

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION  
FOR MEETING OF: May 11, 2021**

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**ITEM 1 Project Description:** Use Permit Application (#UP-21;2-2) requesting a commercial meat cut-and-wrap facility and meat processing services. These proposed uses are allowed with a Use Permit, consistent with the ±41.37-acre property's A, Agricultural Zoning and AG, Agricultural General, General Plan Designation. The facility will be housed in an existing agricultural building, with up to ten customers per day (±150 monthly), with hours Monday-Friday, 9:00am-5:00pm. (APN: 003-420-077).

**Applicant:** Ray Stacey, Big Horse & Little Cattle Co.

**Supervisory District:** 2

**Location:** 3200 Camanche Rd. Ione, CA 95640

**A. General Plan Designation:** AG- Agriculture General

**B. Present Zoning:** A, Agricultural

**C. Acreage Involved:** 41.37

**D. TAC Review and Recommendation:** This project was reviewed by the Technical Advisory Committee on **March 17, 2021** for completeness, and again on **April 15, 2021** to prepare conditions and a recommendation for the Planning Commission. TAC has no technical objection to the Planning Commission adopting a Mitigated Negative Declaration (MND) and approving the Use Permit subject to the conditions, mitigation measures, and findings included in the staff report.

**E. Planning Commission Action:** Following the public hearing, the first action of the Planning Commission should be a decision on the adequacy of the proposed Mitigated Negative Declaration. The Commission may then move to approve or deny the project subject to the included Conditions of Approval. If the Commission moves to approve the project, the following findings are recommended for adoption.

**F. Recommended Findings:**

1. The project, as proposed, is consistent with the Amador County General Plan and zoning district at this location.
2. The establishment, maintenance or operation of the use or building applied for will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
3. The proposed use(s) included with the use permit application is consistent with CA State Code regarding "Custom Livestock Slaughterhouse[s]" and "USDA Exempt Meat Establishment" Sections 19020, 21281.5, and 21070.
4. On the basis of the administrative record presented, the Planning Commission finds that there is no substantial evidence that the project will have a significant environment and that the Mitigated Negative Declaration included in the Staff Report reflects the Commission's independent judgement and analysis.



**PLANNING DEPARTMENT**  
**Community Development Agency**

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

**APPLICATION PROCEDURE FOR USE PERMIT**

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

1. Complete the following:  
Name of Applicant Big Horse Ranch & Little Cattle Co.  
Mailing Address 3200 Camanche Rd.  
Ione, Calif. 95640  
Phone Number 209-274-0495  
Assessor Parcel Number 003-420-077-000  
Use Permit Applied For:  
 Private Academic School  
 Private Nonprofit Recreational Facility  
 Public Building and Use(s)  
 Airport, Heliport  
 Cemetery  
 Radio, Television Transmission Tower  
 Club, Lodge, Fraternal Organization  
 Dump, Garbage Disposal Site  
 Church  
 OTHER Red meat Cut & wrap Facility
2. Attach a letter explaining the purpose and need for the Use Permit.
3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
4. If Applicant is not the property owner, a consent letter must be attached.
5. Assessor Plat Map (can be obtained from the County Surveyor's Office).
6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.
7. Planning Department Filing Fee: \$ \_\_\_\_\_  
Environmental Health Review Fee: \$ \_\_\_\_\_  
Public Works Agency Review Fee: \$ \_\_\_\_\_  
AFPD Review Fee: \$ \_\_\_\_\_
8. Complete an Environmental Information Form.
9. Sign Indemnification Form.

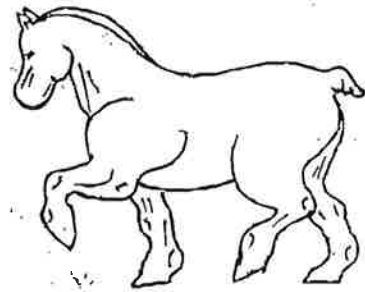
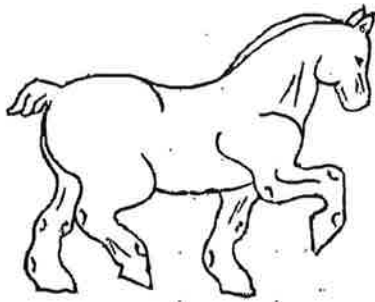
# Big Horse Ranch

A Family United In Quality And Service

3200 Camanche Road

Ione, CA 95640-9687

Phone: 209-274-0495 Fax: 209-274-0496



To: Amador Co Planning Dept.

Fax #: 209-223-6254 Date: Feb. 19, 2021

To whom it may concern

This letter is at the request of Krista Ruesel, Amador Co Planning. Part of my family business is the raising of free range rose veal for the restaurant trade. Due to the pandemic this has faltered. Calif. Law AB2114 allows me sell from my ranch, but my customer will need the service of a cut & wrap facility. To my knowledge there is only one in Amador Co and there is a four to six month wait. Veal is harvested in its first year, with this problem at hand I might have to schedule the harvest before the product is born.

The only solution I see, is to have my own in house facility, to serve my need first. When that is accomplished there surely must be a need buy other red meat producers in the area.

Thank you for your time and consideration

Ray Stacey

Total Number of Pages: 1

**INDEMNIFICATION**

Project: Red Meat Cut & Wrap Facility

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

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County's defense if it elects to hire outside counsel. Indemnification also includes compensating the County for staff time associated with the litigation. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.

3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

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

Applicant:

Owner (if different than Applicant):

R. W. Stacey  
Signature

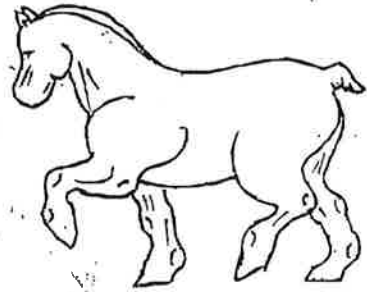
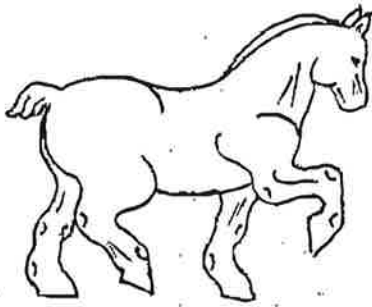
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Signature

# Big Horse Ranch

A Family United In Quality And Service

3200 Camanche Road  
Ione, CA 95640-9687

Phone: 209-274-0495 Fax: 209-274-0496



To: Amador Co Planning Dept.

Fax #: 209-~~257-5002~~ 223-6024 6254 Date: Feb. 9, 2021

C/o Krista Ruesel

After our phone conversation Mon. 2/8 when you informed me the County building is shut down, I thought my Fax machine might be a better way to work with you to allow me to establish a cut & wrap facility on my ranch. Please consider this document my formal request to have a ranch operation under the passage of AB 2114 with a cold box and cut & wrap operation to serve my needs and assist others in there.

