

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: February 9, 2021**

ITEM 4 Tentative Parcel Map No. 2898, submitted by John L. and Christine H. Trowbridge, proposing the division of 17.36± acres into three (3) parcels 4.25± acres, 5.00 acres, and 8.11± acres in size. Proposed use of the parcels is residential, and all parcels will retain the R1A, Single-family Residential and Agriculture zoning and AT- Agricultural Transition General Plan Designation. (APN: 015-220-065)

Applicant: John L. and Christine H. Trowbridge

Supervisorial District: 5



Location: 14400 Shakeridge Rd., Sutter Creek, CA 95685

- A. General Plan Designation:** AT, Agricultural Transition
- B. Present Zoning:** R1A, Single-family Residential and Agriculture
- C. Acreage Involved:** ±17.36 acres
- D. Description:** Proposed division of one legal parcel into three legal parcels. The project includes one parcel that is smaller than the 5-acre minimum required by the A-T General Plan designation in order to prevent a 0.75-acre portion of the parcel from being bifurcated by Shake Ridge Road. This variation in parcel size is consistent with County Code Section 17.32.030 which allows the Planning Commission to authorize deviations in lot size provided that there is no more than ten percent increase in density in the overall development. This project does not propose an increase in overall density.
- E. Prior Committee Review:** On January 14, 2021, the Technical Advisory Committee (TAC) found no technical objections to the Planning Commission adopting a Mitigated Negative Declaration as the appropriate document and approving the project subject to the findings, conditions, and mitigation measures included in the staff report.
- G. Planning Commission Action:** Following the public hearing, the Planning Commission shall make a recommendation on the environmental document for the project, a proposed Mitigated Negative Declaration. Approvals of lot size variations require a two-thirds vote of the total membership of the Planning Commission (4 favorable votes), and a finding that the “variation will result in a community which is a substantial improvement over the community which could have been developed by following the requirements set out in Chapters 17.16 through 17.28,” (the standard land division requirements). The Planning Commission may then approve or deny the project along with the required findings.
- H. Recommended Findings:** If the Planning Commission recommends approval of this project, the following findings are recommended for adoption:
 - 1. Given that Section 66474 of the California Subdivision Map Act requires a County to deny approval of a tentative map if it makes any of the following findings:
 - a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
 - b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
 - c. That the site is not physically suitable for the type of development.

- d. That the site is not physically suitable for the proposed density of development.
 - e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
 - f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
 - g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.
2. The above Findings (a) through (g) do not apply to Tentative Parcel Map 2898 in that:
- a. The proposed map is consistent with the Amador County General Plan.
 - b. There are no proposed improvements of the proposed subdivision inconsistent with the General Plan and Amador County development standards.
 - c. The site is physically suitable for commercial development and is compatible with surrounding commercial and residential uses.
 - d. The site is appropriate for the specified density of development as provided in the Amador County General Plan.
 - e. The variation from minimum parcel size designated by the Agricultural Transition General Plan Designation, as authorized, will result in a community which is a substantial improvement over the community which could have been developed by following the requirements set out in Chapters 17.16 through 17.28.
 - f. The CEQA Initial Study for Tentative Parcel Map 2898 determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval – see attached conditions/mitigation measures.
 - g. The CEQA Initial Study prepared for Tentative Parcel Map 2898 determined that no potentially serious health impacts were identified from the project.
 - h. No conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivision have been identified
 - i. The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any application regulations adopted by the State Board of Forestry and Fire protections pursuant to Sections 4290 and 4291 of the Public Resources Code.
 - j. Structural fire protection and suppression services will be available for the subdivision through any of the following entities:
 - i. A county, city, special district, political subdivision of the state, or other entity organized solely to provide fire protection services that it monitored and funded by a county or other public entity; or
 - ii. The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.
 - k. To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.

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

The following information shall be included with this application:

1. Parcel Map Number: **2898**
Subdivision Name/Number:
2. Subdivider and/or Land Owner: **John L. and Christine H. Trowbridge**
Name: **John L. and Christine H. Trowbridge**
Address: **14400 Shake Ridge Road, Sutter Creek, CA 95685**
Phone: **(925) 997-6607**
Email: **ghnorcal@gmail.com**
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **015-220-065**
5. Existing Zoning District: **"R1-A" Single Fam. Residential and Agricultural**
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): **Amador Fire Protection District**
10. Source of Water Supply: **Individual Wells (1 existing, 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.
- ✓ 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

INDEMNIFICATION

Project: Tentative Parcel Map No. 2898

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

VESTING TENTATIVE PARCEL MAP NO. 2898

FOR

JOHN L. TROWBRIDGE and CHRISTINE H. TROWBRIDGE
2013-0007061

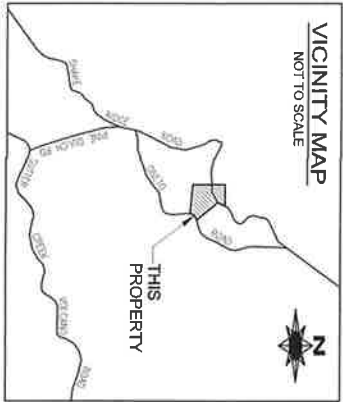
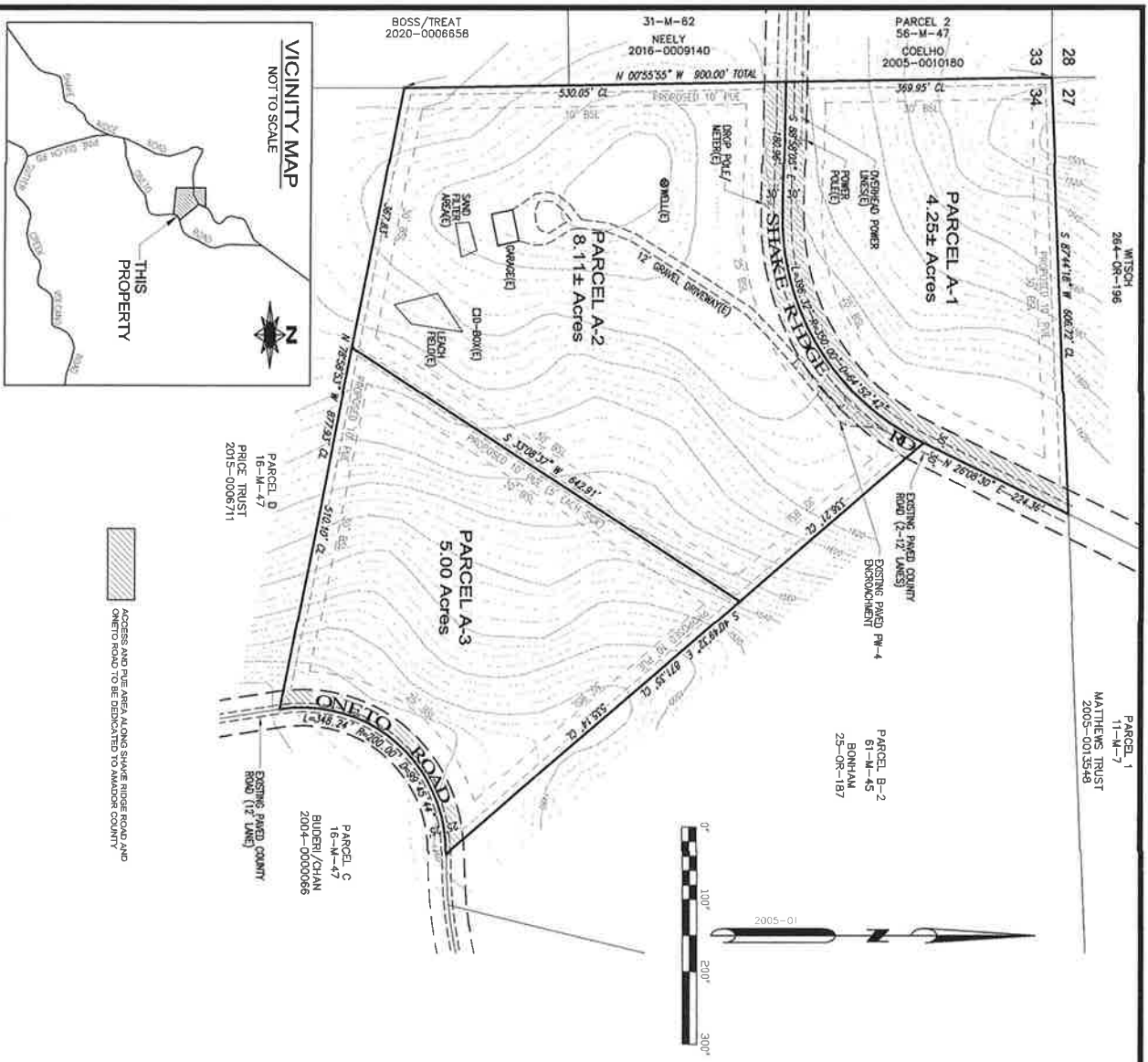
BEING A DIVISION OF PARCEL A PER 16-M-47
ALSO BEING A PORTION OF THE NW 1/4 SECTION 34, T16N, R 11 E, M. D. W.
COUNTY OF MADISON, STATE OF CALIFORNIA



Scale: 1" = 100' Contour Interval: 5' November, 2020

GENERAL NOTES AND STATEMENTS

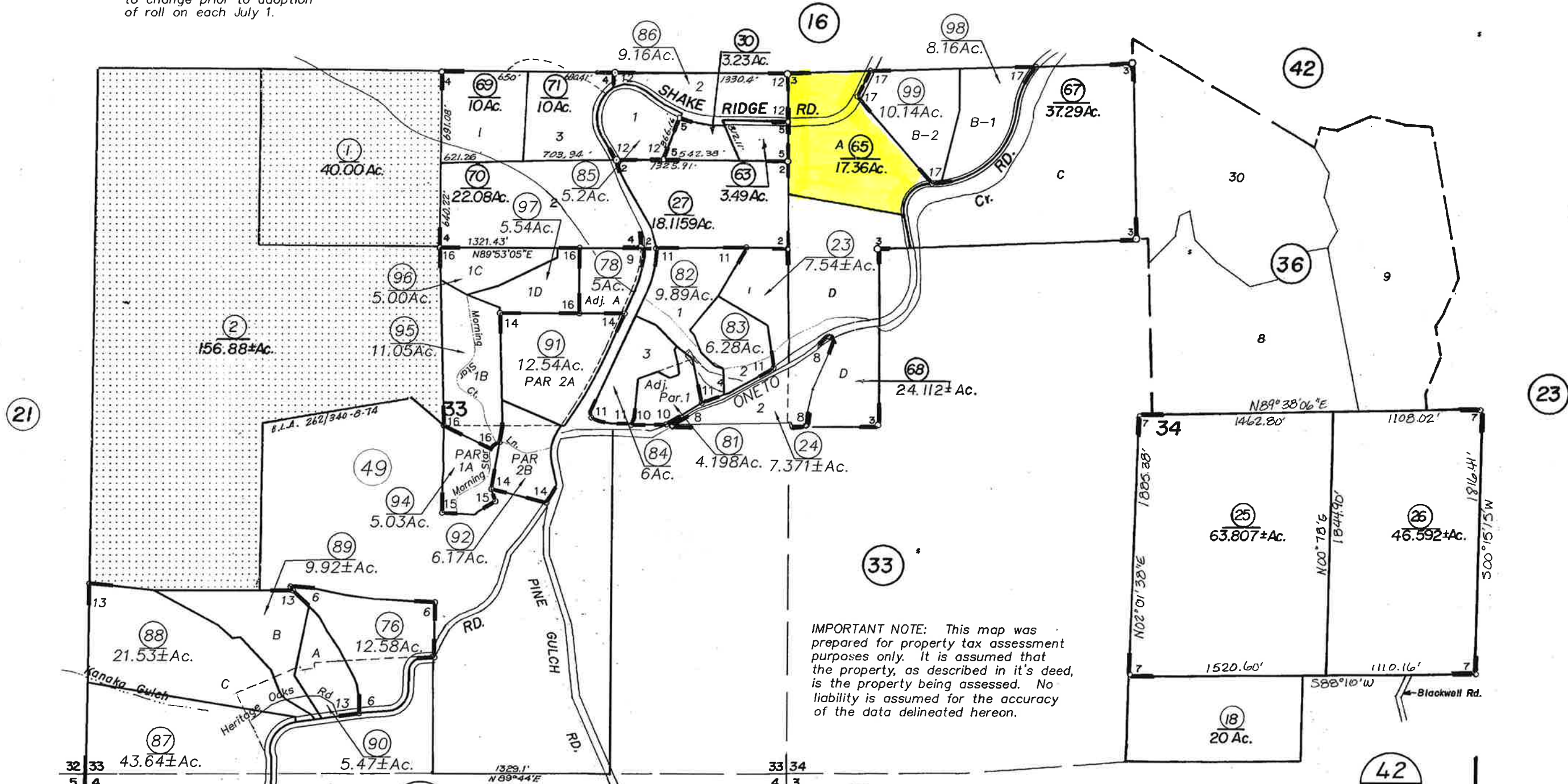
1. RECORD OWNER:
JOHN L. TROWBRIDGE and CHRISTINE H. TROWBRIDGE
21719 1/2 WILSON AVENUE
SUTTER CREEK, CA 95885
(925) 987-4807
2. SURVEYOR:
TOMA and ASSOCIATES
41 SUMMIT STREET
JACKSON, CA 95662
(209) 225-0156
3. A.P.N.:
015420-065
4. ZONING:
714-C SINGLE FAMILY RESIDENTIAL AND AGRICULTURAL,
A-7 AGRICULTURAL TRANSITIONAL (5-20 AC MIN)
5. GENERAL PLAN:
2013-0007061
6. DEED REFERENCE:
RESIDENTIAL
7. PROPOSED USE:
INDIVIDUAL WELLS (1 EXISTING, 2 PROPOSED)
8. WATER:
INDIVIDUAL SEPTIC SYSTEMS (1 EXISTING, 2 PROPOSED)
9. SEWAGE DISPOSAL:
AMADOR FIRE PROTECTION DISTRICT (AFPD)
10. FIRE PROTECTION:
AMADOR COUNTY UNIFIED SCHOOL DISTRICT (ACUSD)
11. SCHOOL:
POWER WILL BE SERVED BY PACIFIC GAS AND ELECTRIC (PG&E)
12. UTILITIES:
PUBLIC UTILITY EASEMENTS WILL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ALONG THE EXTENSION BOUNDARY OF THIS PROJECT
13. EASEMENTS:
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 TEN FOOT SETBACK FROM ALL INTERIOR LOT LINES AND TEN FEET ALONG THE EXTENSION BOUNDARY OF THIS PROJECT
14. SETBACKS:
SETBACKS (IF NECESSARY) WILL BE TWENTY FEET ALONG ALL DRAINAGE COURSES
15. SPECIAL DISTRICTS:
AMADOR FIRE PROTECTION DISTRICT
16. PHASING:
FINAL MAPS MAY BE SUBMITTED IN MULTIPLE PHASES.
17. FLOOD ZONE:
NO PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD WATER INUNDATION BY THE 100-YEAR FLOOD AND IS WITHIN ZONE "X" AS SHOWN ON THE REGIONAL EXPANDED MANAGEMENT PLAN (REMAP) FLOOD HAZARD INSURANCE MAP (NO DATE NOTED ON REMAP) AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY MAPS, PAGE OF 70)
18. MINIMUM LOT SIZE:
MINIMUM LOT SIZE WILL BE 4.254 ACRES.
19. THE DEED OR OTHER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND PLATING 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 RIGHT-OF-WAY OR WITHIN SPECIAL USE AIRSPACE.
22. DEVELOPER WILL SUPPLY WATER SERVICE OFF EXISTING FLASEE HOMESTEAD HOMEOWNERS ASSOCIATION TRUCKS AND TRAILERS ARE 750 LBS GROSS WEIGHT. NO FIELD SURVEY WAS MADE TO ESTABLISH TOPOGRAPHIC LINES AND FEATURES.
23. THE FOLLOWING ITEMS ARE NOTED IN PRELIMINARY REPORT COVER NO. 091-441644 PREPARED BY FIRST AMERICAN TITLE COMPANY (NO DATE NOTED ON REPORT) AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF ENCUMBRANCES):
2010-0005967 AGREEMENT



ACCESS AND THE AREA ALONG SHAKE RIDGE ROAD AND ONE-TO-ROAD TO BE DEDICATED TO MADISON COUNTY

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

T. 7N., R. 11E., M. D. B. & M.



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.

- 8- R.M.Bk. 45, Pg. 51 (5/9/91 Case #13839)
- 9- R.M.Bk. 46, Pg. 24 (2/20/92)
- 10- R.M.Bk. 46, Pg. 74 (7/10/92)
- 11- R.M.Bk. 47, Pg. 27 (2/25/93)
- 12- R.M.Bk. 56, Pg. 47 (2/13/2004)
- 13- R.M.Bk. 57, Pg. 36 (12/16/2004)
- 14- R.M.Bk. 59, Pg. 10 (7/27/2006)
- 15- R.M.Bk. 59, Pg. 69 (5/21/2007)
- 16- R.M.Bk. 61, Pg. 36 (12/23/2008)
- 17- P.M.Bk. 61, Pg. 45 (12/31/2008)
- Unrec. Sur. 2126
- Unrec. Sur. 2440
- R.M. Bk. 7, Pg. 15
- 1- R.M. Bk. 14, Pg. 22
- 2- R.M. Bk. 15, Pg. 4
- 3- R.M. Bk. 16, Pg. 47
- 4- P.M. Bk. 28, Pg. 87
- 5- R.M. Bk. 31, Pg. 62
- R.M. Bk. 35, Pg. 56 B.L. Adj.
- 6- P.M. Bk. 41, Pg. 72
- 7- R.M.Bk. 19, Pg. 48 (11/24/71)

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
John L Trowbridge and Christine H. Trowbridge
3223 Crow Cannon Road Suite 110
San Ramon, CA 94583



Amador County Recorder
Kimberly L. Grady
DOC- 2013-0007061-00

Acct 5-Pasion Title Services
Monday, AUG 05, 2013 14:23
Ttl Pd \$157.50 Nbr-0000243372
CT2/R1/1-2

Space Above This Line for Recorder's Use Only

A.P.N.: 015-220-065-000

File No.: 0301-4439203 (TF)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$137.50, CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$10.00

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area, City of **Sutter Creek**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Steven D. Hall, Executor of the Estate of Donald Robert Hall, also known as Donald R. Hall**

hereby GRANTS to **John L Trowbridge and Christine H. Trowbridge, husband and wife as joint tenants** the following described property in the Unincorporated area of **Sutter Creek, County of Amador, State of California:**

PARCEL A, AS SHOWN AND DELINEATED ON RECORD OF SURVEY FOR "OMNIBUS INVESTMENTS, INC", ACCORDING TO THE OFFICIAL MAP THEREOF FILED FOR RECORD AUGUST 6, 1970 IN BOOK 16 OF MAPS AND PLATS, PAGE 47, AMADOR COUNTY RECORDS.

