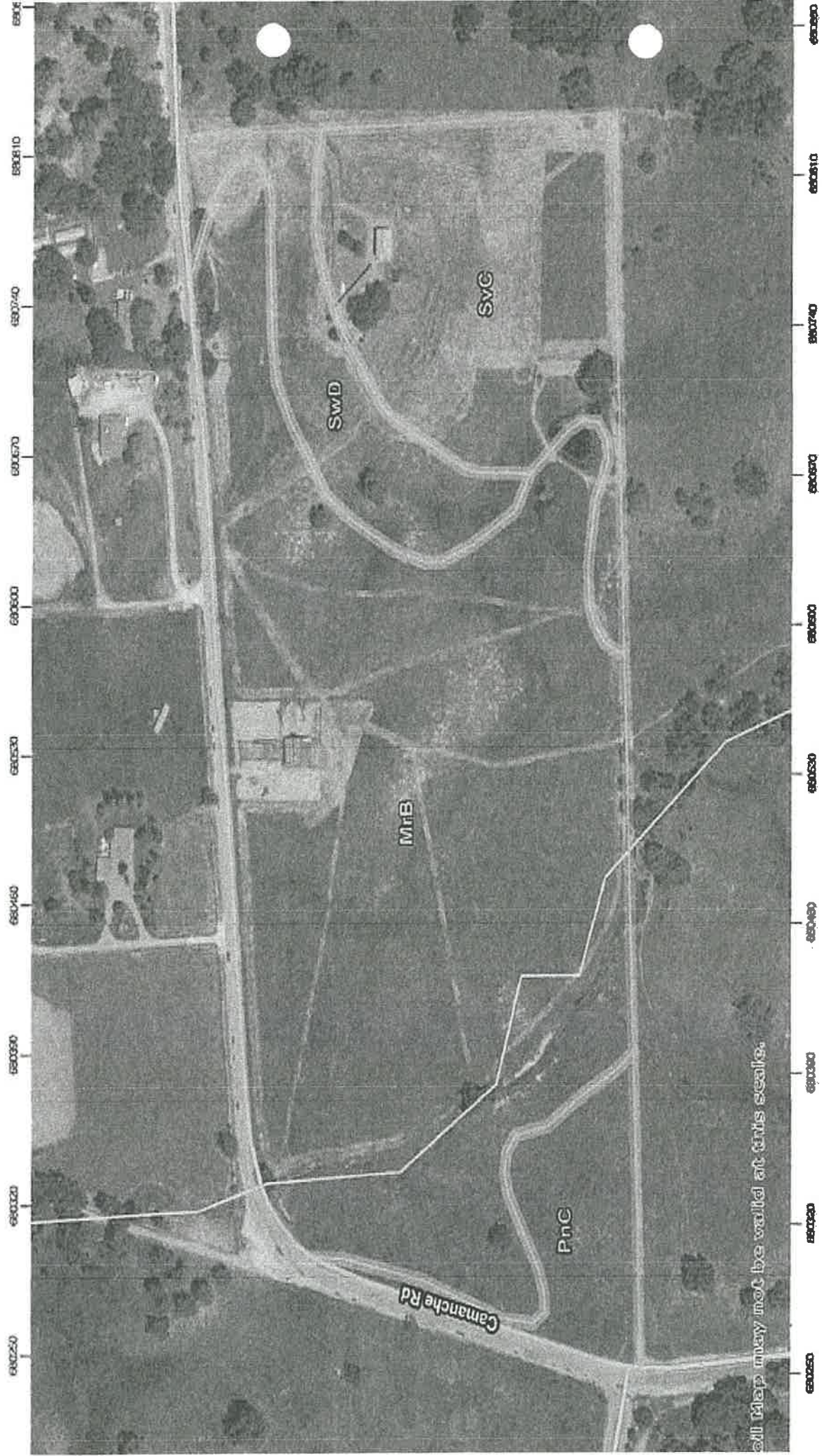
Soil Survey Area: Armador Area, California
Survey Area Data: Version 13, May 29, 2020

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

Date(s) aerial images were photographed: May 3, 2019—Oct 29, 2019

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.