Time is of the essence, as I have lost my restaurant trade due to the pandemic. To the best of my knowledge, my operation will be overseen by Mr. Scott Oneto of Ag. Dept. 209-223-6834 and Mr. David Schurr of Calif. Dept. of Food & Ag. 916-900-5065. I am sorry I do not type or do any E mail, but I can drive a team of draft horses, raise cattle and do business on a hand shake. I do appreciate your guidance in this matter, following is most of the information you requested.

Total Number of Pages: 11

**ADDITIONAL INFORMATION** Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

YES NO

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

**ENVIRONMENTAL SETTING**

- 29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects: Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
- 30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

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

Date Feb. 8, 2021

F. W. Stacey  
(Signature)  
For Owner

- 28. AB 2114 Ranch Sales
- 29. 41.37 acre Horse & Cattle Ranch
- 30. Cattle Ranch properties
- 31. None

INDEMNIFICATION

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Applicant:

Owner (if different than Applicant):

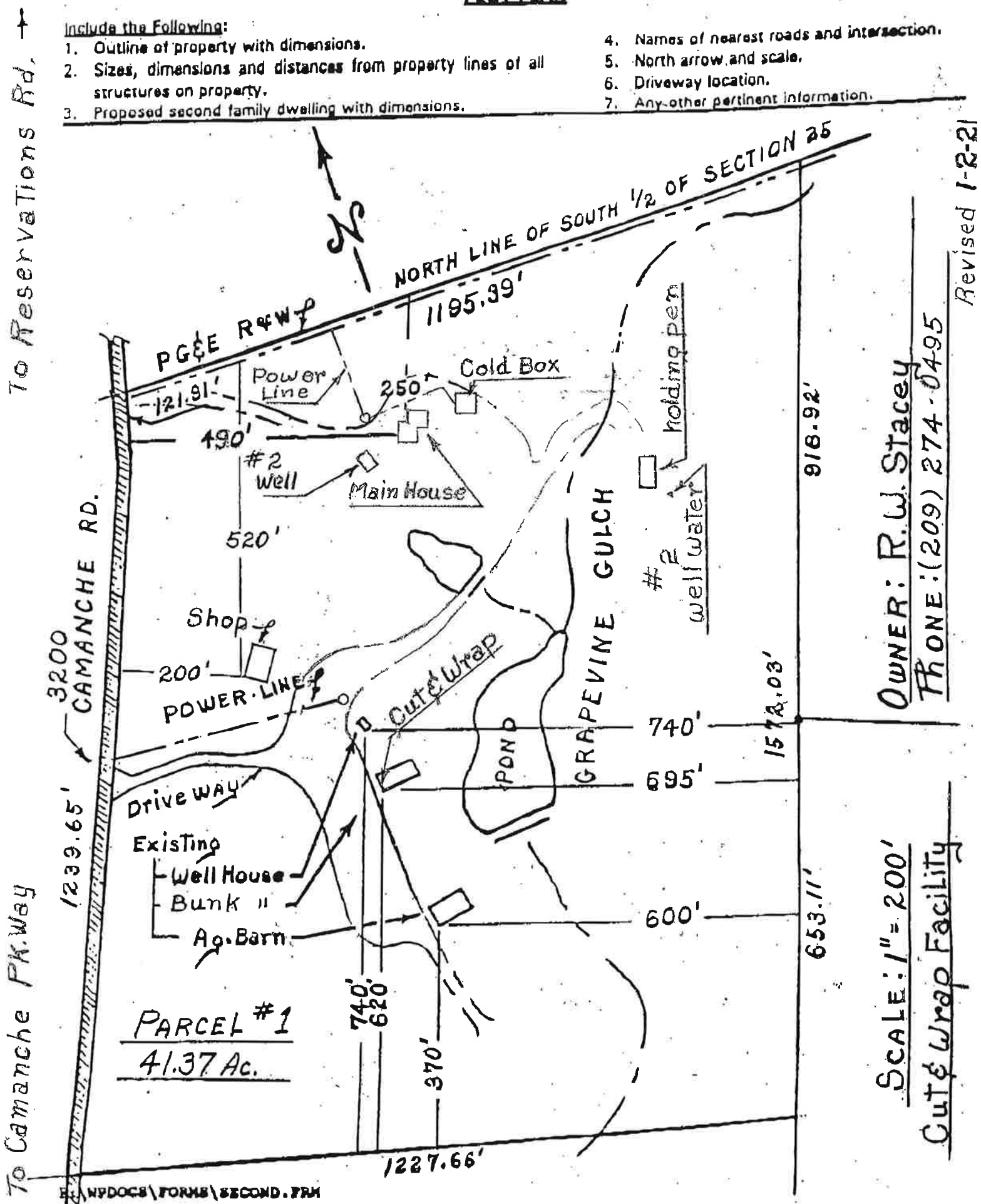
R. W. Stacey  
Signature

\_\_\_\_\_  
Signature

**PLOT PLAN**

Include the Following:

1. Outline of property with dimensions.
2. Sizes, dimensions and distances from property lines of all structures on property.
3. Proposed second family dwelling with dimensions.
4. Names of nearest roads and intersection.
5. North arrow and scale.
6. Driveway location.
7. Any other pertinent information.