Date: 08/02/2013

A.P.N.: 015-220-065-000

File No.: 0301-4439203 (TF)

Dated: 08/02/2013

Steven D. Hall, Executor of the Estate of Donald Robert Hall, also known as Donald R. Hall

Steven D Hall
Steven D. Hall, Executor *SH*

STATE OF California)
COUNTY OF ~~Amador~~ ^{DC} Sacramento)

On 08/03/2013 before me, Daniel Ray Collis, a Notary Public, personally appeared Steven D. Hall, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
D. Collis



My Commission Expires: 12-2-2016

This area for official notarial seal

Notary Name: Daniel Collis
Notary Registration Number: 1999792

Notary Phone: 916-732-2900
County of Principal Place of Business: Sacramento

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. 2898**
Date Filed:

Applicant: **John L. and Christine H. Trowbridge** Record Owner: **Same**
14400 Shake Ridge Road
Sutter Creek, CA 95685
(925) 997-6607

APN: **015-220-065**
Zoning: **"R1-A" Single Family Residential and Agricultural**
Gen. Plan: **A-T Agricultural Transition (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

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

ENVIRONMENTAL SETTING

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

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

Date: 10/28/20 Signature: 

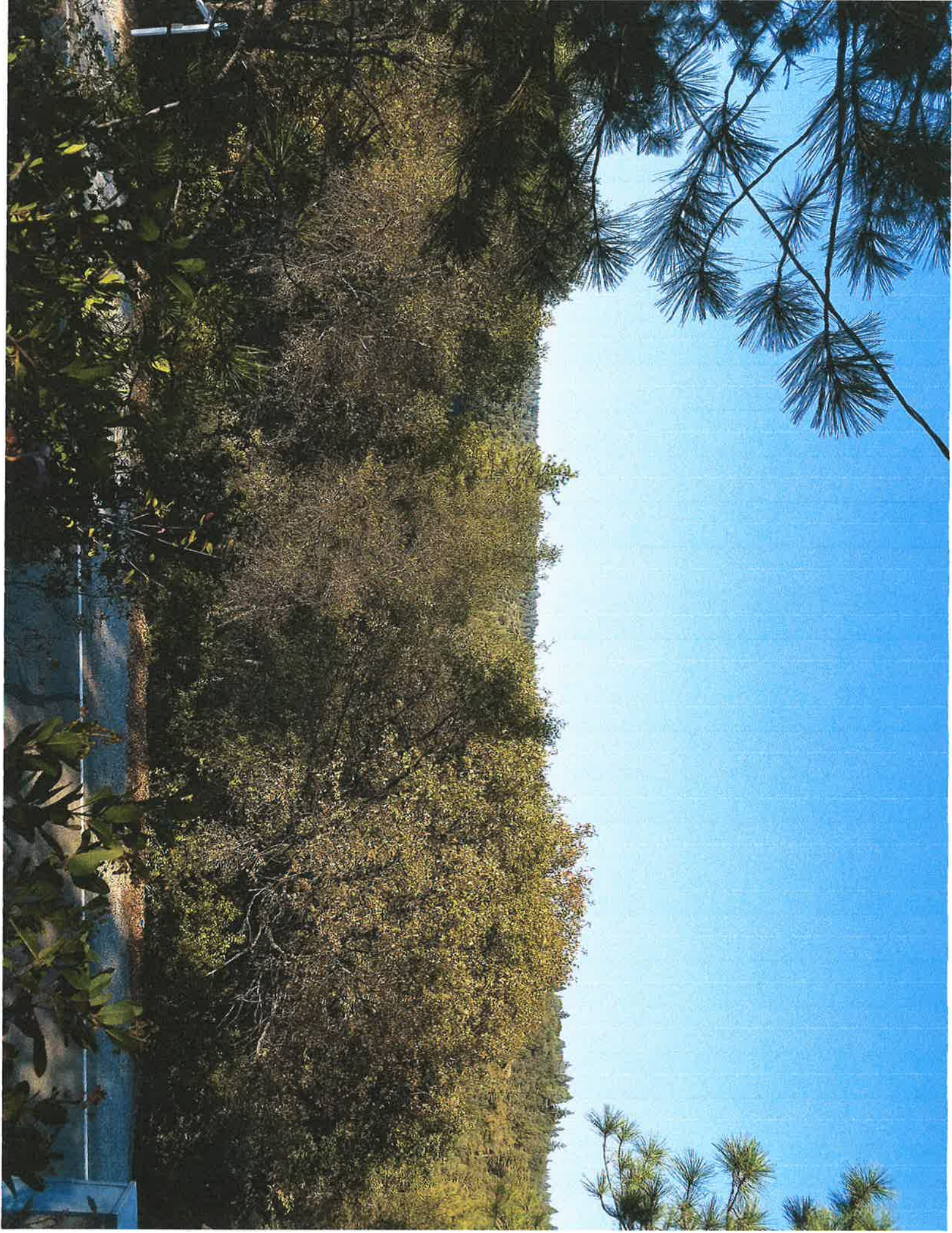
ENVIRONMENTAL SETTING Tentative Map No. 2898

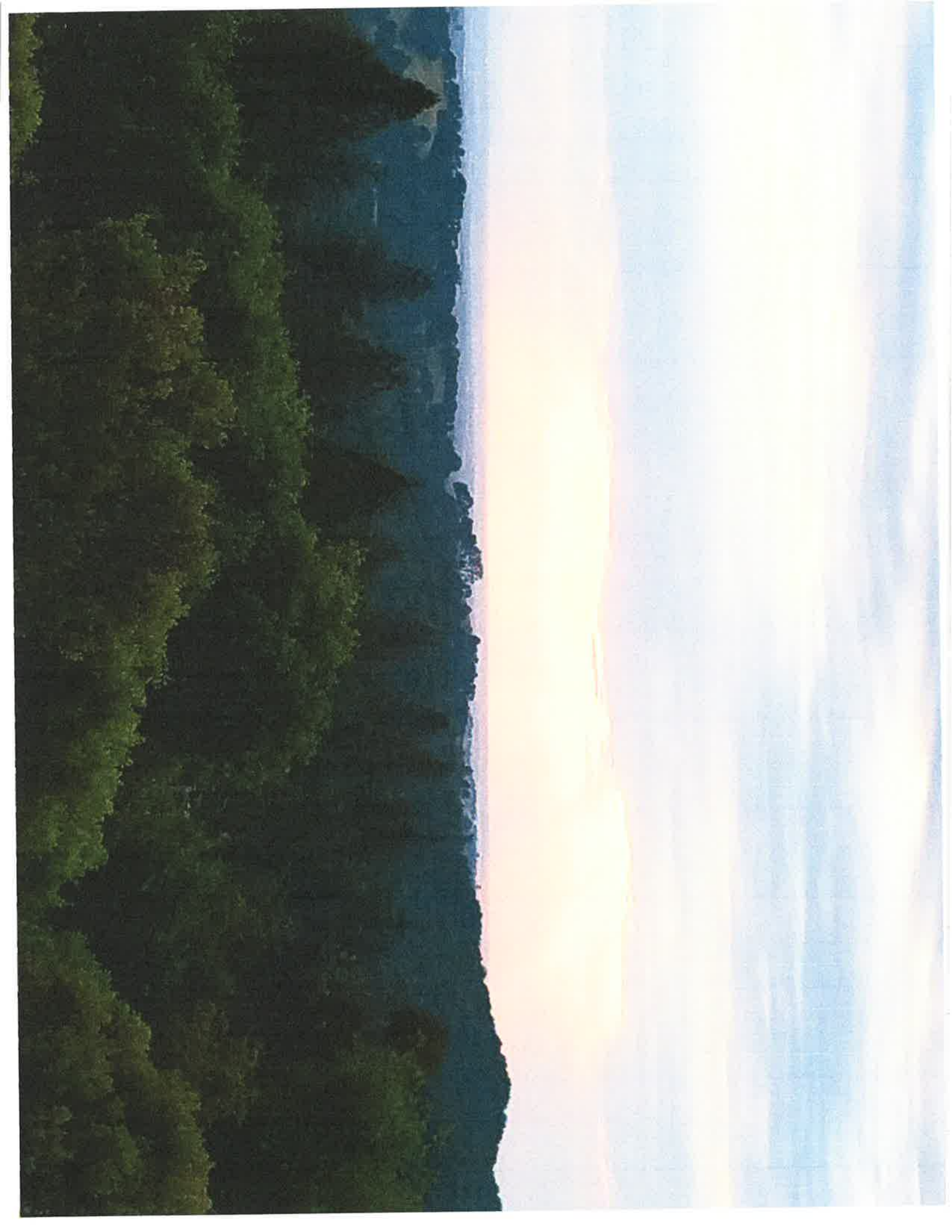
(29.) The property consists of rolling, sloping hills covered in Conifers, Oaks and Manzanita. You may see Deer, Foxes, Squirrels, Rabbits and small rodents such as Gophers. There is a 30' by 40' metal garage/shop/storage on the property. There are no cultural, historic or scenic aspects to the best of my knowledge. **(30.)** The surrounding properties are much the same as described above with no cultural, historic or scenic aspects I'm aware of and consist of single family residential homes or vacant land between 3.5 acres and 20 acres approx. **(31.)** There is a mine on the property that tunnels into the hill for about 70' more or less then makes a 90 degree right turn and dead ends in about 30'.

John Trowbridge











First American Title

Guarantee

Parcel Map Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

5002900-

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY, AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE,

FIRST AMERICAN TITLE INSURANCE COMPANY
a Nebraska corporation, herein called the Company

GUARANTEES
(The County Amador and any city within which the land is located),

herein called the Assured, against loss not exceeding \$1,000, which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records on the date stated below,

1. The title to the herein described estate or interest was vested in the vestee named, subject to the matters shown as Exceptions herein, which Exceptions are not necessarily shown in the order of their priority; and
2. Had said Parcel Map been recorded in the office of the County Recorder of said county, such map would be sufficient for use as a primary reference in legal descriptions of the parcels within its boundaries.

First American Title Insurance Company

Dennis J. Galmore, President

Greg L. Smith, Secretary

Dated:

By: _____
Authorized Countersignature

GUARANTEE CONDITIONS AND STIPULATIONS

1. DEFINITION OF TERMS

The following terms when used in this Guarantee mean:

- (a) "land": the land described, specifically or by reference, in this Guarantee and improvements affixed thereto which by law constitute real property;
- (b) "public records": those records which impart constructive notice of matters relating to said land;
- (c) "date": the effective date;
- (d) "the Assured": the party or parties named as the Assured in this Guarantee, or in a supplemental writing executed by the Company;
- (e) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

2. EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

The Company assumes no liability for loss or damage by reason of the following:

- (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- (b) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- (c) Title to any property beyond the lines of the land expressly described in the description set forth in this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
- (d) Defects, liens, encumbrances, adverse claims against the title as guaranteed or other matters (1) created, suffered, assumed or agreed to by one or more of the Assured; or (2) resulting in no loss to the Assured.

3. PROSECUTION OF ACTIONS

- (a) The Company shall have the right at its own cost to institute and prosecute any action or proceeding or do any other act which in its opinion may be necessary or desirable to establish or confirm the matters herein guaranteed; and the Company may take any appropriate action under the terms of this Guarantee whether or not it shall be liable thereunder and shall not thereby concede liability or waive any provision thereof.
- (b) In all cases where the Company does so institute and prosecute any action or proceeding, the Assured shall permit the Company to use, at its option, the name of the Assured for such

purpose. Whenever requested by the Company, the Assured shall give the Company all reasonable aid in prosecuting such action or proceeding, and the Company shall reimburse the Assured for any expense so incurred.

4. NOTICE OF LOSS – LIMITATION OF ACTION

A statement in writing of any loss or damage for which it is claimed the Company is liable under this Guarantee shall be furnished to the Company within sixty days after such loss or damage shall have been determined, and no right of action shall accrue to the Assured under this Guarantee until thirty days after such statement shall have been furnished, and no recovery shall be had by the Assured under this Guarantee unless action shall be commenced thereon within two years after expiration of said thirty day period. Failure to furnish such statement of loss or damage or to commence such action within the time hereinbefore specified, shall be a conclusive bar against maintenance by the Assured of any action under this Guarantee.

5. OPTION TO PAY, SETTLE OR COMPROMISE CLAIMS

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage, the Company shall have the option to purchase the indebtedness secured by said mortgage. Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness and the mortgage securing the same to the Company upon payment of the purchase price.

6. LIMITATION OF LIABILITY – PAYMENT OF LOSS

- (a) The liability of the Company under this Guarantee shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall such liability exceed the amount of the liability stated on the face page hereof.
- (b) The Company will pay all costs imposed upon the Assured in litigation carried on by the Company for the Assured, and all costs and attorneys' fees in litigation carried on by the Assured with the written authorization of the Company.
- (c) No claim for damages shall arise or be maintainable under this Guarantee (1) if the Company after having received notice of an alleged defect, lien or encumbrance not shown as

an Exception or excluded herein removes such defect, lien or encumbrance within a reasonable time after receipt of such notice, or (2) for liability voluntarily assumed by the Assured in settling any claim or suit without written consent of the Company.

- (d) All payments under this Guarantee, except for Attorneys' fees as provided for in paragraph 6 (b) hereof, shall reduce the amount of the liability hereunder pro tanto, and no payment shall be made without producing this Guarantee for endorsement of such payment unless the Guarantee be lost or destroyed, in which case proof of such loss or destruction shall be furnished to the satisfaction of the Company.
- (e) When liability has been definitely fixed in accordance with the conditions of this Guarantee, the loss or damage shall be payable within thirty days thereafter.

7. SUBROGATION UPON PAYMENT OR SETTLEMENT

Whenever the Company shall have settled a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured, and it shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to such claim had this Guarantee not been issued. If the payment does not cover the loss of the Assured, the Company shall be subrogated to such rights and remedies in the proportion which said payment bears

to the amount of said loss. The Assured if requested by the Company, shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect such right of subrogation, and shall permit the Company to use the name of the Assured in any transaction or litigation involving such rights or remedies.

8. GUARANTEE ENTIRE CONTRACT

Any action or actions or rights of action that the Assured may have or may bring against the Company arising out of the subject matter hereof must be based on the provisions of this Guarantee.

No provision or condition of this Guarantee can be waived or changed except by a writing endorsed or attached hereto signed by the President, a Vice President, the Secretary, an Assistant Secretary or other validating officer of the Company.

9. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it, at: **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707.**

Claims.NIC@firstam.com

Phone: 888-632-1642 Fax: 877-804-7606

10. THE FEE SPECIFIED ON THE FACE OF THIS GUARANTEE IS THE TOTAL FEE FOR TITLE SEARCH AND EXAMINATION AND FOR THIS GUARANTEE.



First American Title



First American Title

Parcel Map Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

Schedule Part I

No.: 0301-6415444

Liability: \$0.00

Fee: \$TO BE DETERMINED

1. The estate or interest in the land hereinafter described or referred to covered by this Guarantee is a fee:

FEE

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

JOHN L TROWBRIDGE AND CHRISTINE H. TROWBRIDGE, HUSBAND AND WIFE AS JOINT TENANTS

3. The land included within the boundaries of the Parcel Map hereinbefore referred to in this Guarantee is described as follows:

PARCEL A, AS SHOWN AND DELINEATED ON RECORD OF SURVEY FOR "OMNIBUS INVESTMENTS, INC", ACCORDING TO THE OFFICIAL MAP THEREOF FILED FOR RECORD AUGUST 6, 1970 IN BOOK 16 OF MAPS AND PLATS, PAGE 47, AMADOR COUNTY RECORDS.

By:

Authorized Countersignature



First American Title

Parcel Map Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

Schedule Part II

File No.: 0301-6415444

EXCEPTIONS

By:

Authorized Countersignature

1. General and special taxes and assessments for the fiscal year 2020-2021.

First Installment:	\$774.38, OPEN
Penalty:	\$0.00
Second Installment:	\$774.38, OPEN
Penalty:	\$0.00
Tax Rate Area:	052-086
A. P. No.:	015-220-065-000

2. The lien of defaulted taxes for the fiscal year 2018-2019, and any subsequent delinquencies.

Tax Rate Area:	052-086
A. P. No.:	015-220-065-000
Amount to redeem:	\$3,819.42
Valid through:	OCTOBER, 2020
Amount to redeem:	\$3,864.62
Valid through:	NOVEMBER, 2020

Please contact the tax office to verify the payoff amount.

3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
4. The terms and provisions contained in the document entitled "AGREEMENT" recorded July 28, 2010 as INSTRUMENT NO. 20105567 OF OFFICIAL RECORDS.
5. A deed of trust to secure an original indebtedness of \$125,000.00 recorded AUGUST 5, 2013 as INSTRUMENT NO. 2013007062 OF OFFICIAL RECORDS.

Dated:	JULY 24, 2013
Trustor:	JOHN L TROWBRIDGE AND CHRISTINE H. TROWBRIDGE, HUSBAND AND WIFE
Trustee:	FIRST AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION
Beneficiary:	LINDA TULLIS, AN UNMARRIED WOMAN

According to the public records, the beneficial interest under the deed of trust was assigned to LINDA J. TULLIS, AS TRUSTEES OF THE TULLIS FAMILY LIVING TRUST, U/A DATED MARCH 29, 2016 by assignment recorded APRIL 4, 2016 as INSTRUMENT NO. 2016002424 of Official Records.

- a. If this deed of trust is to be eliminated in the policy or policies contemplated by this report/commitment, the company will require the following for review prior to the recordation of any documents or the issuance of any policy of title insurance:
 - i. Original note and deed of trust.
 - ii. Payoff demand statement signed by all present beneficiaries.
 - iii. Request for reconveyance or substitution of trustee and full reconveyance must be signed by all present beneficiaries and must be notarized by a First American approved notary.
 - b. If the payoff demand statement or the request for reconveyance is to be signed by a servicer, we will also require a full copy of the loan servicing agreement executed by all present beneficiaries.
 - c. If any of the beneficial interest is presently held by trustees under a trust agreement, we will require a certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
6. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.

Foothill Resource Management

Steve Q. Cannon, RPF #2316
P.O. Box 818, Pine Grove, CA 95665
(209)419-1569

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

10 November 2020

Re: Trowbridge property, APN 015-022-065

Dear Mr. Beatty,

At the request of John & Christine Trowbridge, I conducted an inspection of the parcel referenced above. I was told that the Planning Department has required that an Oak Woodlands Assessment shall be done for the parcel since they are planning a split of the 17.36 acre property into three parcels. This letter is in response to that requirement.

Section 21083.4 of the California Public Resources Code requires that counties determine if there will be a significant effect on oak woodlands as a result of a project proposed to the county. The first question that must be answered is whether a project area does indeed qualify as an "Oak Woodland". The Fish and Game Code of the State of California defines "Oak Woodland" under Section 1361(h) as "...an oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10% canopy cover". Additional important information comes from PRC 21083(a), where it is stated that oaks included in the determination of oak woodland status cannot come from the Group A or Group B commercial species as defined by 14 CCR 895.1 (Forest Practice Rules). California Black Oak (*Quercus kelloggii*), a species common at the elevation of APN 015-220-065, is a Group B species under the Forest Practice Rules.