Soil Map—Amador Area, California
(Larry Costick)



All Map may not be valid at this scale.

Map Scale: 1:3,240 if printed on A landscape (11" x 8.5") sheet.



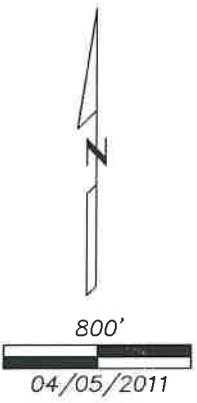
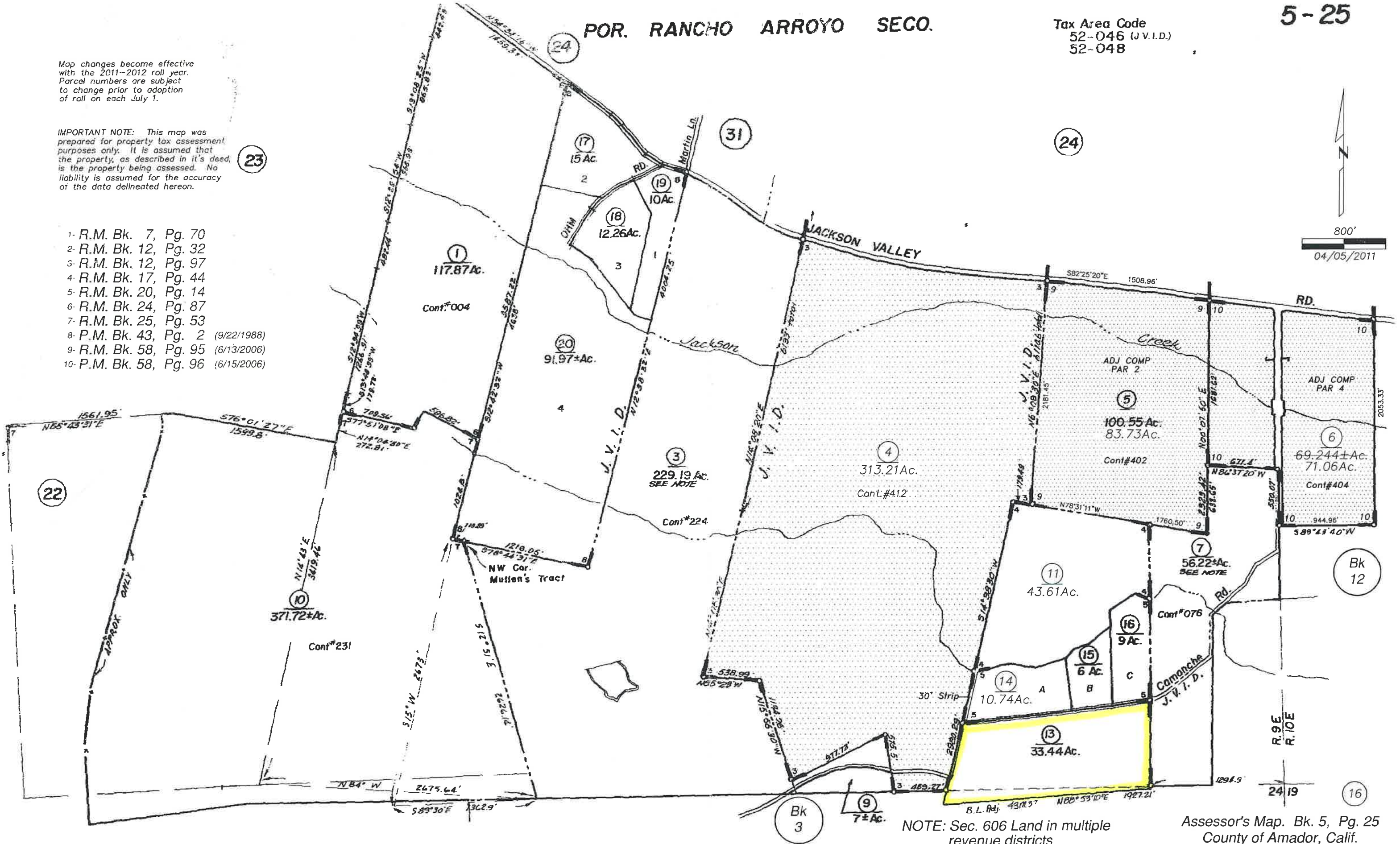
POR. RANCHO ARROYO SECO.