OWNER: R. W. Stacey  
 PHONE: (209) 274-0495

SCALE: 1" = 200'  
 Cut & Wrap Facility

Revised 1-2-21

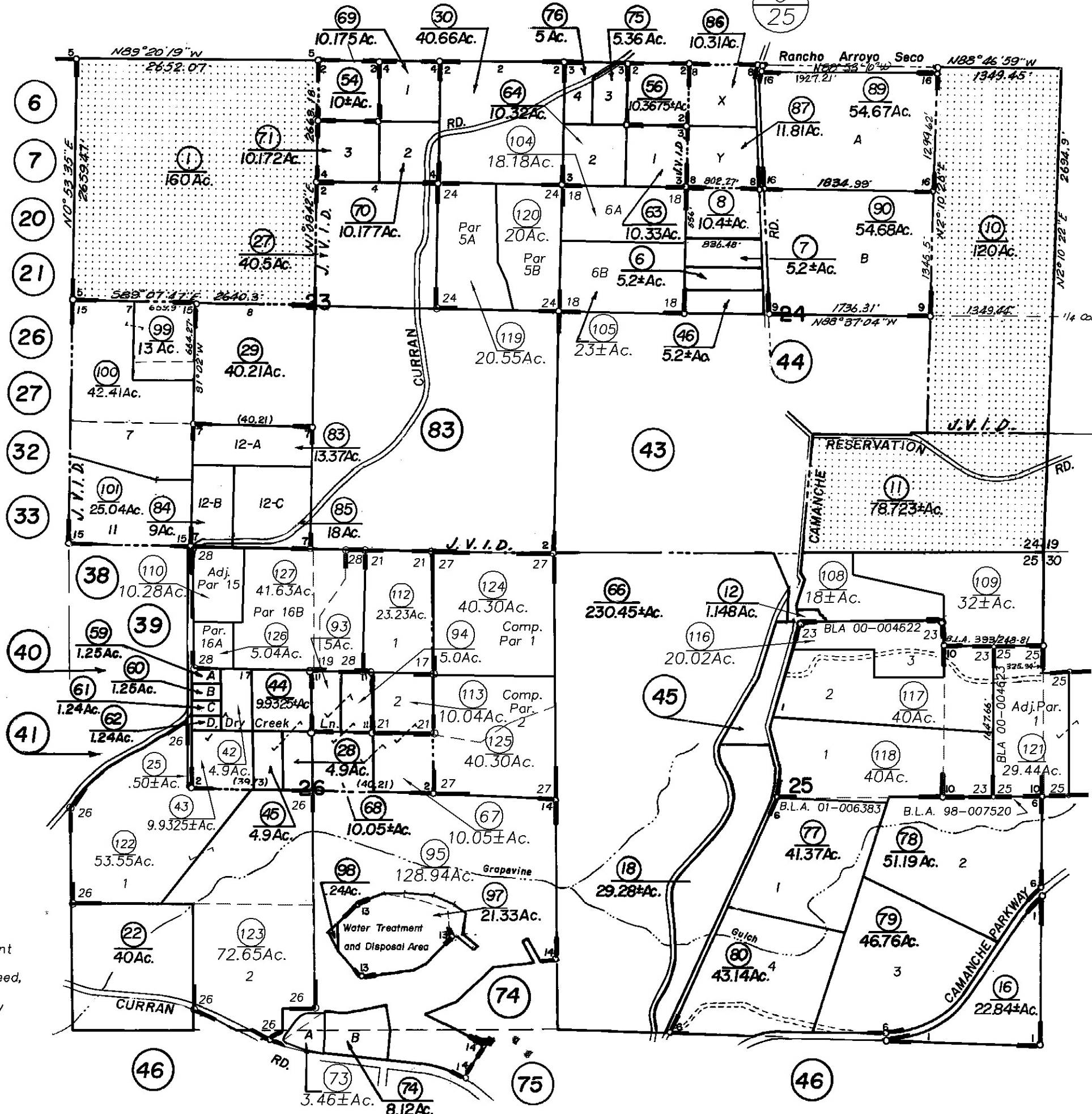


Pg 2 Feb. 9-2021

- #1 I will use the Cargo container as storage only because of the difficulty of hooking a cold box to it.
- #2 I will put the cut & wrap in my ranch Ag. building as soon as I know what equipment is required? There will be no over the counter sales of any meat.
- #3 I will need permits for other support vendors and suppliers?
- #4 This business will not be open to the general public or street trade.

Thank You for any assistance  
in this matter

Fay Stacey



12/10

12/13

- 1-R.M.Bk.11, Pg.86
- R.M.Bk.12, Pg.76
- 2-R.M.Bk.13, Pg.58
- R.M.Bk.16, Pg.85
- R.M.Bk.18, Pg.93
- 3-R.M.Bk.20, Pg.76
- R.M.Bk.22, Pg.70
- 4-R.M.Bk.23, Pg.10
- R.M.Bk.24, Pg.20
- 5-R.M.Bk.25, Pg.53
- 6-R.M.Bk.27, Pg.55
- R.M.Bk.30, Pg.18
- 7-R.M.Bk.32, Pg.98
- 8-P.M.Bk.33, Pg.69
- 9-P.M.Bk.34, Pg.60
- 10-P.M.Bk.23, Pg.95
- R.M.Bk.37, Pg.1
- 11-R.M.Bk.37, Pg.94
- 12-R.M.Bk.38, Pg.24
- 13-R.M.Bk.39, Pg.66
- 14-R.M.Bk.41, Pg.83
- 15-R.M.Bk.41, Pg.88
- 16-R.M.Bk.43, Pg.37
- 17-R.M.Bk.46, Pg.85
- R.M.Bk.46, Pg.97
- 18-R.M.Bk.48, Pg.7
- 19-R.M.Bk.48, Pg.71 (10/14/94)
- 20-R.M.Bk.50, Pg.34 (12/09/96)
- 21-R.M.Bk.51, Pg.72 (07/23/98)
- 22-R.M.Bk.52, Pg.37 (04/15/99)
- 23-R.M.Bk.54, Pg.16 (08/16/01)
- 24-R.M.Bk.54, Pg.56 (03/14/02)
- 25-R.M.Bk.55, Pg.25 (12/24/02)
- 26-R.M.Bk.53, Pg.03 (01/12/00)
- 27-R.M.Bk.60, Pg.67 (05/06/08)
- (REF ONLY)
- 28-R.M.Bk.61, Pg.100 (08/25/09)

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.

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

# Whole Animal Sales for Custom Processing

## Introduction

Selling customers a whole or partial steer for their freezer is not uncommon for small California ranchers. In a typical transaction, the animal that has been sold would be slaughtered on-ranch and processed at a local custom meat shop. The customer would then pick up their cuts, ready for the freezer. Under USDA rules, this transaction is called "Custom Exempt Slaughter & Processing". Until 2019, however, that practice has been illegal under California state law.

The passage of AB 2114 in 2018 lifts the ban in California and places a set of standards on the transaction, opening the door for California ranchers to confidently add this method of sales to their business model.

## Why sell whole animals for custom processing?

- In a whole animal sale with custom exempt processing, the rancher can talk directly to the consumer, answering questions related to breed, feed, animal welfare and stewardship of the land.
- In a custom exempt transaction, the animal never leaves the ranch where it was raised, minimizing stress or potential for injury in transport.
- A custom exempt transaction allows the rancher to build a brand and a customer base that will return for more product without having to manage an inventory of finished cuts or the logistics of packaging, labeling, etc.
- Ranchers do not need to worry about fitting into the schedule at an inspected slaughter plant, and costs to the rancher for transport, harvest and processing are lower than at an inspected facility.



## How does a whole animal transaction work?

AB 2114 contains a few, specific rules for this activity in California including the requirement that no more than 5 head of cattle per month can be harvested in this kind of transaction on any given premise. These rules are outlined in detail below. Additionally, custom slaughter on-ranch of a pre-sold animal requires compliance with the USDA's "Custom Exempt Slaughter" rules.<sup>1</sup> In all cases, the sale and processing of the animal must be for personal use only, and must result in meat products that are neither "adulterated" nor "misbranded."<sup>2</sup>

<sup>1</sup> See "FSIS Guidelines for Determining Whether a Livestock Slaughter or Processing Firm is Exempt from the Inspection Requirements of the Federal Meat Inspection Act" at: <http://www.fsis.usda.gov/wps/wcm/connect/15a88254-2dc5-48fa-b12e-3e0b133c9329/Compliance-Guideline-Livestock-Exemptions.pdf?MOD=AJPERES>

<sup>2</sup> These terms are defined in Federal Code 21 USC §601 and essentially mean that the meat must come from healthy animals, processed under sanitary conditions, resulting in product that is clean and safe for human consumption.