On the 9th of November, 2020, I visited the Trowbridge property and conducted an evaluation of the property. It seemed to be obvious from the air photos and a casual drive-by that this property would qualify as an "Oak Woodland", as defined by the Fish & Game Code. In spite of that observation, I walked the parcel from Shake Ridge Road south to Oneto Road through the central part of the property, venturing east to west at several points along my path to Oneto Road. I also crossed Shake Ridge Road to inspect the portion of the Trowbridge property that is located north of Shake Ridge Road. I conducted my reconnaissance taking note of the vegetation types that exist on the 17.36 acre parcel. I observed the species of trees and other vegetation and their average spacing. I also made notes about the diameters at breast height (DBH) of the species pertinent to an oak woodlands assessment. Using the aerial photo I have of the area and confirming the forested areas on the property with my verification on the ground, I have delineated the areas covered with native oaks. I used a planimeter to estimate the number of square inches of oak canopy coverage and converted the total square inches to acres using a conversion factor of 6.73 acres per square inch.

The results of my calculations and estimations are as follows:

Species encountered – Interior live oak (*Quercus wizlizenii*), California black oak (*Quercus kelloggii*), Ponderosa pine (*Pinus ponderosa*), Sugar pine (*Pinus lambertiana*) and Gray pine (*Pinus sabiniana*) are species associated with the forest on the Trowbridge property. Since California black oak is considered a commercial species under the Forest Practice Rules, that species is not pertinent to the assessment of oak woodlands. By my estimate, approximately

75% of the oaks on the Trowbridge property are Interior live oak, and the figures below reflect that stocking level.

Other species present on the Trowbridge property are: toyon, poison oak, coyote brush, whiteleaf Manzanita, annual grasses.

Diameter range of native oaks – 4 inches DBH to 18 inches DBH

Average oak diameter @ 4.5 ft. above ground – 11 inches

Average spacing between oak trees – 22 feet (range of 6 ft. to 50 ft.)

Average number of oak trees per acre – 52 trees/ac.

Average oak basal area per acre – 34 sq. ft./ac.

Average crown diameter – 22 feet (range of 10-30 ft.)

Estimated % of acreage with live oak canopy – 45%

The total acreage of the Trowbridge property associated with this proposed subdivision is 17.36 acres. The area forested with all oak species is 15.66 acres, of which 45% is covered with Live oak canopy. Consequently the Trowbridge property qualifies as an "Oak Woodland" under the Fish & Game Code.

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

The proposed subdivision would split the property into three parcels of 4.25, 8.11 & 5.0 acres (listed from north to south). A shop building and a building pad exist on the proposed 8.11 acre parcel, along with an access road. It is assumed that no further clearing of native oaks will take place on that proposed parcel. The 4.25 acre parcel to the north of Shake Ridge Road has a roughed in access road that was constructed for the purpose of accessing the proposed parcel for septic system testing. That parcel is certainly Oak Woodland, though the average size of the oaks are smaller than on the rest of the property. Due to the slope of the ground, it appears to me that the area cleared at this point will be the location of the potential building site and the area cleared will not likely exceed $\frac{1}{4}$ acre. The southernmost proposed parcel (5.0 acres) that will be accessed by Oneto Road also has a roughed in access road and slopes that will limit the amount of land to be cleared for a building site. Again, I do not expect that more than $\frac{1}{4}$ acre will be cleared of native oaks to facilitate the building of a residence and outbuildings.

None of this ground is appropriate for the types of woodland conversion that is common in other parts of Amador County. It is too steep for vineyard and/or orchard and the soil type is unsuited for either type of agricultural production. Likely landowners will perhaps (we hope!) do some fire hazard reduction involving the removal of brush and thinning of trees, but most people purchasing properties like this want the area to remain as woodland.

My estimation of the impact to the Oak Woodland on the Trowbridge property is that after deducting the areas of brush and existing cleared ground, the total Oak Woodland acreage is 15.66 acres (90 % of the total acreage). Reducing that acreage by the estimated clearing of

two quarter acre building sites will leave 15.16 acres of Oak Woodland (96 % of the total Oak Woodland).

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

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

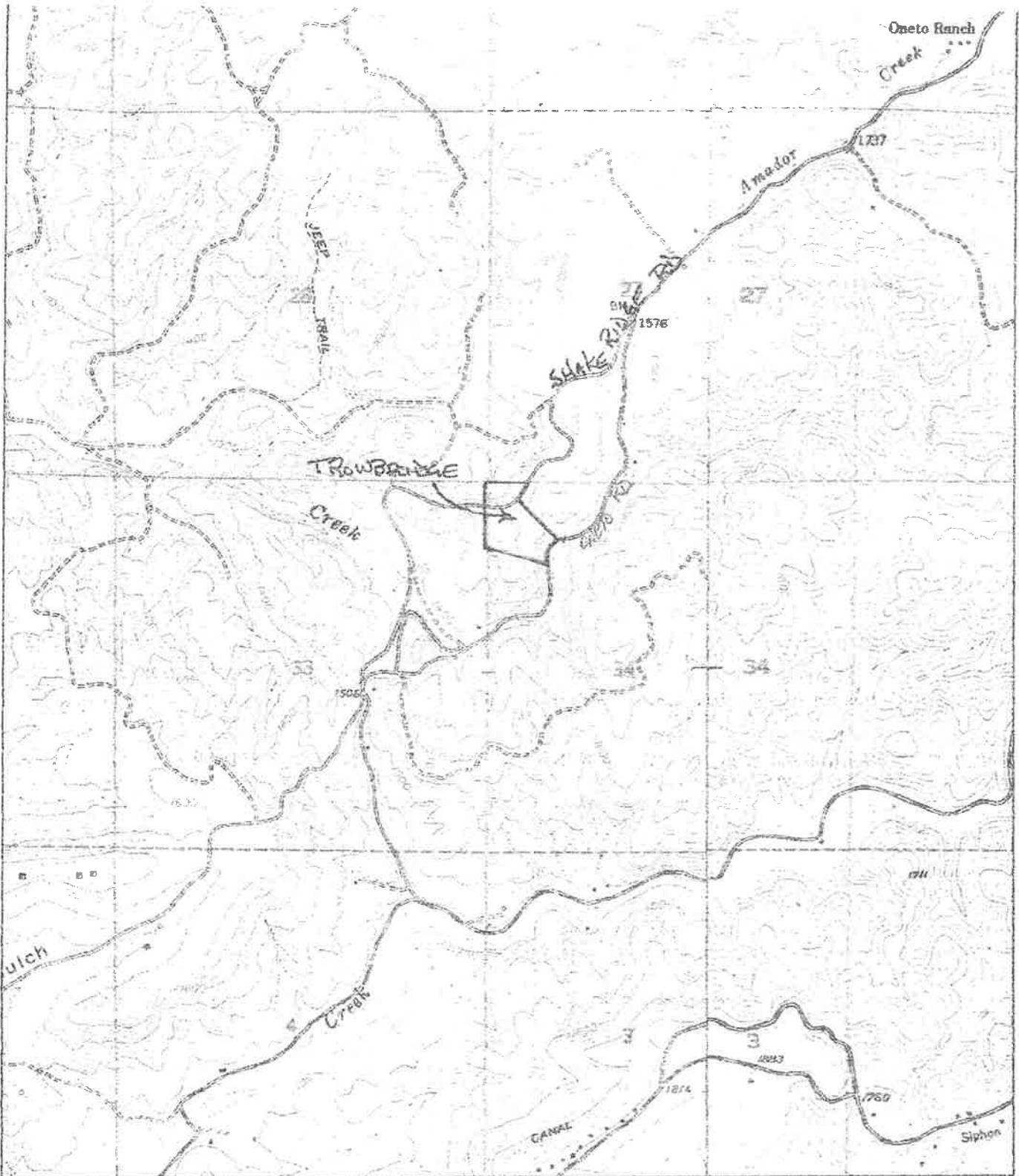
Sincerely,

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

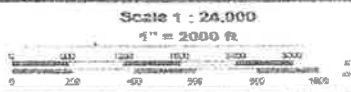
Steve Q. Cannon
Registered Professional Forester #2316

attachments

Trowbridge Oak Woodland Evaluation
 Township 7 North, Range 11 East, Section 34, MDB&M
 Amador City 7.5' Quadrangle
 Amador County

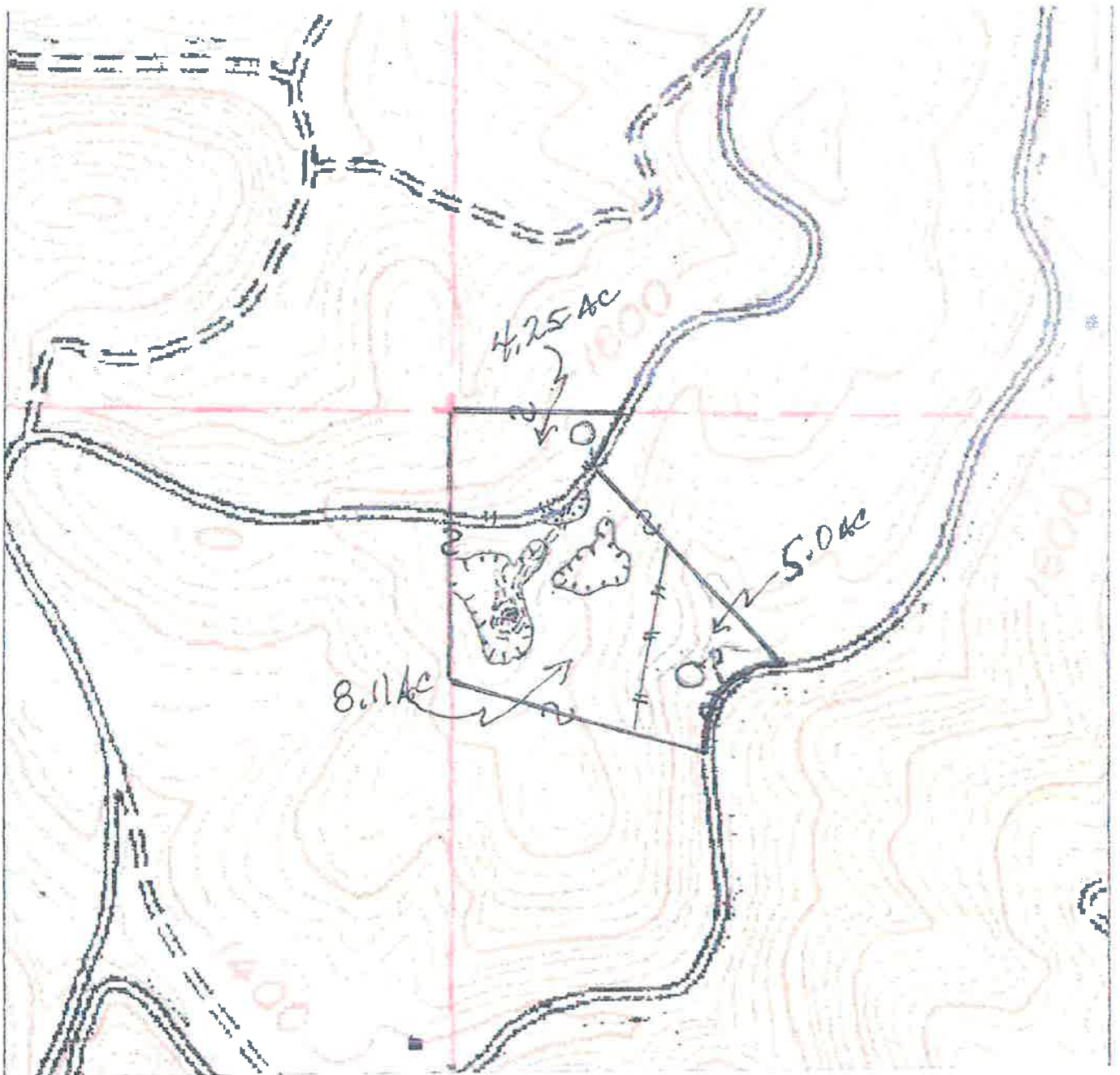


© 2002 DeLorme. 3-D TopoQuads ©. Data copyright of content owner.
 www.delorme.com



TM
 W
 MN
 S 85° E

Trowbridge Oak Woodland Evaluation
 Township 7 North, Range 11 East, Section 34, MDB&M
 Amador City 7.5' Quadrangle
 Amador County



Trowbridge Property Boundary

Brush & Non-Oak Woodland



Existing road or roughed in road

Likely building site



Approximate proposed parcel boundary

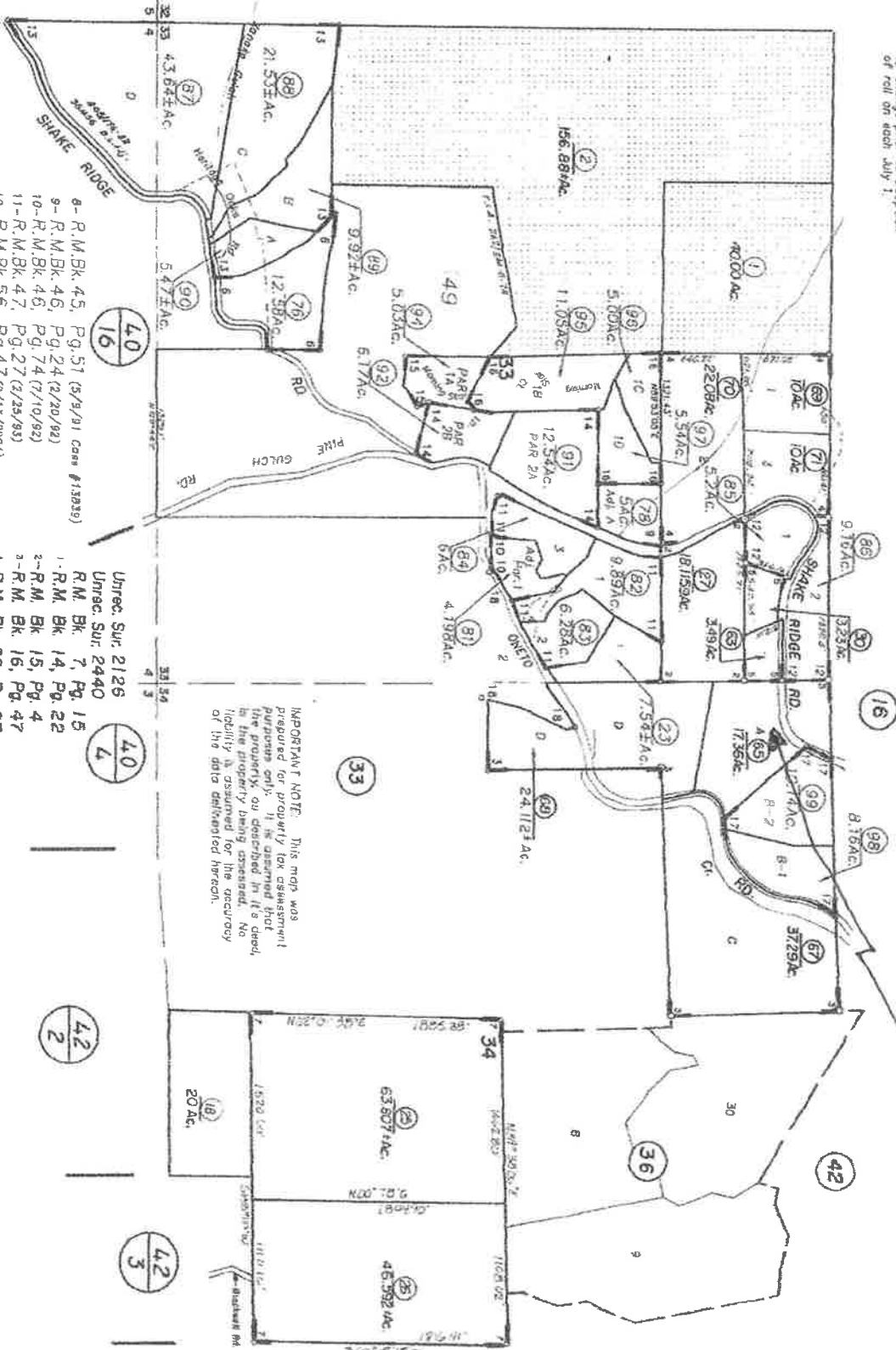


Map changes become effective with the 2020-2021 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

T 7N, R 11E, M D B 8 M.