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 its 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.

VESTING TENTATIVE PARCEL MAP No. 2444

for

LARRY ANDREW COSTICK, Trustee of the
Larry Andrew Costick Revocable Living Trust-1993
2015-0002201

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

September, 2020

Scale: 1" = 200'

Contour Interval: 5'

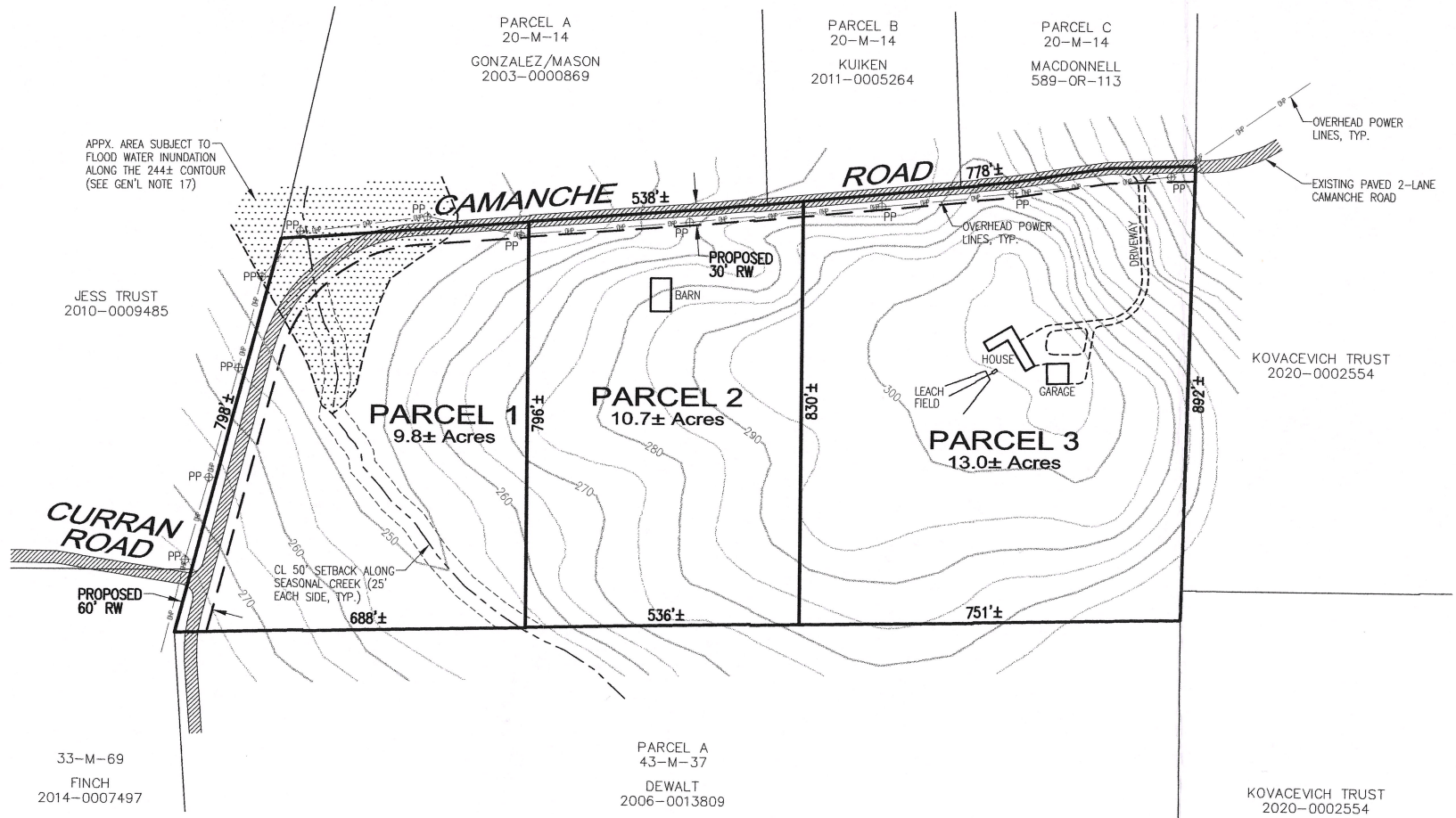
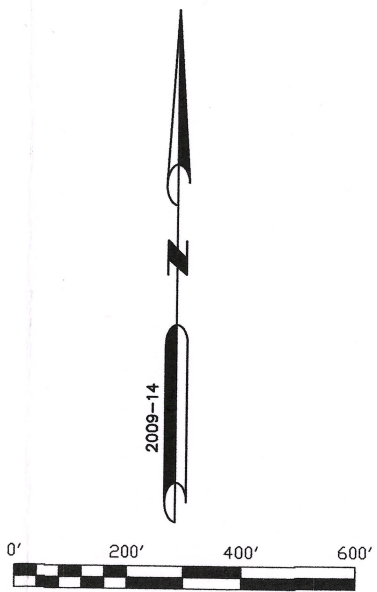
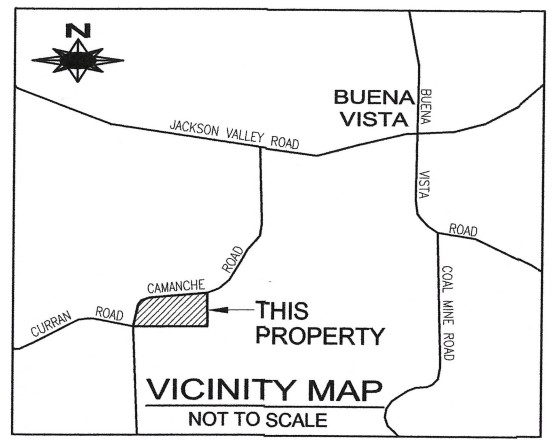
GENERAL NOTES AND STATEMENTS