First, a few definitions from California Food & Ag Code:

**Inspector** "means a hide and brand inspector. It includes the chief, regional brand supervisors, senior brand inspectors, investigators, and persons employed on a collaborative basis pursuant to Section 483 to carry out this division."

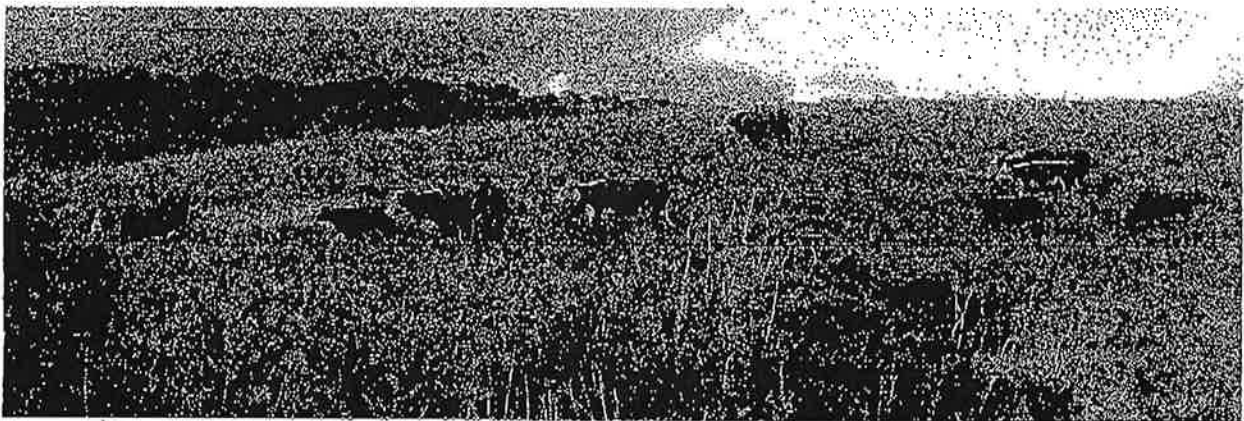
**Slaughter** "means the stunning, bleeding, eviscerating, skinning, splitting, and preparing of livestock for human consumption."

**Mobile Slaughter Operator (MSO)** This term is not explicitly defined in code, but is referenced in Section 2201.5 of the Food & Ag Code saying, "...mobile slaughter operators who perform the service of slaughtering cattle for the owner of the cattle on the owner's premises are not licensed slaughterers pursuant to this chapter." This means they provide slaughter services without the requirement of inspection. An MSO may provide their services as part of a Custom Livestock Slaughterhouse (below) which also provides cut-and-wrap services or they may operate as a stand-alone business. If harvesting cattle, an MSO must be registered with the state of California and subject to oversight by the CDEA and the Bureau of Livestock Identification. For sheep, goats, and hogs there is no registration requirement.

**Custom Meat Shop** Like MSO, this term is not defined in code. In California, a business that provides uninspected slaughter and/or processing for an animal's owner might be referred to as a "Custom Livestock Slaughterhouse" or a "USDA Exempt Meat Establishment." And if the establishment conducts processing that includes curing, drying, smoking or rendering, it must also be licensed as a "Meat Processing Establishment". Under Federal Code, these operations are referred to as a "Custom Exempt Slaughterhouse" or "Custom Exempt Operation". For the purposes of this document, we refer to the businesses that are qualified to provide cut-and-wrap services for a ranch-harvested animal as simply "Custom Exempt Processors."

**Steps of a whole animal sale with custom processing:** (see also graphic on last page)

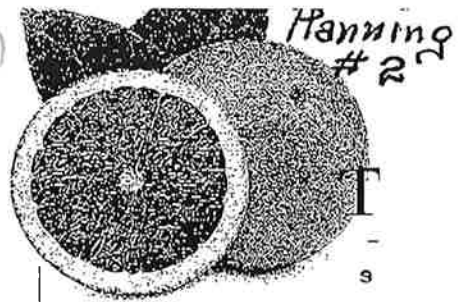
- 1) Rancher sells an animal whole or in part to a customer at an agreed-upon price. Full payment is made and the rancher records the transaction (see "Records" sidebar).
- 2) Inspector from Bureau of Livestock ID verifies animal's brand and documents transfer of ownership. You can find your Brand Inspector [here](#).<sup>3</sup>
- 3) Date of harvest is scheduled with an MSO and arrangements to receive the carcass are made with Custom Exempt Processor.
- 4) MSO comes to ranch to harvest animal,<sup>4</sup> confirming with rancher the ownership and retaining with carcass the hide and paperwork to match the animal with its owner. MSO transports carcass to an establishment for further processing.
- 5) Rancher provides Custom Exempt Processor with customer/owner's contact information and matching livestock ID to maintain link between owner and animal.
- 6) Processor contacts customer for cut preferences, to schedule pickup of cuts, and to arrange for payment of services.
- 7) Customer picks up the meat, pays processor for services. All cuts are labeled "Not For Sale" and are to be consumed only by the customer, members of their household, their employees and non-paying guests.



<sup>3</sup> <https://apps1.cdfa.ca.gov/brandinspector/Default.aspx?c=21>

<sup>4</sup> While exempt from inspection, custom exempt slaughter must be conducted in accordance with the USDA and Association of Food & Drug Officials (AFDO) guidelines found here: <http://www.afdo.org/resources/Documents/Committee%20Reports%202016-2017/Exempt%20slaughter%20operations%20final%2005.27.03.pdf>

Jan. 13-2021



# AgAlert

California Farm Bureau



Photo: Ching Lee

Marin County rancher Kevin Maloney tends to his sheep in Tomales. Maloney is president of the Bay Area Ranchers Cooperative, which has purchased a mobile slaughterhouse to serve its members. Ranchers say limited slaughter and processing capacity has meant much longer drives to prepare their livestock for market, and has hindered their ability to grow their businesses and meet growing customer demand.

## Lack of processing slows local-meat sales

By Ching Lee

With business booming for small meatpackers and fewer of them left in California, ranchers who sell meat directly to customers say preparing their animals for market has become increasingly difficult as they compete for slots at processing plants and face limited options of where to take their livestock.

Local ranchers for years have raised

concerns about the need for more meat processing capacity in the state, and they say the pandemic has further amplified the problem, exposing a part of the food chain that has become more consolidated and that has made it harder for smaller packers to survive.

Marin County rancher Kevin Maloney said demand for locally raised and processed meat "really picked up" when

COVID-19 outbreaks last year forced the nation's large meatpacking plants to shut down or slow production, creating a backlog. This put increased pressure on small meatpackers and butchers, with many of them booking months to more than a year out.