TROWBRIDGE

15-22



- 0-R.M.Bk. 45, Pg. 51 (5/9/91 Cons #13039)
- 9-R.M.Bk. 46, Pg. 24 (2/20/92)
- 10-R.M.Bk. 46, Pg. 74 (7/10/92)
- 11-R.M.Bk. 47, Pg. 27 (2/25/93)
- 12-R.M.Bk. 56, Pg. 47 (2/13/2004)
- 13-R.M.Bk. 57, Pg. 35 (12/16/2004)
- 14-R.M.Bk. 59, Pg. 10 (7/27/2005)
- 15-R.M.Bk. 59, Pg. 69 (2/21/2007)
- 16-R.M.Bk. 61, Pg. 36 (12/23/2008)
- 17-P.M.Bk. 61, Pg. 45 (12/31/2008)
- 18-P.M.Bk. 66, Pg. 04 (07/26/2019)

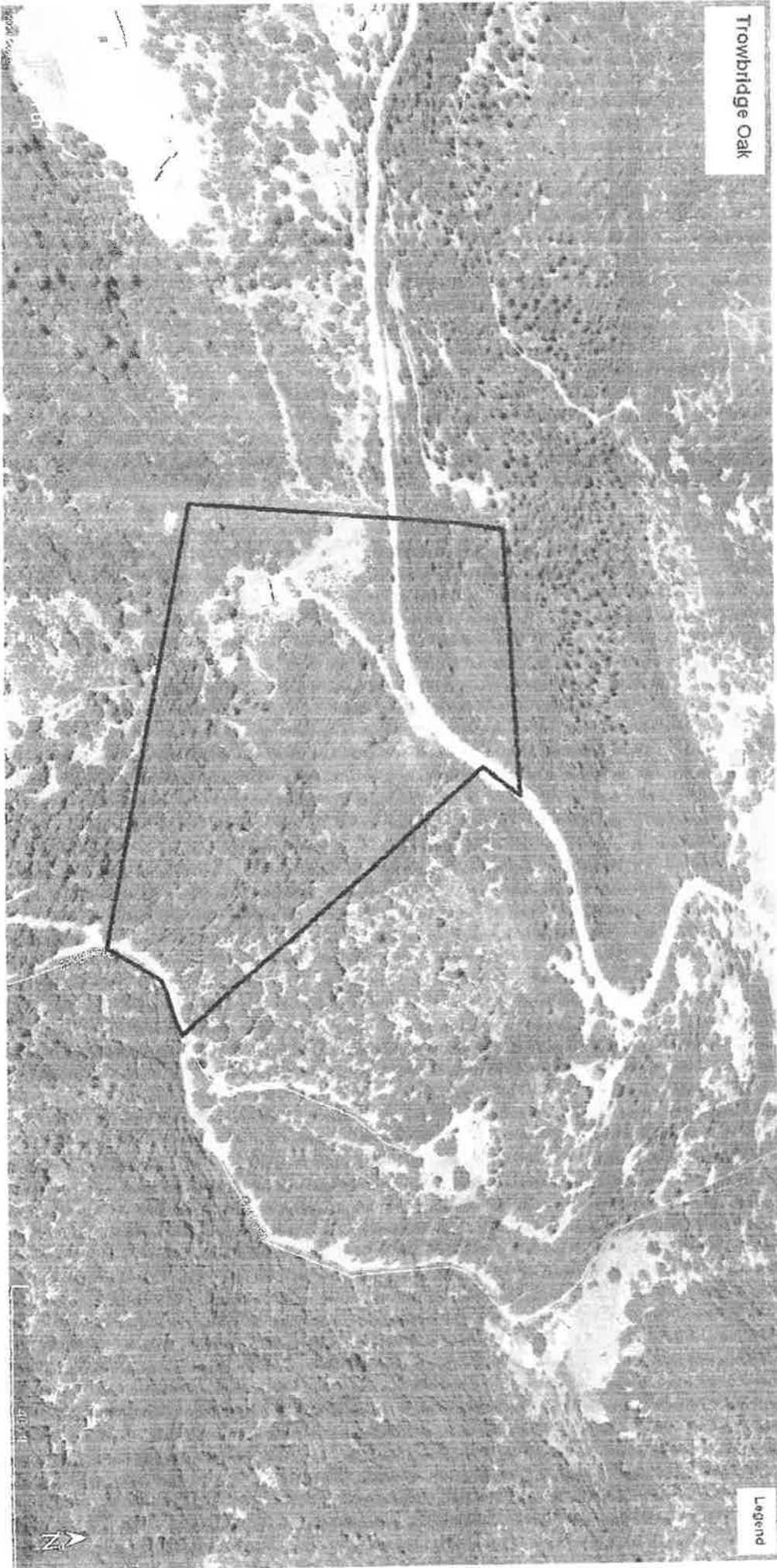
- Unrec. Sur: 2126
- Unrec. Sur: 2440
- R.M. Bk. 7, Pg. 15
- 1-R.M. Bk. 14, Pg. 22
- 2-R.M. Bk. 15, Pg. 4
- 3-R.M. Bk. 16, Pg. 47
- 4-P.M. Bk. 28, Pg. 97
- 5-R.M. Bk. 31, Pg. 62
- R.M. Bk. 35, Pg. 56 B.L. Adl.
- R.M. Bk. 41, Pg. 72
- 7-R.M. Bk. 19, Pg. 48 (11/24/71)

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described, is the actual property being assessed. No liability is assumed for the accuracy of the data depicted hereon.

Assessor's Map Bk. 15, Pg. 22
County of Amador, Calif.



Trowbridge Oak



Legend

- | | |
|---|----------------------|
| 1. GIS List. <u>300</u> ft. Plus _____
(Distance) (Special Instructions: e.g. to end of access road) | Initial
<u>KR</u> |
| 2. Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or "SPECIAL INSTRUCTIONS." | <u>KR</u> |
| 3. Project Applicant and Representative(s), if applicable. | <u>KR</u> |
| 4. Checked Project file cover for agency distribution. | <u>KR</u> |
| 5. Checked inside file for special requests for notification. | <u>KR</u> |
| 6. Checked old notification list for additional notification. | <u>NA</u> |
| 7. Other – Specify:

_____ | |

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 PM 2898 TROWBRIDGE by placing copies in 11 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 January 20, 2020 at Jackson, California.

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

Executed at Jackson, California on January 20, 2020

Signed Kristin Ruesel

Witness [Signature]



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the PLANNING COMMISSION of the County of Amador, State of California, has received an application for the project described in this notice.

PROJECT DESCRIPTION: Tentative Parcel Map No. 2898 proposing the division of 17.36± acres into three (3) parcels 4.25± acres, 5.00 acres, and 8.11± acres in size. Proposed use of the parcels is residential, and all parcels will retain the R1A, Single-family Residential and Agriculture zoning and AT- Agricultural Transition General Plan Designation.

PROPERTY OWNER/APPLICANT: John L. and Christine H. Trowbridge

SUPERVISORIAL DISTRICT: 5

LOCATION: 14400 Shakeridge Rd., Sutter Creek, CA 95685 (APN: 015-220-065).

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 February 9, 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
+1 312 626 6799 US

+1 346 248 7799 US
+1 929 205 6099 US

+1 301 715 8592 US
+1 253 215 8782 US

Meeting ID: 537 512 8983

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. However, 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.

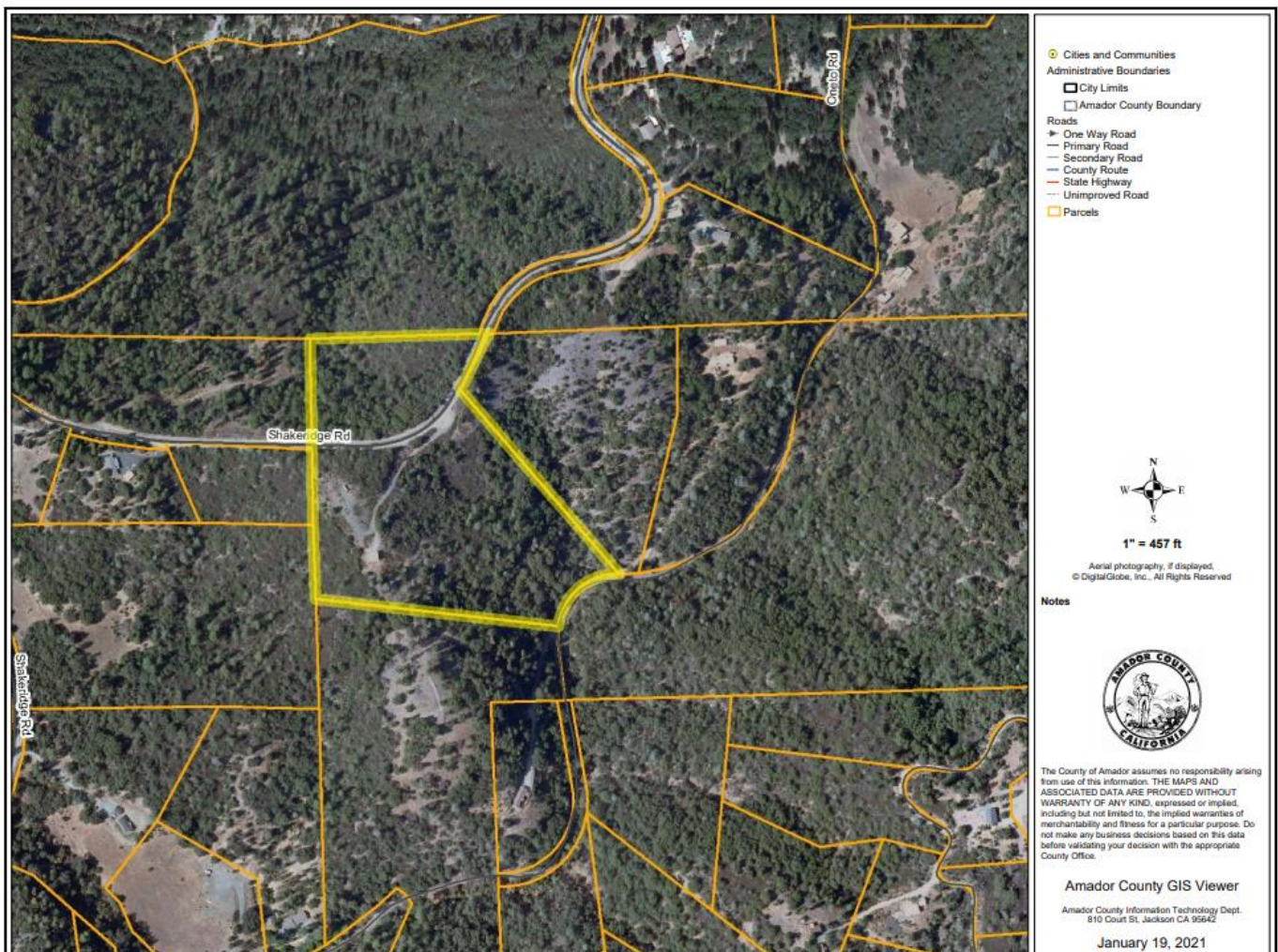
In compliance with the Americans with Disabilities Act, if you need special accommodations to participate in this meeting, please contact the Amador County Planning Department, at (209) 223-6380, by email to planning@amadorgov.org. Requests must be made as early as possible, and at least two business 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: January 20, 2021

SUBJECT PARCEL(S) HIGHLIGHTED BELOW



DRAFT CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM

TENTATIVE PARCEL MAP 2898 Trowbridge

APPLICANT: John L. and Christine H. Trowbridge
14400 Shake Ridge Rd. Sutter Creek, CA 95685

PHONE: (925)997-6607

PROJECT LOCATION: 14400 Shakeridge Rd., Sutter Creek, CA 95685 (APN: 015-220-065)

PROJECT DESCRIPTION: Tentative Parcel Map No. 2898, submitted by John L. and Christine H. Trowbridge, proposing the division of 17.36± acres into three (3) parcels 4.25± acres, 5.00 acres, and 8.11± acres in size. Proposed use of the parcels is residential, and all parcels will retain the R1A, Single-family Residential and Agriculture zoning and AT- Agricultural Transition General Plan Designation.

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.

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

MONITOR THIS REQUIREMENT.

SOILS:

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

EASEMENTS:

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

TAXES:

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

PUBLIC REPORT:

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

PUBLIC WORKS FEES:

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

BUILDING PERMITS

- 12. 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

- 13. 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

- 14. 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.

15. Ground Disturbance Timing for Nesting Birds (BIO-2): To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. The purpose of this survey is to determine the presence or absence of nests in an area to be potentially disturbed. If nests are found, a buffer depending upon the species and as determined by a qualified biologist in consultation with the California Department of Fish and Wildlife and shall be demarcated with bright orange construction fencing. Any vegetation clearing should be schedule outside of the avian nesting season (February 1 through August 31) or survey should be conducted immediately prior to vegetation removal. If active nests are found, vegetation removal should be delayed until the young fledge. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding or nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for ground disturbing activities occurring between September 2 and January 31. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
16. 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.
17. 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.
18. 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.

19. Archeologist Recommendations Regarding Historical Resources (CULTR-3): Any significant resources under CEQA should be avoided if and when the parcel(s) is/are sold and a building permit issued for residences or outbuildings. Significant resources under CEQA and referenced in the accompanying Cultural Resources Report for this project shall be stabilized to prevent further deterioration as recommended by Historic Resource Associates. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
20. Sewage Disposal (GEO-1): Prior to recordation of any final map, the subdivider shall demonstrate compliance with Chapter 14.12 of Amador County Code, and the regulations adopted pursuant to that Code, by completing the following for Parcels A-1 and A-3:
 - a. Soil profile information for Parcel A-1 and Parcel A-3 is on file with the Environmental Health Department. Soil profile investigations found no site that complies with the criteria for conventional sewage disposal.
 - b. For each designated sewage disposal site, submit the following for review and approval: Results of percolation testing and a conceptual on-site sewage disposal system design with scaled plot plan prepared by a qualified consultant. Conceptual design and plot plan shall include typical trench cross section, linear footage of trench required per bedroom, location and dimensions of the proposed sewage disposal system, topography in the disposal site, locations of field testing, any existing or proposed wells within 200 feet of the disposal site, and any waterways within 100 feet of the disposal site. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
21. Preservation of Human Health regarding Hazardous Materials (HAZ-1): Prior to recordation of any final map the subdivider shall accomplish the following: Submit a letter from a registered civil engineer, registered geologist, or other qualified consultant indicating that review of the property within the project boundary reveals no hazardous materials or wastes are located on the site. Should hazardous materials or wastes exist, the qualified professional shall submit a proposed remediation plan to the Environmental Health Department for review and approval. Any such hazardous materials must be removed or remediated to the satisfaction of the Environmental Health Department prior to the recordation of any final map. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

22. Securing Hazardous Excavations (Mine Adit And Air Shaft)(HAZ-2): Prior to recordation of any final map, the subdivider shall properly secure all hazardous excavations within the project boundary by: 1) Re-contouring manmade steep slopes to 2:1 or less, 2) providing durable and sturdy cover or fencing, as well as posting, to prevent unauthorized access, and/or 3) filling the excavation in a manner satisfactory to the Amador County Environmental Health Department. The locations of any adits, tunnels, air shafts or other ground workings which cannot be filled and compacted to reasonably match native soil conditions shall be accurately located on the final map or attached thereto so as to provide constructive notice to interested parties. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
23. Grading Permits (HYD-1): 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. Well Water Quality/Water Supply (HYD-2): Prior to recordation of any final map, the subdivider shall provide the Amador County Environmental Health Department with general mineral, general physical, and inorganic chemical analyses for a water well located within the project boundary. The results shall be generated by an accredited laboratory. Test results must demonstrate that the water produced does not exceed any primary maximum contaminant levels listed in California Code of Regulations, Title 22, Table 64431-A. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
25. 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 CONDITION.
26. Amador County Recreation and Fees Ordinance (REC-1): Pursuant to County Code Chapter 17.50 (Ordinance No. 1198- Amador County Recreation and Fees Ordinance) a dedication of land, payment of fees, or a combination of both for park and recreational purposes shall be provided by the developer prior to recordation of the Parcel Map. THE AMADOR COUNTY RECREATION AGENCY SHALL MONITOR THIS CONDITION.
27. Access (TRA-1): Each proposed parcel must obtain and maintain a primary access onto a County road and obtain all necessary encroachment permits (Chapter 12.10). THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THIS CONDITION.
28. Fire and Life Safety (TRA-2): The project applicant/permittee shall comply with Chapter 15.30 Fire and Life Safety Ordinance. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.

Amador County Planning Commission

Date

Applicant

Date

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

Public Review Draft
CEQA INITIAL STUDY

Parcel Map No. 2898 Trowbridge
APN: 015-220-065

January 2021

Prepared by:

Krista Ruesel, Planner

Amador County Planning Department

810 Court Street

Jackson, CA 95642

(209) 223-6380



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Project Overview

Table with 2 columns: Field Name and Value. Fields include Project Title, Project Location, Project Sponsor's Name and Address, General Plan Designation(s), Zoning(s), Lead Agency Name and Address, Contact Person/Phone Number, and Date Prepared.

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

PROJECT DESCRIPTION

Purpose and Need:

Tentative Parcel Map No. 2898, submitted by John L. and Christine H. Trowbridge proposes the division of 17.36± acres into three (3) parcels 4.25± acres, 5.00 acres, and 8.11± acres in size. Proposed use of the parcels is residential, and all parcels will retain the existing R1A, Single-family Residential and Agriculture zoning and AT- Agricultural Transition General Plan Designation. Lot density averaging allows for the northernmost parcel to fall below the 5.0 acre minimum consistent with past practice regarding subdivision and parcel maps in the County.

Project Location

This project site is located off of the major collector of Shake Ridge Road (county-maintained) approximately 2.0 miles north east of the city limits of the City of Sutter Creek. The property is entirely within the unincorporated County and outside the boundaries of the sphere of influence for the City of Sutter Creek.

Site Characteristics

The existing site is a single ±17 acre parcel bisected by Shakeridge Rd. with approximately 4.25 acres north of the road and 13.11 acres to the south. There is an existing 30x40 ft. metal garage, well, and septic area in the centermost



proposed parcel (Proposed Parcel A-2). The other two proposed parcels are vacant. Proposed Parcel A-1 and A-2 have frontage along Shake Ridge Rd. Proposed Parcel A-3 (the southeastern most parcel) has frontage along Oneto Rd, also county-maintained. The site is characterized by rolling, sloping hills with Conifers, Oaks and Manzanita. There is an existing (inactive) mine on the property which tunnels into the hill approximately 70' than makes a 90 degree right turn and dead ends about 30 ft. further.

Land Use

The land use will not change drastically as a result of this project other than an increase in potential residential density through the increase in parcels. Per the Amador County Zoning Code, a maximum of two dwellings are allowed per R1A-zoned parcel, increasing the potential residential development from 2 dwellings to 6. The AT, Agricultural Transition General Plan designation has a 5-20 acre minimum density dependent on the provision of necessary residential services, which is consistent with the proposed parcel map 2898 with the employment of density averaging to allow for the 4.88 acre parcel north of the road. (Amador County General Plan, 2016). The current land use for the property is consistent with the residential zoning of the parcel, however there are no permanent residences currently. The proposed parcel configuration is shown in Figure A, with surrounding context shown in Figure B.

Surrounding Land Uses

Surrounding property uses include residential, agricultural, irrigated pasture, and open grazing land. The nearest city is the City of Sutter Creek, approximately three miles to the west.

Access and Transport

Proposed Parcels A-1 and A-2 would have primary access off of Shake Ridge Rd. (County-maintained). Proposed Parcel A-3 would have primary access off of Oneto Rd. (also County-maintained). Traffic would not significantly change through this project due to the relative low growth potential of the increase in parcels. Transportation would include residential traffic, and agricultural-related transportation.

Purpose of the Initial Study

Amador County is processing an application for Tentative Parcel Map 2898 Trowbridge splitting one legal parcel into three. This Initial Study evaluates the potential environmental impacts resulting from the proposed parcel split.

Lead Agency

The lead agency is the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect upon the environment. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Amador County is the lead agency for the proposed project, TPM 2898.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF MITIGATED MND/MMRP

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

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



the development of mitigation measures and monitoring strategies, cumulative impacts and mitigation measures, and level of significance after mitigation measures.