1. RECORD OWNER: LARRY ANDREW COSTICK REVOCABLE LIVING TRUST-2013
ATTN: LARRY COSTICK, TRUSTEE
5010 CAMANCHE ROAD
IONE, CA 95640
(209) 274.2123
2. SURVEYOR: TOMA AND ASSOCIATES
LICENSED LAND SURVEYORS
41 SUMMIT STREET
JACKSON, CA 95642
(209) 223.0156
3. A.P.N.: 005-250-013
4. ZONING: "X" SPECIAL USE
5. GENERAL PLAN: A-T AGRICULTURAL TRANSITIONAL (5-20 AC MIN)
6. DEED REFERENCE: 2015-0002201
7. PROPOSED USE: RESIDENTIAL
8. WATER: JACKSON VALLEY IRRIGATION DISTRICT (1 EXISTING SERVICE, 1 PROPOSED)
9. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS (1 EXISTING, 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.
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 SETBACK ALONG SEASONAL CREEK WILL BE 25 FEET FROM CL OF CREEK.
15. SPECIAL DISTRICTS: JACKSON VALLEY FIRE DEPARTMENT, ACUSD, JVID
16. PHASING: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FILINGS.
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 "AE" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010.

PANEL 550 OF 700
MAP No.06005C0550F

*A 100-YEAR FLOOD STUDY WAS DONE IN 2011 FOR THE ADJACENT JESS TRUST PROPERTY. IT WAS DETERMINED THAT THE 100-YEAR FLOOD LEVEL IN THIS AREA WAS 244'±.
18. MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 9.8± 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. DEVELOPER WILL SUPPLY WATER SERVICE OFF EXISTING PLASSE HOMESTEAD HOMEOWNERS ASSOCIATION WATER SYSTEM.
23. TOPOGRAPHIC MAPPING AND FEATURES ARE PER USGS QUAD SHEET. NO FIELD SURVEY WAS MADE TO ESTABLISH TOPOGRAPHIC LINES AND FEATURES.
24. THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No. 41689-ER PREPARED BY WESTERN LAND TITLE COMPANY AND DATED FEBRUARY 24, 2020 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):