Such scheduling issues ultimately limited the amount of meat he could sell, he said.

See PROCESSING, Page 19

n e w s p a p e r

\*\*\*\*\*CAR-RT LOT\*\*R001  
1290191.02  
Big Horse Ranch & Little Cattle Co.  
Ray Stacey  
3200 Camanche Rd  
Ione CA 95640-9687

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Published by



# Processing

Continued from Page 1

"In May, when the big plants were closed down, there was so much demand that we were literally going to the farmers markets and coming home with nothing, and we couldn't get any more animals harvested," Maloney said.

One problem, he said, is the long distances many ranchers must haul their animals for processing, noting that he clocks about 500 miles round trip from his ranch in Tomales to Redwood Meat Co. in Humboldt County—a journey he said he is willing to make every other week.

Maloney said many Bay Area ranchers face the same predicament after Marin Sun Farms in Petaluma—the region's last federally inspected slaughterhouse—ended services last year to producers who don't sell to the company's labels.

The loss of Marin Sun Farms prompted producers last year to form the Bay Area Ranchers Cooperative, or BAR-C, to operate and manage their own slaughter plant. Its 16 members—with farms in Marin, Mendocino, San Mateo and Sonoma counties—have so far raised \$725,000 of their \$1.2 million intended target, enough to purchase a mobile slaughter facility.

Maloney, who serves as co-op president, said the group hopes to have the unit up and running by May 1. The goal, he said, is to identify one or several fixed operational sites where the unit could set up and do a day's worth of work, projected to be about 10 to 12 head of beef, 20 to 25 hogs or 40 lambs. Maloney said they're also investigating the feasibility of a cut-and-wrap facility on site. Another goal is to boost co-op membership to 30 to 35, he added.

As members of the co-op, Mendocino County farmers Nikki Ausschnitt and Steve Krieg said they're so optimistic about prospects for the mobile facility that they have acquired more piglets. Without Marin Sun Farms, they said they were unsure whether to continue raising pigs, because they were unwilling to make the four-hour drive to Redwood Meat—the next closest facility—as the long, twisting road trip would stress the pigs and compromise the quality of the meat.

Because overgrown pigs risk rejection from a butcher shop, they said they were forced last summer to do an on-farm slaughter, which is not certified by the U.S. Department of Agriculture and would render the meat unsalable to the public. When wildfires disrupted the schedule, Ausschnitt said, they missed their butchering appointment, noting their first-choice butcher was booking into 2022 at the time.

She said what they went through for two pigs is repeated on a much larger scale by other local meat producers, "resulting in hugely higher prices, damaged meat, overbooked butcher shops with stressed workers, plus more pollution due to long drives."

David Dewey, owner of Chico Locker and Sausage

Co., a custom-exempt plant that can only slaughter and process animals for the exclusive use of the livestock owner, said he understands ranchers' frustration but lamented "there's no simple answer to any of this."

Despite "huge demand" for small slaughterhouses, he said these businesses continue to operate on thin margins and often do not process enough animals to pay the bills.

Dewey, who serves as president of the California Association of Meat Processors, which represents small facilities, started in the business with his father in the 1960s, when "every town had a small slaughter facility."

"The regulations just got harder and harder," he said. "The older plants started going out of business until we got a concentration of large packers," and those five companies now process 85% of the nation's meat.

With more ranchers selling their animals live and directly to customers, which allows them to use custom-exempt facilities, Dewey said his slaughter business is booked out for four months. Other small plants around him are similarly swamped, he said.

Placer County rancher Karin Sinclair said she's been trying for the past 10 to 15 years to open a new processing facility in California, but could not find a suitable piece of property for it. She eventually purchased an old dairy in western Nevada, where the zoning would allow her to build a facility that could process up to 60 animals per week or 200 rabbits and chickens.

Though ranchers and most people in the area were receptive to the project, she said, "a handful" were against it—and they are "the loud ones that really are trying to cause a hiccup." The permit for the slaughterhouse was rejected and Sinclair has since appealed the decision twice. She said she continues to look for legal remedies and other options, including other locations.

Marin County rancher Guido Frosini, a member of BAR-C, said he thinks the pandemic "helped elucidate how we rely on a transportation-heavy food system." Even though he sells meat off his ranch, he said, his customers know little about how his animals had to travel 600 miles to get back to his freezer.

"Everybody really reveres local food, and yet when you're actually trying to put a slaughterhouse in, people don't want it next to their house," he said.

That's something to contend with, he said, as the co-op moves to find an appropriate site for its mobile slaughter facility.

*(Ching Lee is an assistant editor of Ag Alert. She may be contacted at [clee@cflf.com](mailto:clee@cflf.com).)*



For a video, see the online version of this story at [www.agalert.com](http://www.agalert.com)

214231

RECORDING REQUESTED BY

Order no.

THE STERLING TITLE CO.

75968-SS

AND WHEN RECORDED MAIL TO

Name: Mr. and Mrs. Raymond W. Stacey

Address: P.O. Box 620381

City & State: Woodside, CA 94062

MAIL TAX STATEMENTS TO

Name: same as above

City & State:

Assessor's Parcel No(s): 003-420-077-000



Master

Amador County Recorder

Sheldon D. Johnson

DOC- 2001-0001643-00

Acct 1-Amador Title Co

Tuesday, FEB 20, 2001 09:15:00

Ttl Pd \$318.50

Nbr-0000011974

TAA/R1/1-1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# Individual Grant Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 302.50

( X ) computed on full value of property conveyed, or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

( X ) Unincorporated area ( ) City of \_\_\_\_\_, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ZANE VORHES and SARA LU VORHES, husband and wife

hereby GRANT(S) to

RAYMOND W. STACEY and BETTY LEE STACEY, husband and wife as Joint Tenants

the following described real property in the \_\_\_\_\_, County of Amador, State of California:

Parcel 1 as shown on Parcel Map No. 1588 for Anthony Meath, filed for record November 14, 1976 in Book 27 of Maps and Plats at page 55, REcords of Amador County.

EXCEPTING THEREFROM all that portion offered and accepted for dedication of Jackson Valley Road No. 90, as shown on said hereinabove referred to parcel map.

Dated: February 8, 2001

ZANE VORHES

SARA LU VORHES

State of California

County of Sacramento

} SS On February 14, 2001 before me, Patricia Chavez, personally appeared ZANE VORHES and SARA LU VORHES

personally known to me (or 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.

(This area for official notarial seal)



WITNESS my hand and official seal.