EVALUATION OF ENVIRONMENTAL IMPACTS PER CEQA:

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



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

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

Planning Department

Date



Figure A: Tentative Parcel Map No. 2898 Trowbridge (2020)

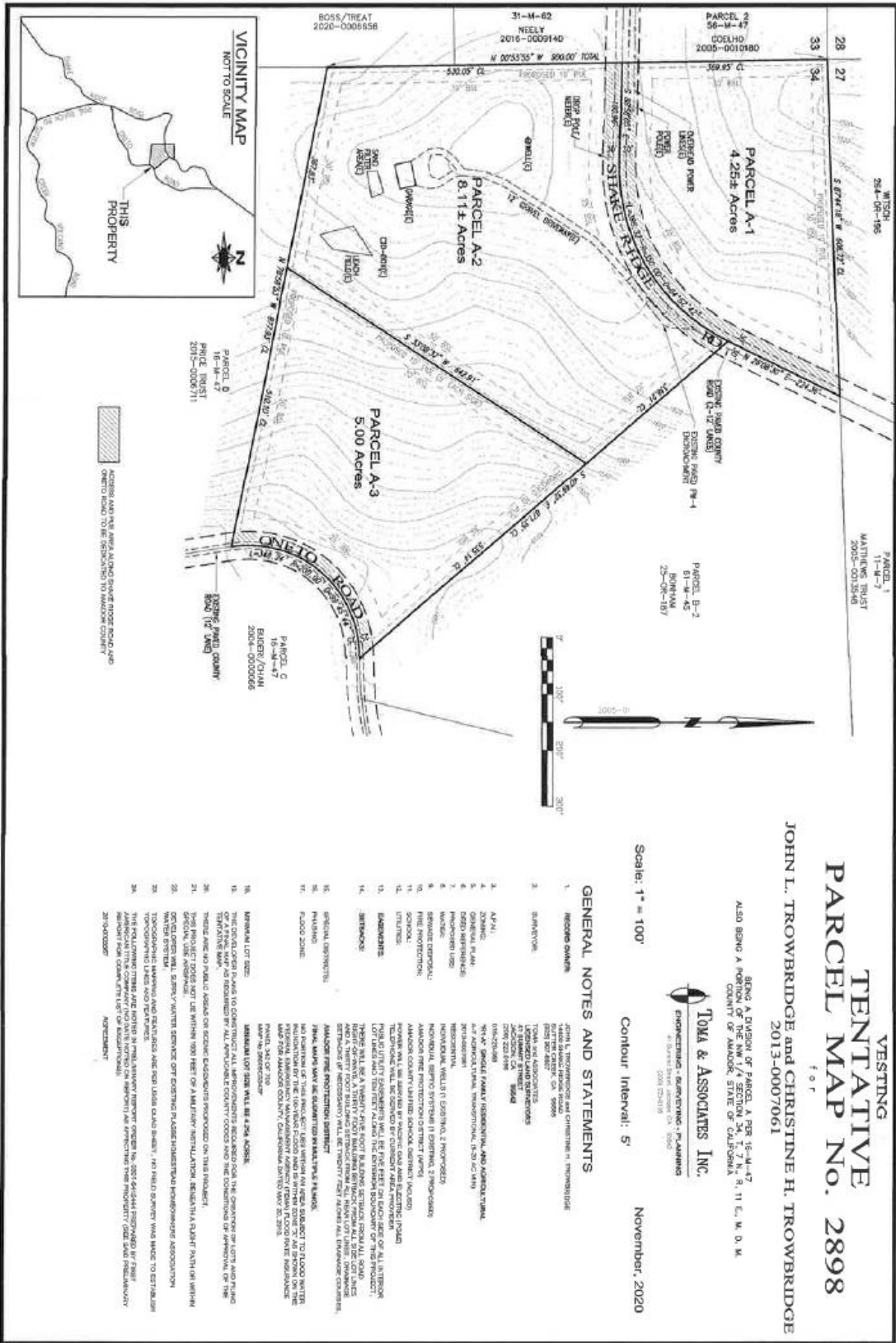




Figure B: Context Map

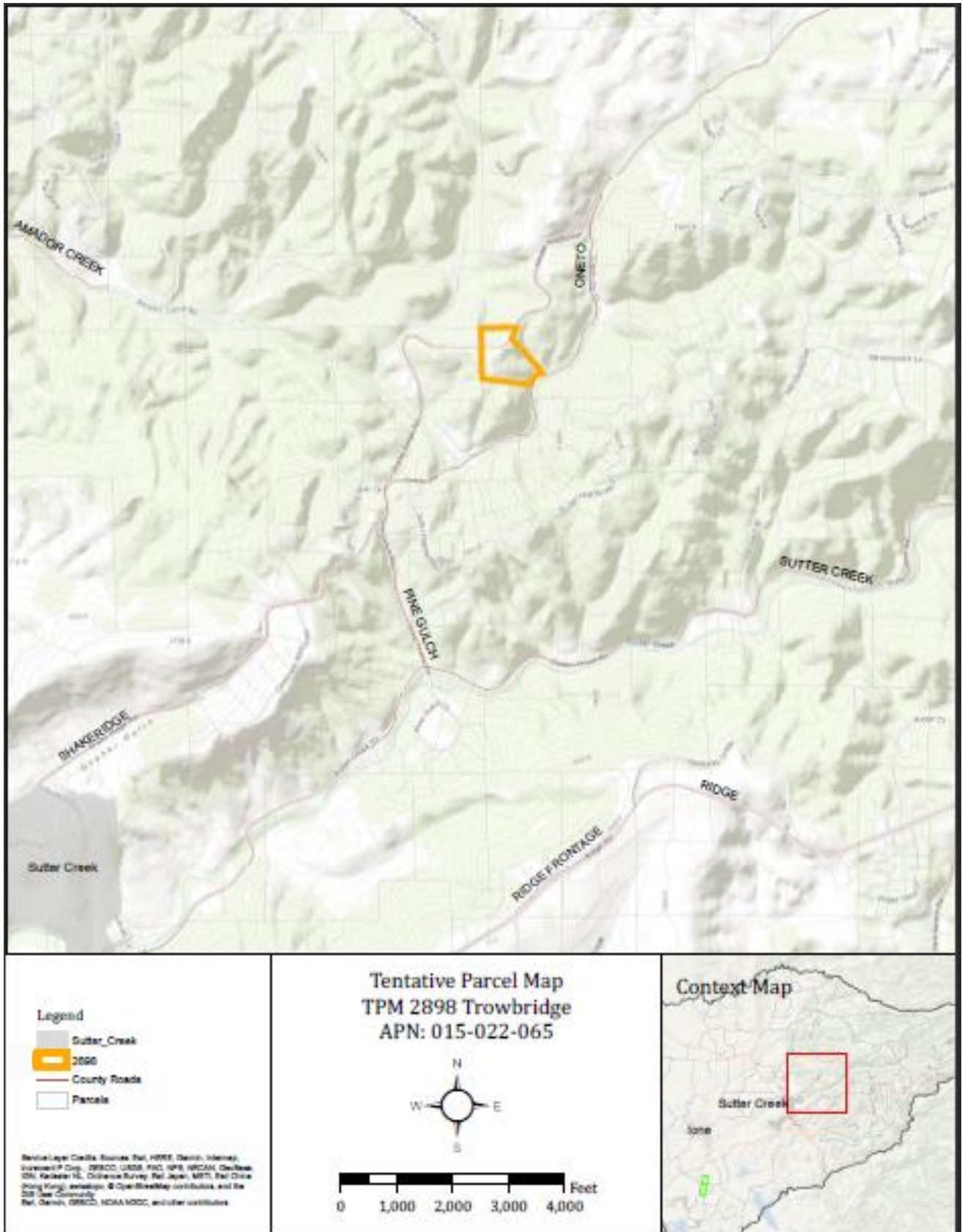




Figure C: Site Map- Aerial

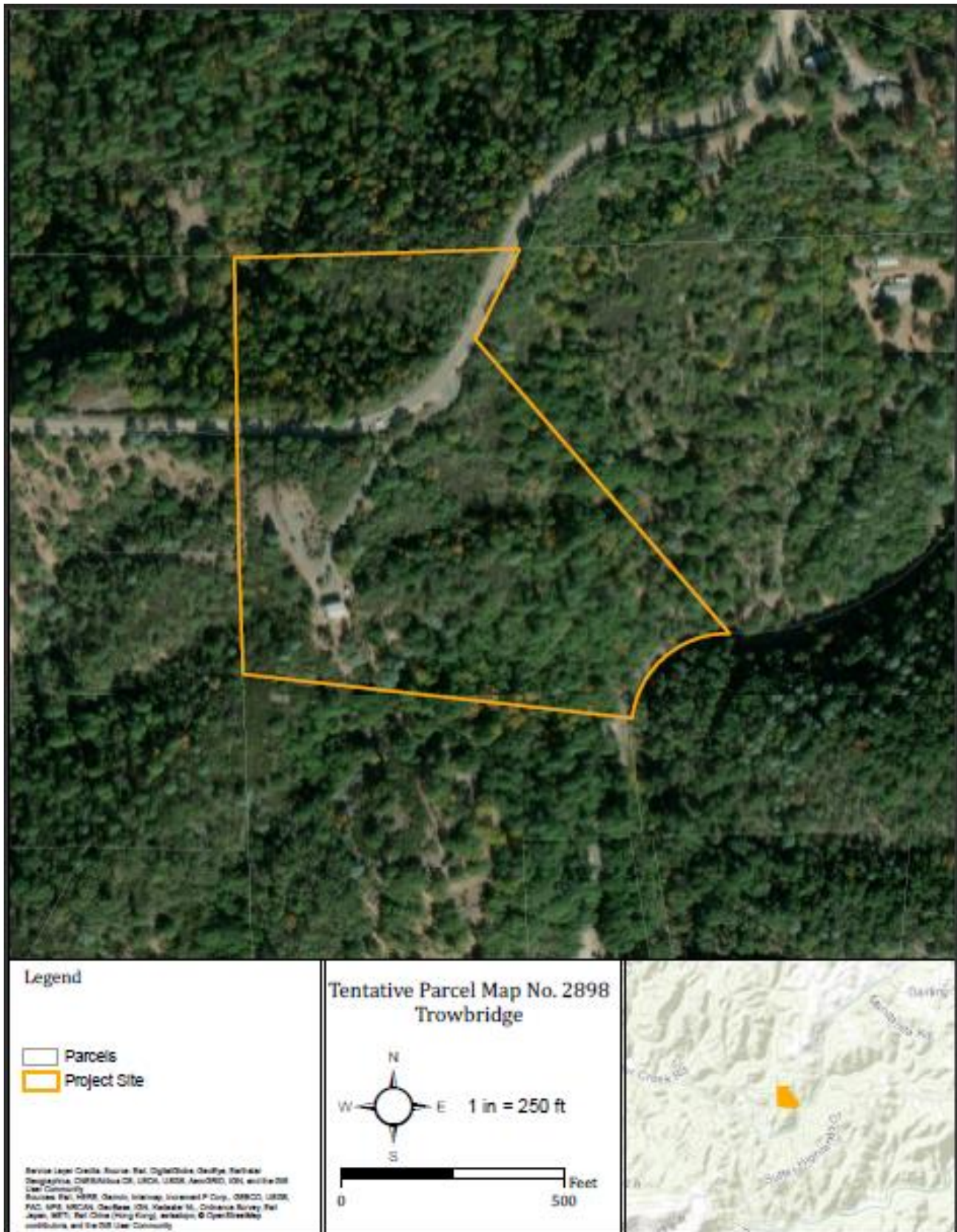




Figure D: Existing Zoning District(s)

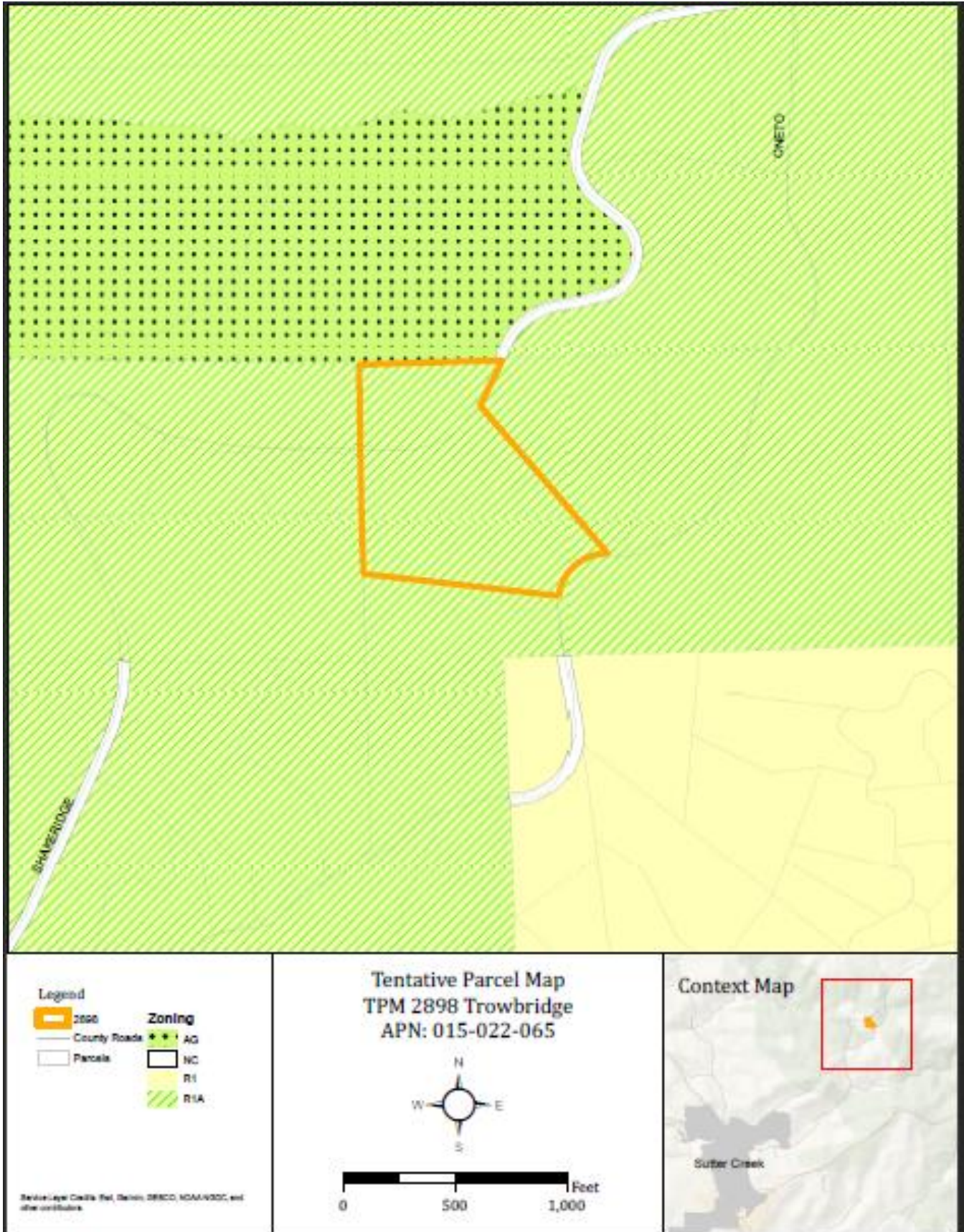
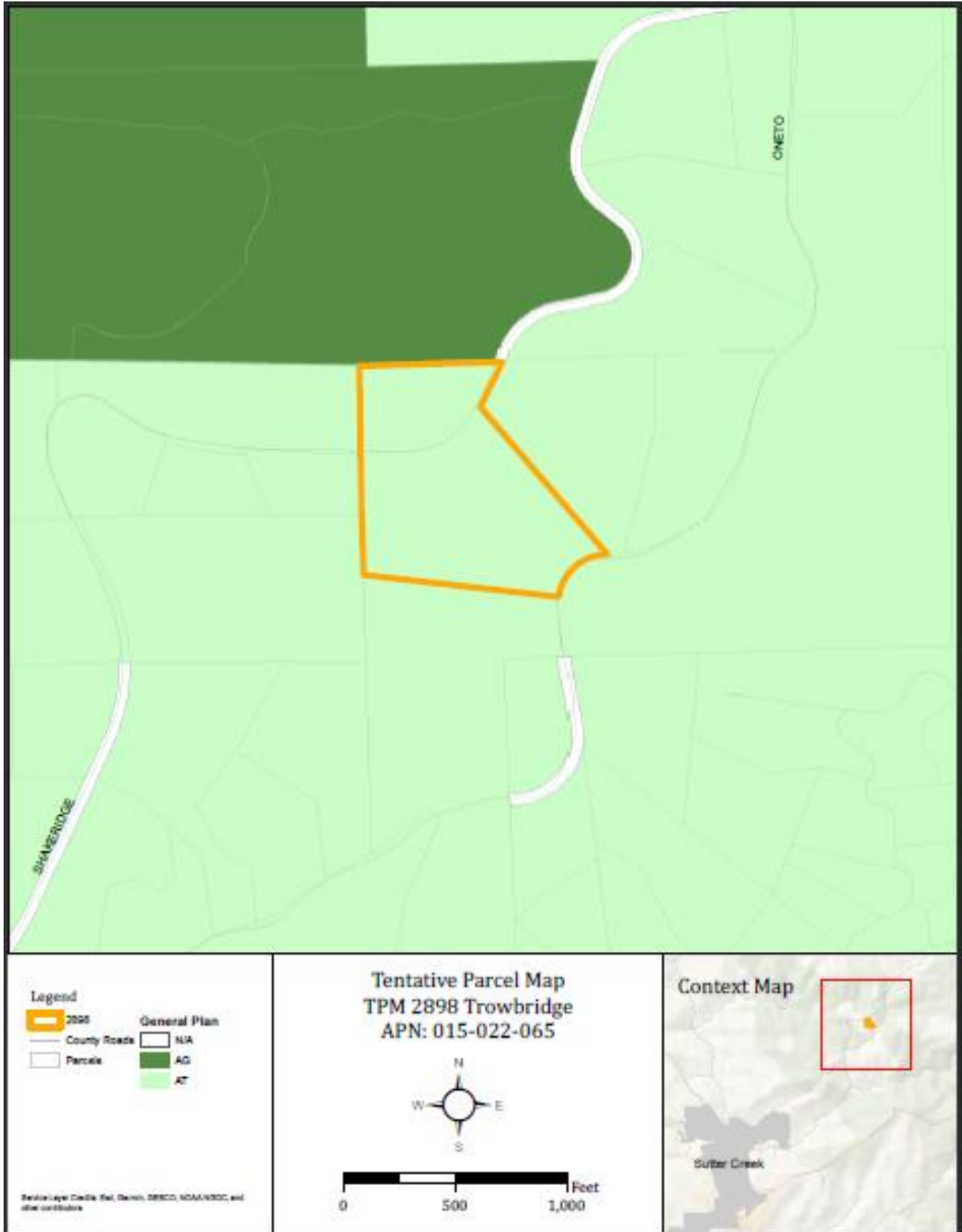




Figure F: Existing General Plan Designation





Chapter 1. AESTHETICS

Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). Would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. Scenic Vistas: For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. A substantial adverse impact to a scenic vista would be one that degrades the view from such a designated location. No governmentally designated scenic vista has been identified within the project area. In addition, no specific scenic view spot has been identified in the project area. Therefore, there is **no impact**.
- B. Scenic Highways: The nearest scenic highway is Highway 88 east of the Dew Drop Ranger Station to the Alpine County Line as designated by Caltrans and the Amador County General Plan. The project is not located within the section of Highway 88 designated as a scenic highway or affected by the County’s scenic highway overlay district. Highway 49 is candidate scenic highway, however there is no frontage of this property along highway 49. There is **no impact**.
- C. There are no officially designated scenic vistas in the project area, and it is unlikely that short-range views would be significantly affected by this project. This project is not foreseen to cause any significant change in the aesthetic quality of the property. The proposed parcel split will not introduce any significant changes or additions to the landscape, therefore there is **no impact**.
- D. Existing sources of light are from agricultural operations and the disparate residential developments. The parcel split may result in an increased residential density however it is unlikely that, due to the size of the parcels and the resulting distance between potential dwellings, that there is any significant increase in light or glare to the adjoining properties or roadways. There is a **less than significant impact**.