255-OR-112 PGE EASEMENT
501-OR-616 JVID EASEMENT
NO DOC REFERENCE RIGHTS TO CAMANCHE ROAD
507-OR-36 PGE EASEMENT



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): TRINITA TRACT PARCEL MAP NO. 2444

DATE: 1.25.2002 **ENGINEER OF RECORD** CAROL L. TOLIA PLS 351

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

PROJECT OWNER Name COSTOCK TRUST, ATTN: LARRY COSTOCK

ADDRESS 5010 CAHANCHI RD **STATE** CA **ZIP** 95640 **PHONE** (909) 274-2128
 (Project owners receive a copy of all plan review comments from Public Works)

SUBMITTED BY: GIWA WALKER **COMPANY:** TOLIA & ASSOCIATES
 (Your name/Engineering/Architectural Company)

PHONE: office (909) 223-0156 cell _____ fax _____

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

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

Amount Received \$ _____
 Receipt Issued # _____

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

ACCEPTED FOR REVIEW BY PUBLIC WORKS AGENCY

NAME: _____ **PROJECT NO. ASSIGNED** _____
DATE: _____

Environmental Health Department
(209) 223-6439

FEES FOR LAND DEVELOPMENT

Fee Computation Date 5-10-20 By J Dunklee
Property Owner Larry Costick
Project Name _____ APN 005-250-013

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: _____

DEPARTMENT OF TRANSPORTATION

DISTRICT 10
P.O. BOX 2048, STOCKTON, CA 95201
(1976 E. DR. MARTIN LUTHER KING JR. BLVD. 95205)
PHONE (209) 948-7325
FAX (209) 948-7164
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life.*

October 27, 2020

Ruslan Bratan Planner
Amador County Planning Department
810 court Street
Jackson, CA. 95642-2132

AMA-88-PM 4.8
TPM #2444 Costick

Dear Mr. Bratan,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the application for the proposed Tentative Parcel Map (TPM) #2444 Costick regarding the division of 33.44 acres into three parcels of ± 9.8 , ± 10.7 , and ± 13 acres in size from APN: 005-250-013. The parcel location is 5010 Camanche Road in Lone California, 95640. The property is zoned Special Use (X) and is in the General Zone Classification Agricultural transition (A-T) 5-10-acre minimum.

Caltrans has no comments regarding the TPM at this time.

SB 743 is changing CEQA analysis of transportation impacts. It requires local land use projects to provide safe transportation systems, reduce per capita Vehicle Miles Traveled (VMT), increase accessibility by mode share of bicycle, pedestrian, and transit travel, and reduce GHG emissions. VMT reduction is necessary to meet the statewide greenhouse gas (GHG) emissions regulations. Caltrans recommends VMT per capita thresholds are 15% below existing regional VMT per capita. Caltrans also recommends establishment of programs or methods to reduce VMT and support appropriate bicycle, pedestrian, and transit infrastructure.

If any project construction activities encroach into the Caltrans Right of Way (ROW), (example: signs, trenching, utility connections, staging of equipment) the project proponent must submit the required application for an Encroachment Permit to the Caltrans Permit Office. Appropriate environmental studies must be submitted with the application. These studies will include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans ROW at the project site(s). Please include California Environmental Quality Act (CEQA) documentation with the supporting

Mr. Ruslan Bratan
October 27, 2020
Page 2

technical studies when submitting the Encroachment Permit Application. For more information please visit the Caltrans Website at:
<https://dot.ca.gov/programs/traffic-operations/ep/applications>

If you have any questions or would like to discuss these comments, please contact Lloyd Clark at (209) 941-1982 (Email: Lloyd.clark@dot.ca.gov) or me at (209) 941-1947 (Email: kevin.schroder@dot.ca.gov).

Sincerely,

Kevin Schroder

Kevin Schroder, Acting Chief
Office of Rural Planning

Mr. Ruslan Bratan
October 27, 2020
Page 3

bcc: Environmental – Vitali, Dominic
Traffic Ops, Highway Operations – Tran, Nin
IGR file

TO AMADOR LEDGER-DISPATCH FOR PUBLICATION ON **FRIDAY, NOVEMBER 27, 2020**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN the PLANNING COMMISSION of the COUNTY OF AMADOR, State of California, will consider the items listed below at public hearings to be held in the Board of Supervisors Chambers in the County Administration Center, 810 Court St., Jackson, on **Tuesday, December 8, 2020 at 7:00 p.m.** or as soon thereafter as can be heard.