Notary's Signature



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
FAX: (209) 223-6254  
WEBSITE: [www.amadorgov.org](http://www.amadorgov.org)  
E-MAIL: [planning@amadorgov.org](mailto:planning@amadorgov.org)

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

February 9, 2021

Subject: Re: Big Horse Ranch and Little Cattle Co. Use Permit Application  
Attention: Ray Stacey, Owner

Hello Ray,

I was just following up to see if you would be able to include a statement regarding the frequency of visitors associated with the proposed red meat cut and wrap facility. Please provide the following information:

- Maximum proposed visitors per day;
- Maximum proposed visitors per month or year;
- Days and Hours of Operation;
- What proposed structures, improvements, or ground disturbing activity would be needed for this operation; if there is none proposed, please state so.
- **\*\*Please note, if there is ground-disturbing activity or it is determined that there may be potential impacts to cultural resources or oak woodlands, you would be required to submit a Cultural Resources Study performed by an Archeologist, or an Oak Woodlands study conducted by a RPA (Registered Professional Forester). Though these requirements may seem like overkill, any discretionary project which may have impacts on these resources would be required to perform the studies by the General Plan.**

Additionally, here are the numbers for the other departments you would need to pay review fees to for the Use Permit Application:

Environmental Health: (209)223-6439

Public Works: (209)223-6429

Amador Fire Protection District (AFPD): (209)223-6391

Thank you,

A handwritten signature in cursive script that reads "Krista Ruesel".

Krista Ruesel, Planner

Amador County Planning Department



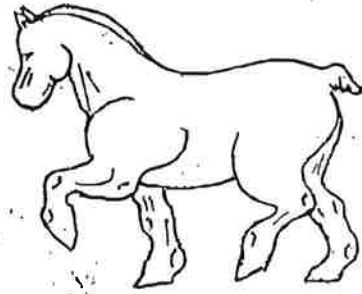
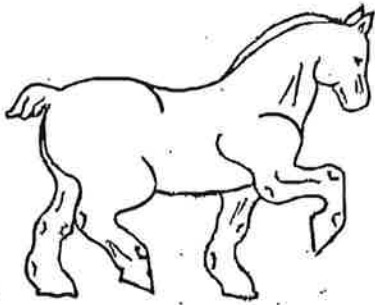
# Big Horse Ranch

A Family United In Quality And Service

3200 Camanche Road

Ione, CA 95640-9687

Phone: 209-274-0495 Fax: 209-274-0496



To: Amador Co Planning Dept.

Fax #: 209-223-6254

Date: Feb. 10, 2021

C/o Krista Ruesel

Thank you for your quick response to my first fax on 2-9-21. Your input helps me to understand.

#1 Maximum visitors per day?

Customers and service personnel I estimate at nine to ten, this will be controlled by my hours of operation.

#2 Monthly estimate, one hundred fifty

#3 Days & hour of operation? This will be the standard work week of Monday through Friday 9:00 to 5:00 or less.

#4 Ground disturbing activity? being a cattle ranch we grow all the grass we can. There will be small concrete pads for a cold box and holding pen, some base rock to maintain ranch roads

Feb. 10, 21 P. 2

#4 Cultural resources, the cattle eat all the grass and tree seedlings on the ranch, they have been here over fifteen years, we have to purchase hay from local vendors to sustain our livestock, there should be no change to this land by a cut & wrap facility.

#5 Review fees, to my knowledge this project is overseen by Scott Oneto in the Ag. Dept., because of my experience in food service I contacted Mrs. Sylvia Mireles R.E.H.S. asking for information and guidance, I have yet to hear from her.

(a) I need to install underground power for a cold box plus modifications for the cut & building when I get information?

(b) Big Horse Ranch is located in the Jackson Valley Fire District?

Thank you again for help

Ray Stacey

**INVOICE**

*Paid  
2-20-21  
Check # 5529  
Total \$ 2034.00*



**Amador County  
Environmental Health Department**

Amador County Administration Center  
810 Court Street  
Jackson CA 95642  
Phone: 209-223-6349  
Fax: 209-223-6254

DATE: February 19, 2021

**INVOICE # 2021-2  
FOR: Use Permit UP-21;2-2**

**BILL TO:**

Big Horse Little Cattle Co.  
Attn: Ray Stacey  
3200 Camanche Rd.  
Ione, CA 95640

**SHIP TO:**

Amador County Environmental Health Department  
810 Court St.  
Jackson, CA 95642

DESCRIPTION	HOURS	RATE	AMOUNT
Environmental Health Department Review Fee (Use Permit)			\$240.00
	4030	10180	46840
	<b>TOTAL</b>		\$240.00

*Make all checks payable to Amador County Planning Department  
Thank You!*

**INVOICE**

*Paid  
2-20-21  
Check # 5529  
Total \$ 2,034.00*



**Amador County Planning Department**

Amador County Administration Center  
810 Court Street  
Jackson CA 95642  
Phone: 209-223-6380  
Fax: 209-223-6254

DATE: February 17, 2021

INVOICE # 2021-1  
FOR: Use Permit UP-21;2-2

**BILL TO:**

**SHIP TO:**

Big Horse Little Cattle Co.  
Attn. Ray Stacey  
3200 Camanche Rd.  
Ione, CA 95640

Amador County Planning Department  
810 Court St.  
Jackson, CA 95642

DESCRIPTION	HOURS	RATE	AMOUNT
Use Permit Application Fee	--	--	\$1048.00
CEQA Initial Study (Environmental Review)	--	--	\$696.00
Administrative Fee (County Clerk)	--	--	\$50.00
<b>TOTAL</b>			<b>\$1794.00</b>

*Make all checks payable to Amador County Planning Department  
Thank You!*

**OFFICIAL RECEIPT**

COUNTY OF AMADOR  
Jackson, California

Date March 4 2021

RECEIVED FROM RW. Stacey; Big Horse Ranch

ADDRESS 3200 Camanche Rd. Jones, CA 95640

Two-thousand, thirty-four and  $\frac{00}{100}$  DOLLARS (\$ 2,034.00 )

For Use Permit Application VP-21; 2-2 lot and wrap facility +  
retail sales. (\$1,048 VP application, \$696.00 CEQA IS, \$50.00  
Administrative fees, \$240.00 EH renewal fee) APN: 003-420-077

ACCOUNT		How Paid ✓	
Amount Due	\$ 2034.00	Cash	
Amount Paid	\$ 2034.00	Check	5529
		Money Order	

By Planning Department  
Kristen Quessel Deputy

**№ 91741**

**MITIGATED NEGATIVE DECLARATION  
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**PROJECT:** Use Permit UP-21;2-2 Big Horse & Little Cattle Co.

**LEAD AGENCY:** Amador County Planning Department

**PROJECT LOCATION:** 3200 Camanche Rd. Ione, CA 95640

**PROJECT DESCRIPTION:** Request for Use Permit UP-21;2-2 requesting a commercial red meat cut-and-wrap facility and meat processing services. These proposed uses are allowed with a Use Permit, consistent with the ±41.37-acre property's A, Agricultural Zoning and AG, Agricultural General, General Plan Designation. The facility will be housed in an existing agricultural building, with up to ten customers per day (±150 monthly), with hours Monday-Friday, 9:00am-5:00pm. (APN: 003-420-077).