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



Chapter 2. AGRICULTURE AND FOREST RESOURCES

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

Discussion/Conclusion/Mitigation:

- A. Farmland Conversion: The project site is occupied entirely by areas classified as Grazing Land as determined by the USDA Department of Conservation (2016). The proposed parcel split and accompanying potential for increased residential development would not significantly affect any current uses of the property, nor introduce additional uses which would detract from any existing agricultural uses of the property or of nearby properties, nor would this project convert any agricultural areas to non-agricultural uses. The USDA-designated land classification of Grazing Land is not determined as unique agricultural resources. There is a **less than significant impact**.
- B. The property is not enrolled under the California Land Conservation (Williamson) Act nor does it qualify under the income requirements for inclusion into a contract. As the property does not qualify prior to the proposed split, the parcel splits would not affect the property’s ability to qualify and therefore there is a **less than significant 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. This project does not introduce any additional use or impact that would introduce significant changes to nearby property uses. There is a **less than significant impact** to farmland or forest land through this project.

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



Chapter 3. AIR QUALITY

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

Discussion/Conclusion/Mitigation:

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

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



Chapter 4. BIOLOGICAL RESOURCES

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

Discussion/Conclusion/Mitigation:

A. The Information for Planning and Consultation (IPAC) database provided through the U.S. Fish and Wildlife Service was reviewed to determine if any special status animal species or habitats occur on the project site or in the project area. The National Marine Fisheries Service Habitat Conservation Map from NOAA did not identify any Habitat Areas of Particular Concern (HAPC) nor EFH Protected Areas within the project area. The Marine Fish and Wildlife Bios did not identify any State Marine Projected Areas (MPAs) Areas of Special Biological Significance.

The project is located within the Sierra Nevada Foothills Ecoregion. CDFW Bios identified California Essential Habitat Connectivity (CEHC) "Natural Landscape Blocks" and "more permeable" essential connectivity areas (CEHC). CDFW Areas of Conservation Emphasis (ACE) terrestrial connectivity rank 4 (Conservation Planning



Linkages) occupy the site. CDFW IPAC database identified potential habitat area for two (1) threatened species, California Red-legged Frog (*Rana draytonii*), and Delta Smelt (*Hypomesus transpacificus*), which have identified final critical habitats according to the Federal Register: *r. draytonii*: March, 2010; *h. transpacificus*: December, 1994. The project is a parcel split and there is no specific proposed development with no changes in use beyond that of a minor increase in potential residential density. It 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 three (3) plants found in Quad 038120c7 (381207, Amador City) where the property is located. These plants are shown in Figure 5a, below. CNDDDB Bios- NLCD Land Cover (2016) identified areas of Deciduous Forest, Shrub/Scrub, and Mixed Forest within the property area with Developed/Open Space areas along the roadway and access roads. Additionally, CNDDDB Bios identified additional possible species in the quad where the project is located, referenced by Figure 5c. As the proposed project would not significantly impact these species due to the relative low-impact 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 no areas of sensitive Riparian areas within the project site. A section of Freshwater Forested/Shrub Wetland habitat is located along the southeastern border of the project area. 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). However as there are no mapped riverine communities on site, there is a **less than significant impact**.
- C. Federally Protected Wetlands (National Wetland Inventory (NWI)): The project site does not include any listed protected wetlands, however the aforementioned section of Freshwater Forested/Shrub Wetland habitat is located southeast of the property site. 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). However as there are no mapped wetland communities on site, there is a **less than significant impact**.
- D. Movement of Fish and Wildlife: The project site contains potential habitat for two migratory bird species as identified by the US Fish and Wildlife Service (IPAC). *Note* "BCC"- Birds of Conservation Concern, "BCR"- only listed BCC in Bird Conservation Regions. These birds include Lewis's Woodpecker (*Melanerpes lewis*) (BCC Rangewide(CON)), and Willow Flycatcher (*Empidonax traillii*)(BCC-BCR). In addition to the abovementioned Migratory Bird species, Delta Smelt (*Hypomesus transpacificus*) is an anadromous pelagic fish which migrates from the San Joaquin Delta and Suisun Bay estuaries upstream to spawn seasonally. There is no mapped habitat for Delta Smelt in the project location. In the event that any of the special-status species are found within the project site, the proper authorities shall be notified and all construction and/or ground disturbing activity halted so that additional mitigation measures may be prescribed. Mitigation Measures BIO-1 and BIO-2 required to render impacts **less than significant with mitigation incorporated**.
- E. The proposed project would not conflict with local policies adopted for the protection biological resources. Pursuant to General Plan Mitigation Measure 4.4-4b, an Oak Woodland Study was completed by Foothill Resource Management and submitted with the project application. **No impact** would occur.
- F. Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. **No impact** would result.



Figure 4b: California Native Plant Society Database Query

Plant List

3 matches found. [Click on scientific name for details](#)

Search Criteria

Found in **Amador County**, Found in Quad **3812047**

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

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
Balsamorhiza macrolepis	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	1B.2	S2	G2
Clarkia virgata	Sierra clarkia	Onagraceae	annual herb	May-Aug	4.3	S3	G3
Sphenopholis obtusata	prairie wedge grass	Poaceae	perennial herb	Apr-Jul	2B.2	S2	G5

Suggested Citation

California Native Plant Society, Rare Plant Program. 2021. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website <http://www.rareplants.cnps.org> [accessed 05 January 2021].

Figure 4c: CNDDB BIOS Species List

CNDDB Quad Species List 11 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>Rana boylei</i>	foothill yellow-legged frog	AAABH01050	None	Endangered	SSC	-	3812047	AMADOR CITY	Mapped	Animals - Amphibians - Ranidae - <i>Rana boylei</i>
Animals - Amphibians	<i>Rana draytonii</i>	California red-legged frog	AAABH01022	Threatened	None	SSC	-	3812047	AMADOR CITY	Unprocessed	Animals - Amphibians - Ranidae - <i>Rana draytonii</i>
Animals - Birds	<i>Agelaius tricolor</i>	tricolored blackbird	ABPBXB0020	None	Threatened	SSC	-	3812047	AMADOR CITY	Mapped	Animals - Birds - Icteridae - <i>Agelaius tricolor</i>
Animals - Insects	<i>Chrysis tularensis</i>	Tulare cuckoo wasp	IIHYM72010	None	None	-	-	3812047	AMADOR CITY	Mapped	Animals - Insects - Chrysididae - <i>Chrysis tularensis</i>
Animals - Mammals	<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	AMACC08010	None	None	SSC	-	3812047	AMADOR CITY	Unprocessed	Animals - Mammals - Vespertilionidae - <i>Corynorhinus townsendii</i>
Animals - Reptiles	<i>Emys marmorata</i>	western pond turtle	ARAAD02030	None	None	SSC	-	3812047	AMADOR CITY	Mapped and Unprocessed	Animals - Reptiles - Emydidae - <i>Emys marmorata</i>
Plants - Vascular	<i>Eryngium pinnatisectum</i>	Tuolumne button-celery	PDAP10Z0P0	None	None	-	1B.2	3812047	AMADOR CITY	Mapped	Plants - Vascular - Apiaceae - <i>Eryngium pinnatisectum</i>
Plants - Vascular	<i>Balsamorhiza macrolepis</i>	big-scale balsamroot	PDAST11061	None	None	-	1B.2	3812047	AMADOR CITY	Mapped	Plants - Vascular - Asteraceae - <i>Balsamorhiza macrolepis</i>
Plants - Vascular	<i>Clarkia virgata</i>	Sierra clarkia	PDONA05160	None	None	-	4.3	3812047	AMADOR CITY	Unprocessed	Plants - Vascular - Onagraceae - <i>Clarkia virgata</i>
Plants - Vascular	<i>Sphenopholis obtusata</i>	prairie wedge grass	PMPOA5T030	None	None	-	2B.2	3812047	AMADOR CITY	Mapped	Plants - Vascular - Poaceae - <i>Sphenopholis obtusata</i>
Plants - Vascular	<i>Jepsonia heterandra</i>	foothill jepsonia	PDSAX0J010	None	None	-	4.3	3812047	AMADOR CITY	Unprocessed	Plants - Vascular - Saxifragaceae - <i>Jepsonia heterandra</i>



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 related to any discretionary project, 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.

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, Trowbridge Property APN 015-022-065 Oak Woodlands Assessment, Foothill Resource Management, 2019, Amador County Planning Department,



Chapter 5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

(A.)(B.)(C.)(D.)

Cultural resources include prehistoric and historic period archaeological sites; historical features, such as rock walls, water ditches and flumes, and cemeteries; and architectural features. Cultural resources consist of any human-made site, object (i.e., artifact), or feature that defines and illuminates our past. Prehistoric resources sites are found in foothill areas, areas with high bluffs, rock outcroppings, areas overlooking deer migratory corridors, or above bodies of water. Grading and other soil disturbance activities of previously undisturbed land on the project site have the potential to uncover historic or prehistoric cultural resources. In the case that any ground disturbing or construction activity is proposed in the future which does encroach onto any previously undisturbed land, additional environmental review would be necessary including but not limited to requiring the developer to halt construction upon the discovery of as-yet undiscovered significant prehistoric sites, documenting and/or avoiding these resources, informing the County Planning Department, and consultation with a professional archeologist.

Discretionary permits for projects “that could have significant adverse impacts to prehistoric or historic-era archeological resources” in areas designated by the Amador County General Plan as being moderate-to-high cultural resource sensitivity are required to have a Cultural Resource Study prepared prior to project approval, per Mitigation Measures 4.5-1a, 4.5-1b, and 4.5-2 of the Amador County Implementation Plan. The project site is located in an area of moderate cultural resource sensitivity.

There was a Cultural Resources Study prepared for this project by Historic Resource Associates which included a pedestrian survey, historical records check, and associated research. For more information regarding the information contained in this study, see the referenced file. NCIC performed a record search through the CHRIS system in October 2020, and no resource studies had been conducted within an approximate .25 mile radius around the subject parcel nor were prehistoric archaeological or historical archaeological resources found in that area. The existing mine on the property was also examined through this study, and is further examined in Chapter 7 and 12. There is **a less than significant impact with mitigations incorporated** to cultural resources.



Mitigation Measures

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

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

Determine if an investigation of cause of death is required;

1. Determine if the remains are most likely that of Native American origin, and if so suspected, the coroner shall notify the California Native American Heritage Commission (NAHC) within 24 hours of making his or her determination.
2. The descendants of the deceased Native Americans shall make a recommendation to the operator/ permittee for the means of handling the remains and any associated grave goods as provided in Public Resources Code (PRC) Section 5097.98.
3. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.
4. The descendants may, with the permission of the landowner or their representative, inspect the site of the discovered Native American remains and may recommend possible treatment or disposition within 24 hours of their notification.
5. Whenever the NAHC is unable to identify a descendent, or the descendent identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendent and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

CULTR-3 Archeologist Recommendation: “No additional archeological study is recommended for the proposed parcel split. If during the course of development cultural sites, features, or artifacts are discovered or exposed during ground construction, work within five meters of the radius of the find(s) must be halted and a qualified archaeologist retained to evaluate the findings. If human remains are encountered during excavations associated with this project, all work must halt, and the County Coroner must be notified (Section 7050.5 of the California Health and Safety Code). The coroner will determine whether the remains are of forensic interest” (Historic Resource Associates, 2020).

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 Trowbridge Parcel Split, 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: 015-220-065 NCIC, Amador County Planning Department.



Chapter 6. ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. There is no long-term project construction or long-term operational changes resulting in substantial energy use, therefore there is **no impact**.
- B. The only local energy plan is the Energy Action Plan (EAP) which provides incentives for homeowners and business owners to invest in higher-efficiency energy services. The project would not conflict with or obstruct any state or local plan for energy management, therefore there is **no impact**.

Sources: Amador County EAP, Amador County Planning Department.



Chapter 7. GEOLOGY AND SOILS

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

Discussion/Conclusion/Mitigation:

- Ai. The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no active faults are located on or adjacent to the property, as identified by the U.S. Geologic Survey mapping system. Therefore, **no impact** would occur.
- Ai-iv The State Geologist has determined there are no known sufficiently active or well-defined faults or areas subject to strong ground shaking, liquefaction, landslides, or other ground failure in Amador County as to constitute a potential hazard to structures from surface faulting or fault creep. The project location has not



been evaluated for liquefaction hazards or seismic landslide hazards by the California Geological Survey. There is **no impact**.

- B. According to the project location as mapped in *Figure 7a-c* by the Natural Resources Conservation Service (NRCS, 2017), the property where the project is located is characterized by 10.4 acres (57.9%) Mariposa very rocky loam, 9-31 percent slopes, 0.9 acres (5.3%) Mariposa very rocky loam, 31-51 percent slopes, and 6.6 acres (36.8%) Mariposa very rocky loam, 51-85 percent 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. Presence of Mariposa very rocky loam does not require additional regulatory action nor does it indicate special circumstance requiring any. There is no grading proposed through this project therefore there is **no impact**.
- C. Slopes most susceptible to earthquake-induced failure include those with highly weathered and unconsolidated materials on moderately steep slopes (especially in areas of previously existing landslides). The actuators of landslides can be both natural events, such as earthquakes, rainfall, and erosion, and human activities. Those induced by man are most commonly related to large grading activities that can potentially cause new slides or reactivate old ones when compacted fill is placed on potentially unstable slopes. Conditions to be considered in regard to slope instability include slope inclination, characteristics of the soil materials, the presence of groundwater and degree of soil saturation. This project will not impact the stability of existing geological units or soil, nor impact potential landslides, lateral spreading, subsidence, liquefaction or collapse. There is **no impact** of this project on the aforementioned conditions.
- D. Expansive or collapsible soils are characterized by the ability to undergo significant volume change (shrink and swell) as a result of variation in soil moisture content. Soil moisture content can change due to many factors, including perched groundwater, landscape irrigation, rainfall, and utility leakage. As there are no structures proposed through this project, it is unlikely that even if expansive soils are found at the project site, that there would be impacts detrimental to the project, property, or current uses. There is **no impact**.
- F. Soil conditions within the project site must be determined to be suitable for on-site sewage systems permissible for this type of land division. **Mitigation Measure GEO-1** requires compliance with Amador County Code regarding sewage disposal requirements for proposed parcel splits within the AT General Plan Designation. There is a **less than significant impact with mitigation incorporated**.
- G. 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 an existing mine on the property, however the parcel division itself does not impact the mine. **Mitigation Measure HAZ-1** (Chapter 9) prevents significant impacts regarding the mine and potential hazards. **Mitigation Measures CULTR-3** addresses the preservation of this resource. There is a **less than significant impact with mitigation**.

Mitigation Measure:

GEO-1 SEWAGE DISPOSAL: Prior to recordation of any final map, the subdivider shall demonstrate compliance with Chapter 14.12 of Amador County Code, and the regulations adopted pursuant to that Code, by completing the following for Parcels A-1 and A-3:

A. Soil profile information for Parcel A-1 and Parcel A-3 is on file with the Environmental Health Department. Soil profile investigations found no site that complies with the criteria for conventional sewage disposal.

B. For each designated sewage disposal site, submit the following for review and approval: Results of percolation testing and a conceptual on-site sewage disposal system design with scaled plot plan prepared by a qualified consultant. Conceptual design and plot plan shall include typical trench cross section, linear footage of trench required per bedroom, location and dimensions of the proposed sewage disposal system, topography in the disposal site, locations of field testing, any existing or



proposed wells within 200 feet of the disposal site, and any waterways within 100 feet of the disposal site.

Figure 7a: Soil Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
McD	Mariposa very rocky loam, 9 to 31 percent slopes	10.4	57.9%
McE	Mariposa very rocky loam, 31 to 51 percent slopes	0.9	5.3%
McF	Mariposa very rocky loam, 51 to 85 percent slopes	6.6	36.8%
Totals for Area of Interest		18.0	100.0%

Figure 7b: Soil Map Legend

MAP LEGEND

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

MAP INFORMATION

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

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

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

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

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

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

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

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

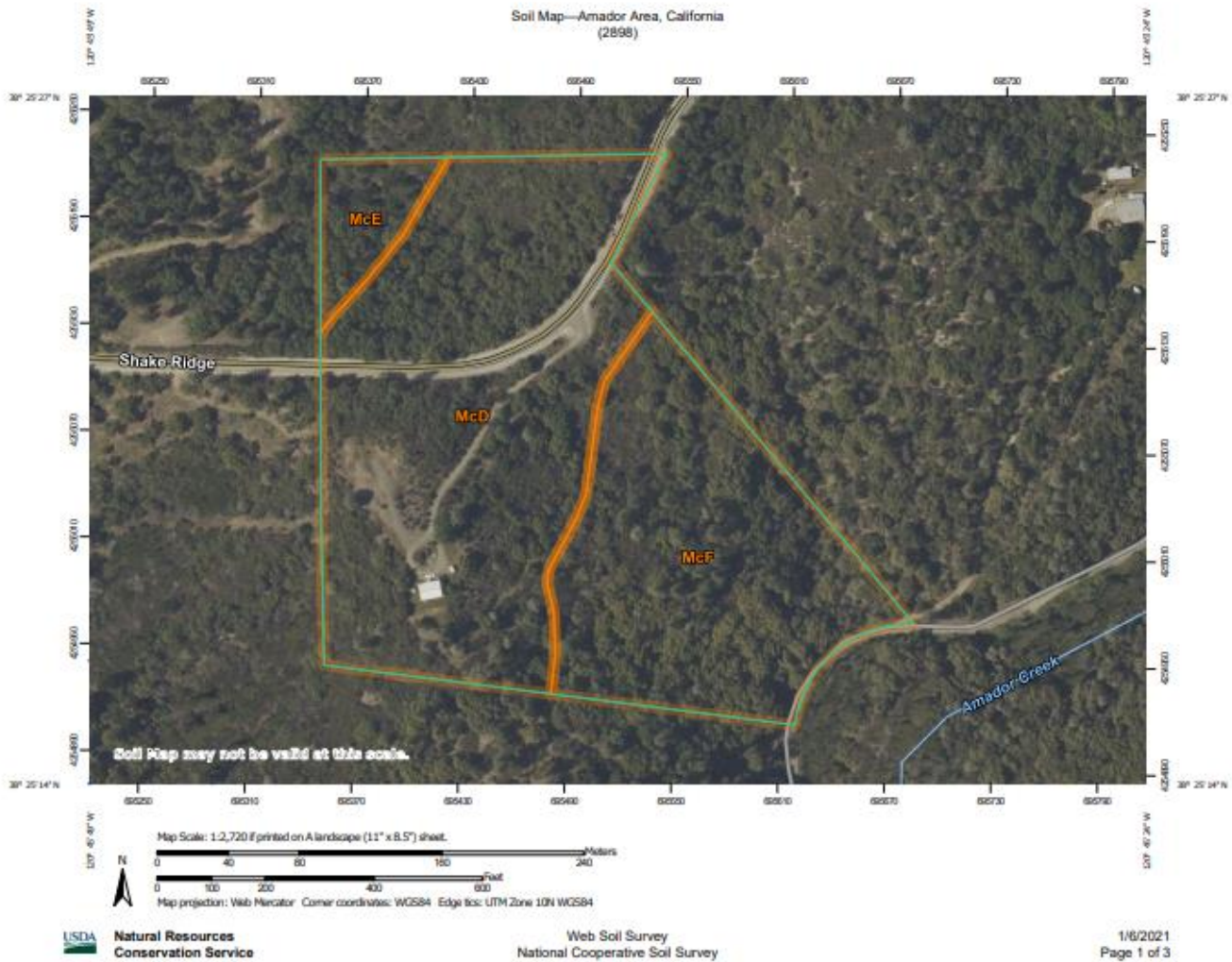
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

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.