For further information, contact the Amador Co. Planning Dept., 810 Court St., Jackson, CA (209) 223-6380. WHILE THIS MEETING WILL STILL BE CONDUCTED IN-PERSON AT THE ABOVE ADDRESS, **WE STRONGLY ENCOURAGE THE PUBLIC TO PARTICIPATE FROM HOME** BY CALLING IN TO THE TELECONFERENCE LINE: 1-669-900-6833, Meeting ID 537-512-8983#, OR VIA THE INTERNET AT THE FOLLOWING LINK: <https://zoom.us/j/5375128983>

- Larry Andrew Costick Revocable Living Trust - Resubmittal of Tentative Parcel Map No. 2444, proposing the division of 33.44 acres into three parcels of ± 9.8 , ± 10.7 , and ± 13 acres in size. Located at 5010 Camanche Rd., Ione, CA (APN: 005-250-013).

CHUCK BEATTY, PLANNING DIRECTOR
(AFFIDAVIT OF PUBLICATION, PLEASE)

- | | |
|---|----------------------|
| 1. GIS List. <u>1,000</u> ft. Plus _____
(Distance) (Special Instructions: e.g. to end of access road) | Initial
<u>RB</u> |
| 2. Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or "SPECIAL INSTRUCTIONS." | <u>RB</u> |
| 3. Project Applicant and Representative(s), if applicable. | <u>RB</u> |
| 4. Checked Project file cover for agency distribution. | <u>RB</u> |
| 5. Checked inside file for special requests for notification. | <u>RB</u> |
| 6. Checked old notification list for additional notification. | <u>RB</u> |
| 7. Other - Specify:
<u>Email notification sent to TAC members on 11-13-2020</u> | |

AFFIDAVIT OF SERVICE BY MAIL

I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare I served a copy of the attached public hearing notice regarding DM #2444 Costick by placing copies in 13 envelopes addressed to: (see attached list).

Said envelopes were then sealed and postage fully paid thereon and were deposited in the United States Mail on November 13, 2020 at Jackson, California.

I declare under penalty of perjury the foregoing is true and correct.

Executed at Jackson, California on November 13, 2020

Signed [Signature]
 Witness [Signature]



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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

NOTICE OF PUBLIC HEARING

Notice is hereby given the Planning Commission of the County of Amador, State of California, has received an application for the project described in this notice.

PROJECT NAME AND DESCRIPTION: Resubmittal of Tentative Parcel Map No. 2444, proposing the division of 33.44 acres into three parcels of ± 9.8 , ± 10.7 , and ± 13 acres in size (APN: 005-250-013).

PROPERTY OWNERS: Costick, Larry Andrew Revocable Living Trust – 1993 (Larry Costick Trustee)

SUPERVISORIAL DISTRICT: 2

LOCATION: The project site is located at 5010 Camanche Road, Ione CA. NOTE: SEE MAP ON REVERSE.

ENVIRONMENTAL REVIEW PROCESS: In accordance with the California Environmental Quality Act (CEQA), the lead agency, the Amador County Planning Commission, intends to consider the adoption of a Mitigated Negative Declaration, as the project is consistent with the Amador County General Plan and zoning codes. The environmental assessment and application materials appear to be complete and indicate there are no extraordinary or unique environmental issues not normally mitigated for with the County's standard conditions which would be applied to this type of project. If, during the processing of this application, it is determined that there are state or local issues which cannot be found to be insignificant or adequately mitigated through standard conditions, it may be found by the Planning Commission or Board of Supervisors an Environmental Impact Report (EIR) shall be prepared. The Technical Advisory Committee (TAC) has reviewed this project and has found no technical objection to the approval of this project with the adoption of a Mitigated Negative Declaration.

PUBLIC HEARING: Notice is hereby given said Planning Commission will hold a public hearing on this application at the County Administration Center, Board of Supervisors Chambers, 810 Court Street, Jackson, California, on **December 8, 2020** at **7:00 p.m.** or as soon thereafter as can be heard. Anyone having comments on the project may attend and be heard.