**PROJECT FINDINGS:**

1. The project, as proposed, is consistent with the Amador County General Plan and zoning district at this location.
2. The establishment, maintenance or operation of the use or building applied for will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
3. The proposed use(s) included with the use permit application is consistent with CA State Code regarding "Custom Livestock Slaughterhouse[s]" and "USDA Exempt Meat Establishment" Sections 19020, 21281.5, and 21070.
4. On the basis of the administrative record presented, the Planning Commission finds that there is no substantial evidence that the project will have a significant environment and that the Mitigated Negative Declaration included in the Staff Report reflects the Commission's independent judgement and analysis.

**PUBLIC HEARING:** The Amador County Planning Commission approved this project on May 11, 2021 at 7:00 p.m. in the Board Chambers of the County Administration Center, 810 Court Street, Jackson, CA, 95642.

**PREPARATION OF STUDY:** Information on file with the Amador County Planning Department, 810 Court Street, Jackson, CA 95642; (209)223-6380; File No. UP-21;2-2 Big Horse & Little Cattle Co.

---

Amador County  
Planning Commission Chairperson

---

Date

File No. \_\_\_\_\_

Posted On \_\_\_\_\_

Posting Removed \_\_\_\_\_

# **DRAFT CONDITIONS OF APPROVAL & MITIGATION MONITORING AND REPORTING PROGRAM**

For USE PERMIT: UP-21;2-2 Big Horse & Little Cattle Co.

**APPLICANT:** Ray Stacey, Big-Horse & Little Cattle Co.

**PROJECT LOCATION:** 3200 Camanche Rd., Ione, CA 95640

**PROJECT DESCRIPTION:** Use Permit Application UP-21;2-2 requesting a commercial meat cut-and-wrap facility and meat processing services. These proposed uses are allowed with a Use Permit, consistent with the ±41.37-acre property's A, Agricultural Zoning and AG, Agricultural General, General Plan Designation. The facility will be housed in an existing agricultural building, with up to ten customers per day (±150 monthly), with hours Monday-Friday, 9:00am-5:00pm. (APN: 003-420-077).

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration

**PLANNING COMMISSION APPROVAL DATE:** May 11, 2021

**NOTICE OF DETERMINATION DATE:**

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.

---

## **CONDITIONS OF APPROVAL**

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 REQUIREMENT.
2. Applicant shall submit signed conditions to the Planning Department. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
3. This Use Permit is granted for the use(s) described (see attached application) on the condition that the establishment, maintenance, or operation of the proposed use(s) will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use(s) or be detrimental or injurious to property and improvements or the general welfare of the County. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
4. The issuance of this Use Permit is expressly conditioned upon the permittee's compliance with all the provisions contained herein and if any of the provisions contained herein are violated, this Use Permit may be subject to revocation proceedings as set forth in Amador County Code. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

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5. Hours of Operation: The cut-and-wrap facility shall abide by the proposed business hours listed in the Use Permit application: Monday through Friday, 9:00 a.m. to 5:00 p.m. for the provision of outside services. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
6. Building Permits: The permittee shall acquire all necessary building permits for all facilities and any related equipment. Construction and location shall be substantially the same as submitted plans and as stated in the approved project description. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION IN CONJUNCTION WITH THE BUILDING DEPARTMENT.
7. Air Quality Best Management Practices (BMPs): Permittee shall meet requirements that may be deemed necessary by the Air District based upon site conditions and operations. The project shall require that idling times for delivery vehicles be limited to a maximum of 5 minutes to reduce operational emissions of criteria pollutants per General Plan Mitigation Measure 4.3-2a. THE AMADOR AIR DISTRICT SHALL MONITOR THIS REQUIREMENT.

### **MITIGATION MONITORING AND REPORTING PROGRAM**

8. Agricultural Operations- Slaughter and Processing (AGR-1): The Applicant is to submit to the Amador County Environmental Health Department written documentation that all California Department of Food and Agriculture requirements for the proposed custom slaughtering operation and proposed custom meat processing operation have been satisfied, under CA State Law Sections 19020, 21281.5 and 21070 of the Food and Agriculture Code regarding “Custom Livestock Slaughterhouse[s]” and “USDA Exempt Meat Establishment.” The property owner/project applicant must conform to the code sections established by CA State Law for the life of the Use Permit. THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND AGRICULTURE DEPARTMENT SHALL MONITOR THIS CONDITION.
9. Special-Status Species (BIO-1): 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. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
10. 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/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



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PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

11. 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.
12. Plant Survey (BIO-4): 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. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
13. Wetland and Riparian Habitat (BIO-5): Complete avoidance of wetlands is conservatively recommended to ensure compliance with wetland laws. Site development shall implement erosion control plans, and best management practices (BMPs) that prevent the discharge of sediment into nearby drainage 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.. No ground disturbing or other construction activities shall occur within this buffer until the County and CDFW approved biologist has confirmed that there is no unmitigated impact to existing riparian or wetland habit. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
14. 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 General Plan Mitigation Measure 4.5-15

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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.

15. Sewage Disposal (GEO-1): Retain the services of a qualified professional (a registered professional engineer, registered environmental health specialist, or licensed engineering geologist experienced in on-site sewage disposal system design) to review the existing on-site wastewater treatment system that is to serve the project. This qualified professional shall evaluate existing and proposed wastewater flows and assess the current condition of the system. He or she shall then either: 1) Certify that the existing onsite wastewater treatment system may be expected to provide acceptable service for the proposed use, or 2) specify any modification, expansion, replacement or treatment that would be needed for such certification to be possible. THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
16. Grading Permits and Erosion Control (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 AMADOR COUNTY BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
17. 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,

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to be levied on the subject property by means of the County’s secured property tax roll, and payment of the County’s cost in conducting the procedure. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS MITIGATION

- 18. Access and Encroachments (TRA-1): The property must maintain a primary access onto a County road and obtain all necessary encroachment permits (Chapter 12.10) and grading permits (Chapter 15.40) required for the proposed uses, as regulated by the Amador County Department of Transportation and Public Works. THE AMADOR COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.
- 19. Access (TRA-2): The project applicant/permittee shall comply with Chapter 15.30 Fire and Life Safety Ordinance. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
- 20. Wastewater Systems (UTL-1): Applicant retain the services of a qualified professional (a registered professional engineer, registered environmental health specialist, or licensed engineering geologist experienced in on-site sewage disposal system design) to review the existing on-site wastewater treatment system that is to serve the project. This qualified professional shall evaluate existing and proposed wastewater flows and assess the current condition of the system. He or she shall then either: 1) Certify that the existing onsite wastewater treatment system may be expected to provide acceptable service for the proposed use, or 2) specify any modification, expansion, replacement or treatment that would be needed for such certification to be possible. THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
- 21. Well Water Quality (UTL-2): The water well that is to serve the project shall be sampled for total coliforms and E. coli, as well as nitrate and nitrite. The results shall be generated by an accredited laboratory and provided in writing to the Amador County Environmental Health Department. Test results must demonstrate that the water produced is absent for total coliform and E. coli, and does not exceed the nitrate and nitrite primary maximum contaminant levels listed in California Code of Regulations, Title 22, Table 64431-A. THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
- 22. Well Service/Water Supply (UTL-3): In accordance with Section 14.06.055 of Amador County Code, the well that is to serve the project shall be evaluated by a registered professional engineer, who is to submit an evaluation for review and approval by the Environmental Health Department. This evaluation shall describe estimated water demand and whether or not the water well may be expected to serve the proposed use. If needed, the engineer shall propose storage or other design features that must be implemented to ensure an adequate water supply. THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