Figure 7c: Soil Map



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



Chapter 8. GREENHOUSE GAS EMISSIONS

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

Discussion/Conclusion/Mitigation:

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

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



Chapter 9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, or otherwise introduce potential hazards to residents or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment? Or otherwise be influenced by other notable hazards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. Hazardous Materials Transport and Handling: The project does not significantly increase risk to the public or the environment through the routine transport, use, or disposal of hazardous materials. **Mitigation Measure HAZ-1** addresses the potential hazards from the mine tailings from the existing mine (inactive). There is a **less than significant impact with mitigations incorporated**.
- 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. **Mitigation Measure HAZ-1** and **HAZ-2** address potential hazards related to the existing retired mine shaft on the property. There is a **less than significant impact with mitigations incorporated**.

- C. The nearest public schools are located within the Sutter Creek City limits and are more than 2 miles away. Schools would not be exposed to hazardous materials, substances, or waste due to the project, and there would be **no impact**.
- D. Pursuant to Government Code Section 65962.5, the project site was queried for past-to-current records regarding information collected, compiled, and updated by the Department of Toxic Substances Control and Secretary for Environmental Protection (EPA) evaluating sites meeting the "Cortese List" requirements. The project site also was also searched on the California EPA's Superfund Enterprise Management System (SEMS) database and the US EPA Facility Registry Service (FRS) however there were no specific flags for the project on either site. CalEPA GeoTracker identified the Amador County Corporate Yard and Jo's Pit Stop #2 as the closest sites of potential hazardous materials, however both sites are more than 1 acre away.

The project does not propose any significant changes in use, intensity, or major construction, however due to the presence of the existing mine on site as well as tailings from past activity, **Mitigation Measures HAZ-1** and **HAZ-2** ensure that there is a less than significant impact with mitigations incorporated regarding hazardous materials on or near the project site.

- E. The nearest public use airport to the project site is the Westover Field Airport located in Martell, located approximately 3 miles away. The proposed project is located outside the safety compatibility zones for the area airports, and due to the significant distance from the project site, there is **no impact** to people working on the project site.
- F. The nearest private airport to the project site is Eagle's Nest Airport, located more than 10 miles away. Due to the significant distance from the project site, there is **no impact** to safety hazards associated with airport operations are anticipated to affect people working or residing within the project site.
- G. The proposed project is located directly off of Shake Ridge Rd. and Oneto 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**.

Mitigation Measures:

HAZ-1 Preservation of Human Health regarding Hazardous Materials: Prior to recordation of any final map the subdivider shall accomplish the following: Submit a letter from a registered civil engineer, registered geologist, or other qualified consultant indicating that review of the property within the project boundary reveals no hazardous materials or wastes are located on the site. Should hazardous materials or wastes exist, the qualified professional shall submit a proposed remediation plan to the Environmental Health Department for review and approval. Any such hazardous materials must be removed or remediated to the satisfaction of the Environmental Health Department prior to the recordation of any final map.

HAZ-2 Securing Hazardous Excavations (Mine Adit And Air Shaft): Prior to recordation of any final map, the subdivider shall properly secure all hazardous excavations within the project boundary by: 1) Re-contouring manmade steep slopes to 2:1 or less, 2) providing durable and sturdy cover or fencing, as well as posting, to prevent unauthorized access, and/or 3) filling the excavation in a manner satisfactory to the Amador County Environmental Health Department. The locations of any adits, tunnels, air shafts or other ground workings which



cannot be filled and compacted to reasonably match native soil conditions shall be accurately located on the final map or attached thereto so as to provide constructive notice to interested parties.

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



g) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion/Conclusion/Mitigation:

- A The proposed project would not significantly increase the impermeable surfaces on-site, nor result in an increase in urban storm water runoff. The County requires a grading permit (County Code Chapter 15.40) for any earthmoving in excess of 50 cubic yards. This requirement is included as **Mitigation Measure HYD-1**. The impacts are **less than significant with mitigation incorporated**.
- B The proposed project would not significantly require the use of, or otherwise interfere with, available groundwater supplies with the implementation of **Mitigation Measure HYD-1**. There is **no impact**.
- Ci-ii The proposed project is not projected to significantly contribute to any increase in erosion, siltation, surface runoff, or redirection of flood flows with implementation of **Mitigation Measure HYD-1**. There is a **less than significant impact with mitigation incorporated**.
- C iii The project would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems with implementation of **Mitigation Measure HYD-1**. There is a **less than significant impact with mitigation incorporated**.
- C iv The project is located in Flood Zone X, meaning that the northern portion of the site is outside of the Standard Flood Height Elevation and of minimal flood hazard (Zone X). The proposed project does not involve the construction of housing on the property. **Impact are less than significant** with respect to placing housing within a 100-year flood hazard area for this project.
- D There is no known risk mapped on the California Department of Conservation CGS Information Warehouse regarding landslides. This parcel map is a division of land which does not propose changes of use or additional development therefore **a less than significant impact** to/from flood flows.
- E The project would not substantially degrade water quality through its operation. Conditions of additional project approval include submission of plans to the Amador County Environmental Health Department, obtainment of a Grading Permit through the Amador County Building Department, included as **Mitigation Measure HYD-1**. **Mitigation Measure HYD-2** addresses the water quality of on-site wells. There is **a less than significant impact with mitigations incorporated** regarding water quality resulting from this project.
- F It is highly unlikely that the project would be subject to inundation by seiche, tsunami, or mudflow as the project site is not in any FEMA mapped DFIRM Flood Zones. 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** regarding risk or loss.
- G There is no existing water quality control plan or sustainable groundwater management plan in the vicinity of this project. **No impact** would result.

Mitigation Measures

HYD-1 Grading Permits and Erosion Control: 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.



HYD-2 Well Water Quality/Water Supply: Prior to recordation of any final map, the subdivider shall provide the Amador County Environmental Health Department with general mineral, general physical, and inorganic chemical analyses for a water well located within the project boundary. The results shall be generated by an accredited laboratory. Test results must demonstrate that the water produced does not exceed any primary maximum contaminant levels listed in California Code of Regulations, Title 22, Table 64431-A.

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



Chapter 11. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A The subject property is currently vacant except for a single existing garage. The uses for R1A include Agricultural and Residential. The proposed project would not divide an established community and is consistent with the General Plan designation of AG, Agriculture General. There would be no introduced change in use through this project. There is **no impact**.
- B The project is the division of ±18.36 acres into three parcels (±4.25 ac, ±8.11 ac, and ±5 a), respectively. Resulting parcels are consistent with the provisions of County Code Chapter 19.24.045, Use Regulations within the AG Zoning District as well as the density requirements of the Amador County General Plan (2016). There is an increased potential development density through this project however it is small in scale and remains consistent with the General Plan. The ±4.25 parcel falls below the 5 acre minimum but due to its location on the other side of the road and the County’s past practice of density averaging, there is **a less than significant impact**.
- C The project site is not included in any adopted habitat conservation plans or natural community conservation plans. Therefore, the project would not conflict with any such plans and **no impact** would result.

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



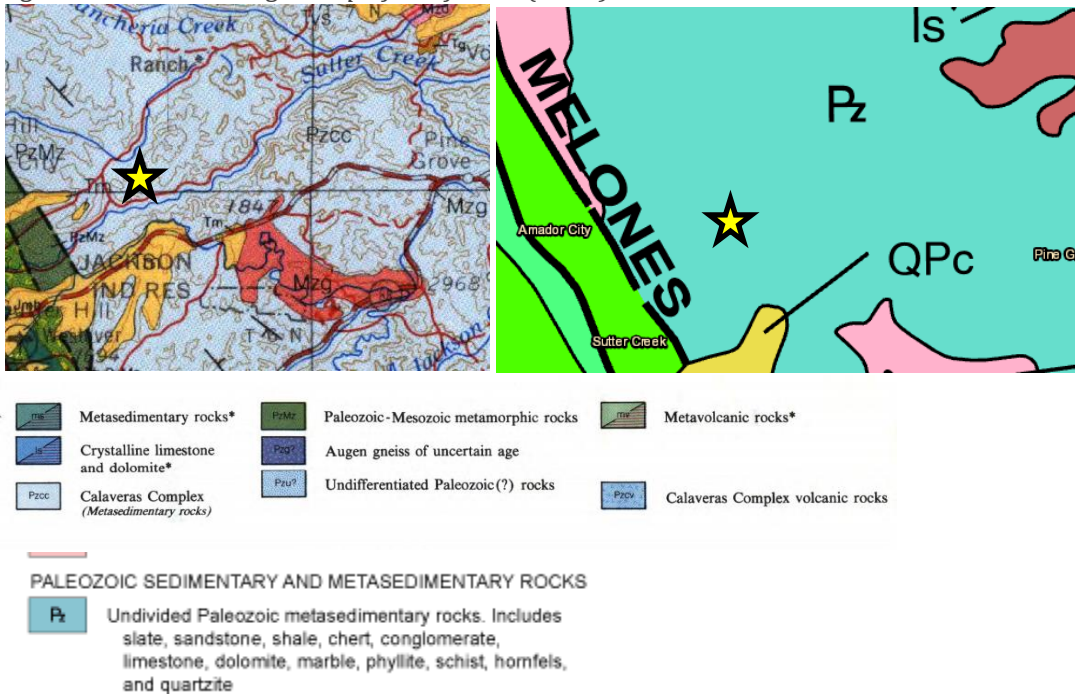
Chapter 12. MINERAL RESOURCES

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

Discussion/Conclusion/Mitigation:

A & B According to the 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. The existing mine is not impacted by the parcel split and the Cultural resources study determined that “the minimal development associated with the gold quartz mine” does not indicate it to be a significant resource for listing on the National Register of Historic Places (NRHP). **Mitigation Measure HAZ-1 and HAZ-2** further mitigate any impacts related to the existing mine or mine tailings (Chapter 9 of this study). There are no proposed structures or changes in use, therefore there is a **less than significant impact** to any mineral resources.

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



Source: Amador County Planning Department, California Geological Survey.



Chapter 13. NOISE

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

Discussion/Conclusion/Mitigation:

- A The parcel split would not result in any additional noise-related impacts. There is **no impact**.
- B The proposed project would not include the construction activity which may generate substantial ground-borne vibration, noise, or use construction activities. There are no proposed structures or additional uses which would propose the use of heavy equipment for an extended period of time beyond what is already noted on-site. There is **no impact**.
- C & D The presented project will not introduce significant increased noise in addition to current operational noise accompanying allowed by-right uses of the property. Noise levels generated would not exceed applicable noise standards established in the General Plan. There is **no impact**.
- E & F The nearest airport is over 3 miles away (Westover Field Airport, Martell). **No impact** would result.

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



Chapter 14. POPULATION AND HOUSING

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

Discussion/Conclusion/Mitigation:

- A The project would not increase the developmental density allowed on the affected properties as the General Plan designation of AT, Agricultural Transition, has density limit of 5 acres minimum lot size (.05 units/ac) however past practice has allowed density averaging which allows for the proposed ±4.8-acre parcel north of the road. Additionally, the proposed division follows the existing contour of the road. The proposed project would not result in significant increase in traffic to the property and there is no housing displaced through this project. However, there is a slight increase in density therefore there is a **less than significant impact**.
- B & C The existing uses of the property would not be negatively affected in any measurable way and no resident housing stock would be depleted through this project. Increased number of parcels results in a minor increase in potential residential development. There is a **less than significant impact** to available resident housing.

Sources: Amador County Planning Department.



Chapter 15. PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A The project site is currently served by the Amador Valley Fire Protection District (AFPD). The nearest fire station belongs to the City of Sutter Creek and is located approximately 3 miles southwest of the project site. Mutual aid agreements coordinate protection service between City or Community Fire Protection Jurisdictions, and CalFire. The project requires annexation to Community Facilities District 2006-1, included as Mitigation measure **PUB-1. A less than significant impact with mitigations incorporated** related to fire protection services would occur.
- B The project site is currently served by the Amador County Sheriff’s Department. The nearest Sheriff station is located at 700 Court St., Jackson, which serves the unincorporated area of the County. Proposed improvements would not result in additional demand for sheriff protection services. Mutual aid agreements coordinate police action between City and County police protection service. Ione is located closer to the project site than the Sheriff Department office in Jackson, CA. California Highway Patrol (CHP) also provides police protection associated with the State Highways; the nearest highways to this project are CA State Hwy 49 located west of the project site. As these various agencies all provide various police and emergency services, this project would not result in the provision of or need for new or physically altered sheriff or police protection facilities. There is a **less than significant impact** to police protection services.
- C&D This project does not include any construction of additional residential units. Because the demand for schools, parks, and other public facilities is driven by population, the proposed project would not increase demand for those services at this time as the property is not going to experience any change in zoning or general plan designation. As such, the proposed project would result in **no impact** on these public services.
- E There is no physical change or additional inconsistent uses proposed, therefore would not be significant additional pressure on other solid waste processing/transfer facilities. There is a **less than significant impact**.

Mitigation Measure

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

Sources: Amador County Planning Department.



Chapter 16. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

A&B The proposed project would not increase opportunity for residential development nor present increased demand for parks or recreational facilities. The proposed project would not affect use of existing facilities, nor would it require the construction or expansion of existing recreational facilities at this time. **Mitigation Measure REC-1** requires the developer to make a dedication of land or payment of fees pursuant to County Code Chapter 17.50. The proposed project would have a **less than significant impact** on recreational facilities.

Mitigation Measure

REC-1 Amador County Recreation and Fees Ordinance: Pursuant to County Code Chapter 17.50 (Ordinance No. 1198-Amador County Recreation and Fees Ordinance) a dedication of land, payment of fees, or a combination of both for park and recreational purposes shall be provided by the developer prior to recordation of the Parcel Map.

Source: Amador County Planning Department.



Chapter 17. TRANSPORTATION / TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A&B The proposed project would not cause a substantial increase in traffic, reduce the existing level of service, or create any significant congestion at any intersection nor would it conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Caltrans, Amador County Department of Transportation and Public Works, and other applicable transportation agencies have been included in circulation of this project. There would be a **less than significant**.
- C The proposed project would not be located within any Westover Airport safety zones (Westover Field Airport Land Use Compatibility Plan Draft 2017). Therefore, the project would not result in a change in air traffic



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

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

Mitigation Measures:

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

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

Sources: Amador County Planning, California Fire and Life Safety (Chapter 15.30), California Environmental Quality Act (CEQA) Guidelines 2019.



Chapter 18. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

(B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

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

A As defined by Public Resources Code section 21074 (a) there were no tribal cultural resources identified in the project area therefore the project would not cause a substantial adverse change in any identified tribal cultural resources. Additionally, the Ione Band of Miwok Indians, the Buena Vista Band of Me-Wuk Indians, the Shingle



Springs Band of Miwuk Indians, and the Washoe Tribe of Nevada and California were notified of this project proposal and did not submit materials referencing tribal cultural resources affected by this project. The Cultural Resources Study of the Trowbridge Parcel Split, performed by Historic Resources Associates, a Department of Parks and Recreation Record, and the North Central Information Center records search were performed for this project, and did not identify resources which would be significantly impacted to this project. Any identified cultural resources or potentially significant resources would be preserved and avoided by future development as recommended by the performed study, consistent with the provisions of **Mitigation Measure CULTR-3**. Impacts to Tribal Cultural Resources on this site are **less than significant with the mitigation measures incorporated in CULTR-3**.

Sources: Amador County Planning Department, California Public Resources Code; National Park Service National Register of Historic Places, Historic Resource Associates- Cultural Resources Study of the Trowbridge Parcel Split, Tentative Parcel Map No. 2898 (2020), North Central Information Center Records, Department of Parks and Recreation Record (2020).



Chapter 19. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded systems (causing significant environmental effects):				
i. Water or wastewater treatment facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Stormwater drainage facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Electric power facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Natural gas facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Telecommunications facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have sufficient water supplies available to serve the project from existing entitlements and resources (for the reasonably foreseeable future during normal, dry, or multiple dry years), or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs while not otherwise impairing the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Generate solid waste in excess of state or local standards or in excess of the capacity of local infrastructure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

A i. As the parcel split increases density and the AT, Agricultural Transition General Plan Designation is dependent on the provision of services to the proposed parcels for approval, the applicant must provide evidence of availability of water and wastewater disposal consistent with the requirements by Amador County Environmental Health, included as Mitigation Measure UTL-1. Due to the small scale of the project and lack of changes in use, this project would not require a Stormwater Pollution Prevention Permit (SWPPP) from State Water Resources Control Board. There is **a less than significant impact with mitigation incorporated.**



- A ii. Stormwater drainage on site will need to be redirected and will necessitate the project proponent obtain a grading permit (Chapter 15.40) through the Building Department in order to regulate stormwater drainage and runoff. As there is no proposed physical changes of the proposed parcels with this project there is **no impact**.
- Aiii-v. No new or expanded stormwater or drainage facility, electric power facility, natural gas facility, or telecommunications facility would be necessary over the course of this project and therefore would not cause any environmental effects as a result. There is **no impact**.
- B. The proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or result in the expansion of water or wastewater treatment facilities. Therefore, **no impact** related to these utilities and service systems would occur.
- C. The project is not located within the service area of an existing public water system. **Mitigation Measure UTL-1** requires the applicant to verify sufficient water services for the proposed parcels. The impacts are **less than significant with mitigation incorporated**.
- D. The project will not increase demands of any wastewater treatment provider beyond what existing systems are prepared to serve. **Mitigation Measure UTL-1** addresses provision of sufficient irrigation improvements required for project approval. There is a **less than significant impact with mitigation incorporated**.
- E-G The project will not produce an increase in solid waste disposal needs beyond what would be addressed by County and State requirements therefore. There is a **less than significant impact**.

Mitigation Measure

UTL-1 Water Systems: Applicant must verify sufficient water and wastewater disposal services to meet minimum requirements by Amador County Environmental Health Department, prior to final map recordation.