THE AMADOR COUNTY PLANNING COMMISSION WILL BE CONDUCTING ITS MEETING VIA TELECONFERENCE. WHILE THIS MEETING WILL STILL BE CONDUCTED IN-PERSON AT THE ABOVE ADDRESS, WE STRONGLY ENCOURAGE THE PUBLIC TO PARTICIPATE FROM HOME BY CALLING IN USING ANY OF THE FOLLOWING NUMBERS:

+1 669 900 6833 US
+1 346 248 7799 US

+1 301 715 8592 US
+1 312 626 6799 US

+1 929 205 6099 US
+1 253 215 8782 US

Meeting ID: 537 512 8983

YOU MAY ALSO VIEW AND PARTICIPATE IN THE MEETING USING THIS LINK:

<https://us02web.zoom.us/j/5375128983>

The Chairperson will invite the public to comment via phone/online. Public comment will also be accepted by email at planning@amadorgov.org. All emails must be received prior to the start of the meeting and will be included in the record of the meeting. Emails received after those already included in the meeting materials will be printed and distributed to the Commissioners and available to the public, and shall be subject to the same rules as would otherwise govern speaker comments at the Commission meeting.

Letters of comment regarding this matter received by the County prior to the publication of the Staff Report will be sent to each Planning Commissioner as part of the agenda packet (generally the Tuesday prior to the meeting). The Staff Report will be published online for viewing at www.amadorgov.org in the "Agendas and Minutes" section. Letters received after the Staff Report has been published will be copied and circulated to each Commissioner just prior to the public hearing. Be advised that due to time constraints, the Commissioners may not be able to give letters submitted after the Staff Report is

published, as detailed a review as those received earlier. Therefore, it may be to your benefit to attend the hearing and summarize your concerns orally. Letters will not be read aloud at the public hearing. If you have any questions or desire more information, please contact this office.

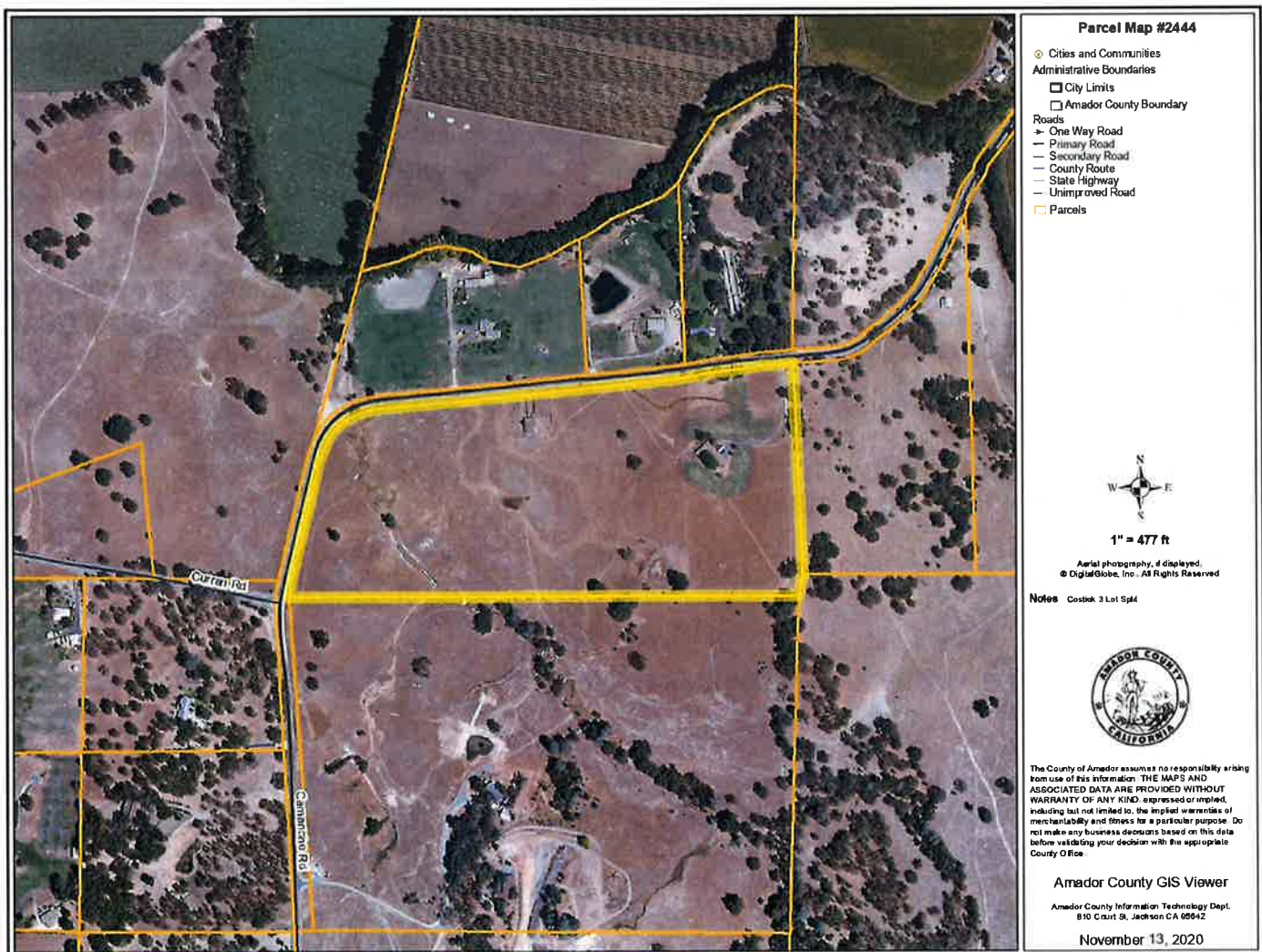
In compliance with the Americans with Disabilities Act, if you are a person with a disability and require special modification or accommodation to participate in this meeting, please contact the Amador County Planning Department, at (209) 223-6380, by email to planning@amadorgov.org. Requests must be made as early as possible, and at least two business days before the start of the meeting.