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



Chapter 20. WILDFIRE

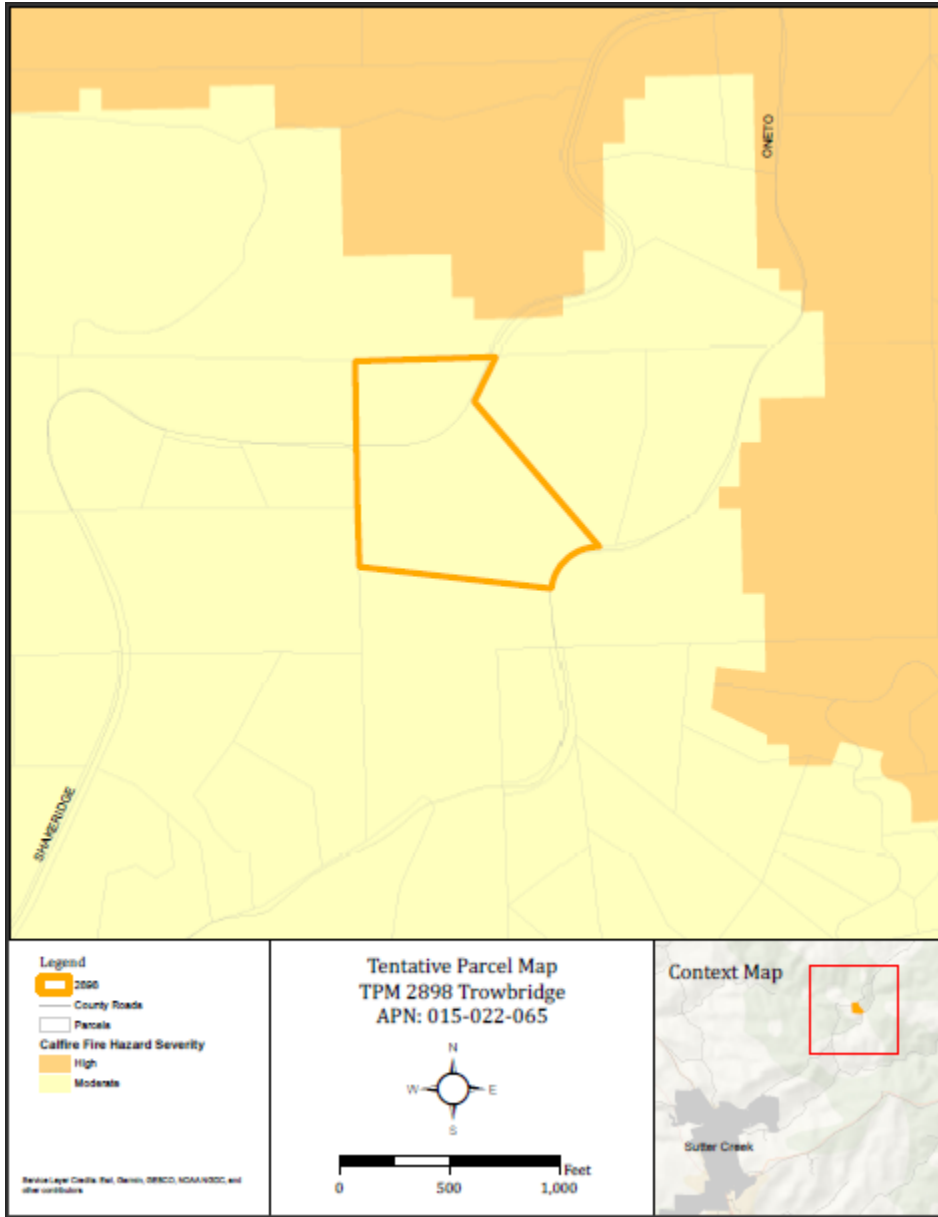
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A The project shall not impair any adopted emergency response plan or emergency evacuation plan. There is **no significant impact**.
- B The project does not exacerbate wildfire risks through significant change in slope, prevailing winds, or other major factors. The project would not require the installation of emergency services and infrastructure that may result in temporary or ongoing environmental risks or increase in fire risk. Therefore there is **no impact**.
- C The project shall not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or impact the environment. **Mitigation Measure TRA-1** requires compliance with 15.30 regarding fire access, therefore there is **no significant impact with mitigation incorporated**.
- D&E The project will not expose people or structure to any new significant risks regarding flooding, landslides, or wildland fire risk. The project is located in Moderate and Very High Fire Risk Zones (*Figure 20: Calfire Fire Hazard Severity Zones*) and therefore, shall conform to all standard Fire Safety Regulations as determined by Amador County Fire Department and California Building Code. The project is located approximately 3 miles from the Sutter Creek Fire Station, and therefore will not require any increased fire protection due to this project. There is **no impact**.



Figure 20a: Calfire Fire Hazard Severity Zones



Source: Amador County Planning, Amador County Office of Emergency Services, Calfire Fire Hazard Severity Zone Map.



Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion/Conclusion/Mitigation:

A 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 resultant from any discretionary project.
- CULTR-1** Historic/Cultural Resources, if found, shall be protected consistent with General Plan Mitigation Measures 4.5-1 and 4.5-2;
- CULTR-2** Human Remains, if discovered, shall be protected consistent with General Plan Mitigation Measure 4.5-3.
- CULTR-3** Archeologist Recommendation; Any significant resources under CEQA should be avoided and significant resources under CEQA and referenced in the accompanying Cultural Resources Report for this project shall be stabilized to prevent further deterioration as recommended by Historic Resource Associates.



- GEO-1** Prior to recordation of any final map, the subdivider shall demonstrate compliance with Amador County Code Sections 14.12.130 regarding sewage disposal.
- HAZ-1** Prior to recordation of any final map the subdivider shall accomplish the following: Submit a letter from a registered civil engineer, registered geologist, or other qualified consultant indicating that review of the property within the project boundary reveals no hazardous materials or wastes are located on the site.
- HAZ-2** Prior to recordation of any final map, the subdivider shall properly secure all hazardous excavations within the project boundary.
- HYD-1** 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.
- HYD-2** Prior to recordation of any final map, the subdivider shall provide the Amador County Environmental Health Department with general mineral, general physical, and inorganic chemical analyses for a water well located within the project boundary.
- 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.
- REC-1** Developer must adhere to County Code 17.50 regarding Recreation and Fees (Recreation).
- TRA-1** Each proposed parcel must obtain and maintain a primary access onto a County road and obtain all necessary encroachment permits (Chapter 12.10);
- TRA-2** The proposed project must comply with Fire and Life Safety Ordinance (Chapter 15.30 of Amador County Code) (Transportation and Traffic);
- UTL-1** Applicant must verify sufficient water and wastewater disposal services to meet minimum requirements by Amador County Environmental Health Department, prior to final map recordation.

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

Evaluation of these potentially cumulative impacts may be conducted through two alternative methods as presented by the CA State CEQA Guidelines, the list method and regional growth projections/plan method. As this project is independent and unique to the County, the latter is most appropriately employed to evaluate an individual project's contribution to potential cumulative significant impacts in conjunction with past, current, or reasonably foreseeable future projects. Thresholds of significance may be established independently for the project evaluated depending on potentially cumulative impacts particular to the project under review, but shall reference those established in the 2016 General Plan EIR and be supplemented by other relevant documents as necessary. According to CEQA Guidelines §15064.7, thresholds of significance may include environmental standards, defined as "(1) a quantitative, qualitative, or performance requirement found in an ordinance, resolution, rule, regulation, order, plan, or other environmental requirement; (2) adopted for the purpose of environmental protection; (3) addresses the environmental effect caused by the project; and, (4) applies to the project under review" (CEQA Guidelines §15064(d)). CEQA states that an EIR may determine a project's individual contribution to a cumulative impact, and may establish whether the impact would be rendered less than cumulatively considerable with the implementation of mitigation or reduction strategies. Any impacts would only be evaluated with direct associations to the proposed project. If cumulative impacts when combined with the impact product of the specific project are found to be less than significant, minimal explanation is required. For elements of the environmental review for which the project is found to have no impact through the Initial Study, no additional evaluation of cumulative impacts is necessary.



No past, current, or probable future projects were identified in the project vicinity that, when added to project-related impacts, would result in cumulatively considerable impacts. The intent of the project is split a single parcel into three, tripling the potential residential development. Though the parcel split does increase potential density, densities are consistent with that evaluated with 2016 General Plan as the proposed parcel split is consistent with the existing General Plan Designation of AT, Agricultural Transition (5-20 acre minimums). The proposed project is not inconsistent with the Amador County General Plan and no cumulatively considerable impacts would occur with development of the proposed project. **Impacts would be less than significant with mitigation incorporated.**

- C There have been no impacts discovered through the review of this application demonstrating that there would be substantial adverse effects on human beings directly or indirectly relating the project. There is no proposed development and the current uses of the project shall remain unaffected by the parcel split. All potentially significant impacts have been mitigated to a less-than-significant level through mitigation measures and Conditions of Approval proposed with the project, therefore, there is a less **than significant impact with mitigations incorporated.**

Sources: Chapters 1 through 21 of this Initial Study.

References: Amador County General Plan; Amador County General Plan EIR; Amador Air District; Amador County Municipal Codes; Fish & Wildlife's IPAC and BIOS databases; Migratory Bird Treaty Act; California Native Plant Society; California Air Resources Board; California Department of Conservation; Migratory Bird Treaty Act; California Department of Forestry and Fire Protection; California Geologic Survey; Alquist-Priolo Earthquake Fault Zones; State Department of Mines & Geology; Superfund Enterprise Management System Database (SEMS); Department of Toxic Substances Control Envirostor Database; Geotracker; Amador County GIS; Amador County Zoning Map; Amador County Municipal Codes; Amador County Soil Survey; California Native American Heritage Commission; Amador Fire Protection District; California Air Resources Board (ARB); California State Water Resources Control Board (CSWRCB); California Stormwater Quality Association (CASQA); California Environmental Quality Act 2019 Guidelines (CEQA); California Public Resources Board; Caltrans District 10 Office of Rural Planning; Amador County Important Farmland Map, 2016; Commenting Department and Agencies; Historic Resource Associates- Cultural Resources Study of the Trowbridge Parcel Split, Tentative Parcel Map No. 2898 (2020); Amador County Community Development Agency and Departments. All sources cited herein are available in the public domain, and are hereby incorporated by reference.

NOTE: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal. Appl. 4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4th at 1109; *San Franciscans Upholding the Downtown Plan v. city and County of San Francisco* (2002) 102 Cal. App. 4th 656.



Planning Department <planning@amadorgov.org>

TAC Meeting: Tentative Parcel Map PM 2898 Trowbridge (Environmental Review; proposed MND)

AFPD Headquarters <afpdhdq@amadorgov.org>

Thu, Jan 7, 2021 at 2:44 PM

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

Annexing into the CFD will be a requirement before final.

Nicole Cook

Amador Fire Protection District

[810 Court Street](#)

[Jackson, CA 95642](#)

209-223-6391-phone

209-223-6646-fax

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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
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www.dot.ca.gov



*Making Conservation
a California Way of Life.*

January 13, 2021

Krista Ruesel, Planner
Amador Planning Department
County Administration Center
810 Court Street,
Jackson, CA 95642-1232

AMA-49 Tentative Parcel

Map No. 2898
(APN 015-220-065-000)

Ms. Ruesel,

Caltrans appreciates the opportunity to review and respond to the application for Trowbridge Tentative Parcel Map No. 2898 proposing the division of 17.36± acres into three (3) parcels 4.25± acres, 5.00 acres, and 8.11± acres in size in the City of Sutter Creek APN, 015-220-065-000. The proposed use of the parcels is residential, and all properties will retain the Single-family Residential and Agriculture zoning (R1A) and Agricultural Transition (AT) General Plan Designation.

Based on the information provided, Caltrans has no comment. If there are any future changes to the scope of work or developments on parcels, Caltrans requests to review those changes and/or developments.

If you have any questions or would like to discuss these comments, please contact Paul Bauldry at (209) 670-9488 (Email: Paul.Bauldry@dot.ca.gov) or me at (209) 483-7234 (Email: Gregoria.Ponce@dot.ca.gov).

Sincerely,

Gregoria Ponce

Gregoria Ponce, Chief
Office of Rural Planning

cc: John Gedney, Executive Director, ACTC



Krista Ruesel <kruesel@amadorgov.org>

Trowbridge Conditions from Environmental Health

3 messages

Michelle Opalenik <mopalenik@amadorgov.org>
To: Krista Ruesel <kruesel@amadorgov.org>

Mon, Jan 25, 2021 at 8:18 AM

Attached please find our final conditions for TPM 2898 (Trowbridge).

--

Michelle Opalenik

Michelle Opalenik, Director
Amador County Environmental Health Department
810 Court Street
Jackson, CA 95642
(209) 223-6439
(209) 223-6536 (Direct)

 **Trowbridge TPM 2898 Conditions 01_25_2021.docx**
15K

Krista Ruesel <kruesel@amadorgov.org>
To: Michelle Opalenik <mopalenik@amadorgov.org>

Mon, Jan 25, 2021 at 8:33 AM

Received! Thank you! I'll input them into the MND and the COA's on file and then let u know so u can check that everything is transposed properly.

Happy Monday,

Krista Ruesel
Planner|Amador County Planning Department
(209)223-6803|kruesel@amadorgov.org

[Quoted text hidden]

Michelle Opalenik <mopalenik@amadorgov.org>
To: Krista Ruesel <kruesel@amadorgov.org>

Mon, Jan 25, 2021 at 8:39 AM

Perfect. Thank you!

[Quoted text hidden]

SEWAGE DISPOSAL

Prior to recordation of any final map, the subdivider shall demonstrate compliance with Chapter 14.12 of Amador County Code, and the regulations adopted pursuant to that Code, by completing the following for Parcels A-1 and A-3:

A. Soil profile information for Parcel A-1 and Parcel A-3 is on file with the Environmental Health Department. Soil profile investigations found no site that complies with the criteria for conventional sewage disposal.

B. For each designated sewage disposal site, submit the following for review and approval: Results of percolation testing and a conceptual on-site sewage disposal system design with scaled plot plan prepared by a qualified consultant. Conceptual design and plot plan shall include typical trench cross section, linear footage of trench required per bedroom, location and dimensions of the proposed sewage disposal system, topography in the disposal site, locations of field testing, any existing or proposed wells within 200 feet of the disposal site, and any waterways within 100 feet of the disposal site. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

WATER SUPPLY

Prior to recordation of any final map, the subdivider shall provide the Amador County Environmental Health Department with general mineral, general physical, and inorganic chemical analyses for a water well located within the project boundary. The results shall be generated by an accredited laboratory. Test results must demonstrate that the water produced does not exceed any primary maximum contaminant levels listed in California Code of Regulations, Title 22, Table 64431-A. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

SECURING HAZARDOUS EXCAVATIONS (MINE ADIT AND AIR SHAFT)

Prior to recordation of any final map, the subdivider shall properly secure all hazardous excavations within the project boundary by: 1) Re-contouring manmade steep slopes to 2:1 or less, 2) providing durable and sturdy cover or fencing, as well as posting, to prevent unauthorized access, and/or 3) filling the excavation in a manner satisfactory to the Amador County Environmental Health Department. The locations of any adits, tunnels, air shafts or other ground workings which cannot be filled and compacted to reasonably match native soil conditions shall be accurately located on the final map or attached thereto so as to provide constructive notice to interested parties. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

HUMAN HEALTH

Prior to recordation of any final map the subdivider shall accomplish the following: Submit a letter from a registered civil engineer, registered geologist, or other qualified consultant indicating that review of the property within the project boundary reveals no hazardous materials or wastes are located on the site. Should hazardous materials or wastes exist, the qualified professional shall submit a proposed remediation plan to the Environmental Health Department for review and approval. Any such hazardous materials must be removed or remediated to the satisfaction of the Environmental Health Department prior to the recordation of any final map. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.



Planning Department <planning@amadorgov.org>

Tentative Parcel Map No. 2898

1 message

Dori Meyers <dlmrs@comcast.net>
To: planning@amadorgov.org

Wed, Feb 3, 2021 at 12:03 PM

To: Planning Department

Please find attached, our response to the Notice Of Public Hearing regarding parcel 015-220-065.

 **public hearing 2:9:21.rtf**
5K

February 5, 2021

Amador County Community Development Agency
Planning Department
County Administration Center
810 Court Street
Jackson, CA 95642-2132

The Meyers Family
14491 Oneto Road
Sutter Creek, CA 95685

Re: Tentative Parcel Map No. 2898

To: Planning Commissioners

Thank You for inviting Public comment regarding the 17+ acre sub-division of parcel No. 015-220-065. On the 1/19/21 Amador County Information Technology Department map, (supplied with the Notice of Public Hearing), as far as we can tell by the highlighted area, we are the closest neighbor to be affected by the three parcel sub-division of 17+ acres for the Residential use purposed. This raised several legitimate concerns we have about the effect on our residence. We are from Truckee and Grass Valley. Our parcel met our needs to return to our roots. We worked hard to pick our happily ever after home.

Oneto Road looks to be rural and for the most part untouched by civilization. We have been on our parcel, going on our third year, and some hard to believe incidences have happened. Syringes and drug paraphernalia alongside the seasonal creek, people sleeping in their cars, and numerous drug deals. The most horrifying of all was a massive trash dump of toilets, refrigerator, and bags of garbage, right into the creek. How did they find Oneto Road for all of these activities? The road itself has so many holes and patches. It is almost impassable, and it will be with increased heavy equipment traffic used to develop three parcels.

Inadvertently, we witnessed first hand the destruction caused by a bulldozer. Roads ripped through the forest up rooting trees, disturbing the rocks and dirt, and taking away animal habitats. An accelerated spread of plant disease, insect infestations, and fungi throughout the remaining forest are already set in motion. When we think of residential in the uplands it means well-digging, running power lines, septic systems, demolition, roads built, etc., etc. Our parcel is on a rock mountain, the rocks and boulders sheer off everyday. We've had to place industrial fencing on top of our hill to help hold back any avalanches. From a geological stand point, how much deforestation and how many disturbances would interrupt the integrity of the mountain?

We saw what has already happened with the clear cut on parcel number 015-220-065, and we've gotten the utmost concern for our wildlife. Fires have ravaged the surrounding areas. We have witnessed an increase in animal activity. Fire survivors have made new homes. We have seen more deer both alive and dead on the road since last year. There is a mountain lion den in the vicinity and there has been kitten growls for two generations. Ravens nest in the trees above us, and we even saw a wolf cross the road. Skunks, raccoons, turkeys all displaced and searching for new habitat. More deforestation leaves the area's wildlife with an added element for their survival, finding yet another home.

After educating ourselves on the definition of "Mitigated Negative Declaration", we feel it will not address our concerns. How can it be known by the public that steps have clearly been taken representing a conservation effort? Having an Environmental Impact Report and/or a

geological survey done would make a strong statement of commitment to curtail so much destruction. "Significant Evidences" would take significant time to compile (longer than twenty days). The "Significant Effects" are obvious and can be seen by the naked eye.

We are appreciative of the opportunity to stress thoughts that may have been overlooked by others.

Sincerely,
The Meyers Family