NOTE: If you do not comment at the public hearing or send in written comments and later decide to challenge the nature of this proposed action in court, you may be limited to raising only those issues you raised at the public hearing or have given in written correspondence delivered to the public entity conducting the hearing at, or prior to, the Public Hearing.

AMADOR COUNTY PLANNING COMMISSION

Date of this notice: November 13, 2020

SUBJECT AREA HIGHLIGHTED BELOW.



KOVACEVICH DR NICHOLAS P &
GLORIA J TRUST-2020 KOVACEVICH
DR NICHOLAS P COTRUSTEE
PO BOX 1330
JACKSON, CA 95642

FINCH DOUGLAS EUGENE
PO BOX 1292
IONE, CA 95640

JESS JOSEPH JOHN SR & CONNIE LEE
TRUST
5001 OAK MEADOW CT
IONE, CA 95640

COSTICK LARRY ANDREW REVOCABLE
LIVINGT TRUST-1993
5010 CAMANCHE RD
IONE, CA 95640

MACDONNELL MONTE ROSS &
PATRICIA A
5001 CAMANCHE RD
IONE, CA 95640

DOROSH DAVID & CARRIE
4900 CURRAN RD
IONE, CA 95640

DERMANUELIAN CHRISTOPHER JR
4675 CAMANCHE RD
IONE, CA 95640

HOWARD CHARLES S III ETAL
C/O MICHELLE HOWARD
50 SIMPSON TRAIL
WELLINGTON, NV 894449236

GONZALEZ EDWIN & MASON
PATRICIA L
PO BOX 232
IONE, CA 956400232

CAMPO SALVATORE & ANNELIESE
8199 CANTERSHIRE WAY
GRANITE BAY, CA 957469478

DEWALT WILLIAM C & JULIA D
PO BOX 1068
IONE, CA 95640

SPENCER RICHARD S & BARBARA J
2006 FAMILY TRUST SPENCER
BARBARA JEANE SURVIVING TRUSTEE
1529 MCCLELLAN WAY
STOCKTON, CA 95207

KUIKEN DANIEL & TERESA
PO BOX 38
VOLCANO, CA 95689