---

Amador County  
Planning Commission Chairperson

---

Date

---

Project Applicant

---

Date

PC DRAFT

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

# CEQA INITIAL STUDY

Use Permit UP-21;2-2 Big Horse & Little Cattle Co.  
Commercial Meat Cut-and-Wrap Facility  
and Processing Services

APN: 003-420-077

**May 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

Project Title:	Use Permit UP-21;2-2 Big Horse & Little Cattle Co.
Project Location:	3200 Camanche Rd. Ione, CA 95640
Property Owner(s)	Stacey Ray W Trust
Project Representative	Ray Stacey; Mailing same as Project Location
Zoning(s):	A, Agricultural
General Plan Designation(s):	AG, Agricultural General
Lead Agency Name and Address:	Amador County Planning Department 810 Court Street, Jackson, Ca 95642
Contact Person/Phone Number:	Krista Ruesel, Planner 209-233-6380
Date Prepared:	March 2021

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

## PROJECT DESCRIPTION

### Project Location

This project site is located along the major collector of Camanche Road (county-maintained) approximately 5.5 miles south of the City of Ione and one mile north of the Camanche North Shore community. The property is entirely within the unincorporated County and outside the boundaries or the sphere of influence of an incorporated municipality.

### Site Characteristics

The existing site is a single ±41-acre parcel. There is an existing 1,350 square-foot home and three agricultural buildings approximately 2,000 square feet, each. The project site is served by a well and septic system. The site is characterized as pasture land on sloping hills with scattered oaks.

### Land Use

The land use will not change drastically due to the use of existing agricultural buildings for project operations. Per the Amador County Zoning Code, the proposed use of a commercial slaughterhouse is permissible subject to a Conditional Use Permit and is consistent with the site's AG, Agricultural-General, General Plan designation which requires a 40-acre minimum parcel size. 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, and open grazing land. The nearest city is the City of Ione, approximately 5.5 miles to the north. The unincorporated community of Camanche North Shore is approximately one mile to the south.

### **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 this project.

### **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 <b>NEGATIVE DECLARATION</b> 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 <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> 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 <b>ENVIRONMENTAL IMPACT REPORT</b> 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 <b>NEGATIVE DECLARATION</b> pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or <b>NEGATIVE DECLARATION</b> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Planning Commissioner Chairperson

\_\_\_\_\_  
Date



Figure A: Proposed Site Plan; Big Horse & Little Cattle Co.

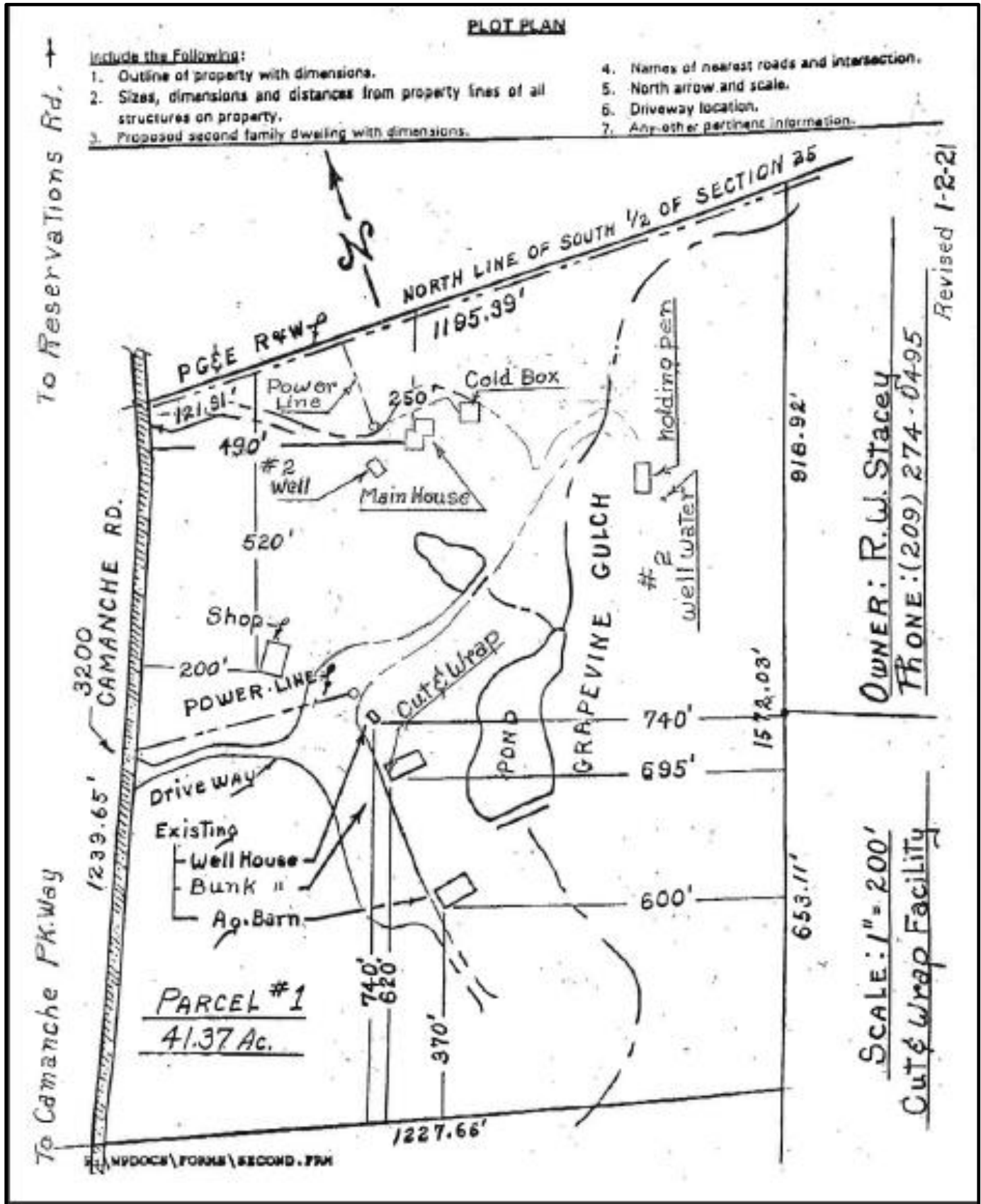




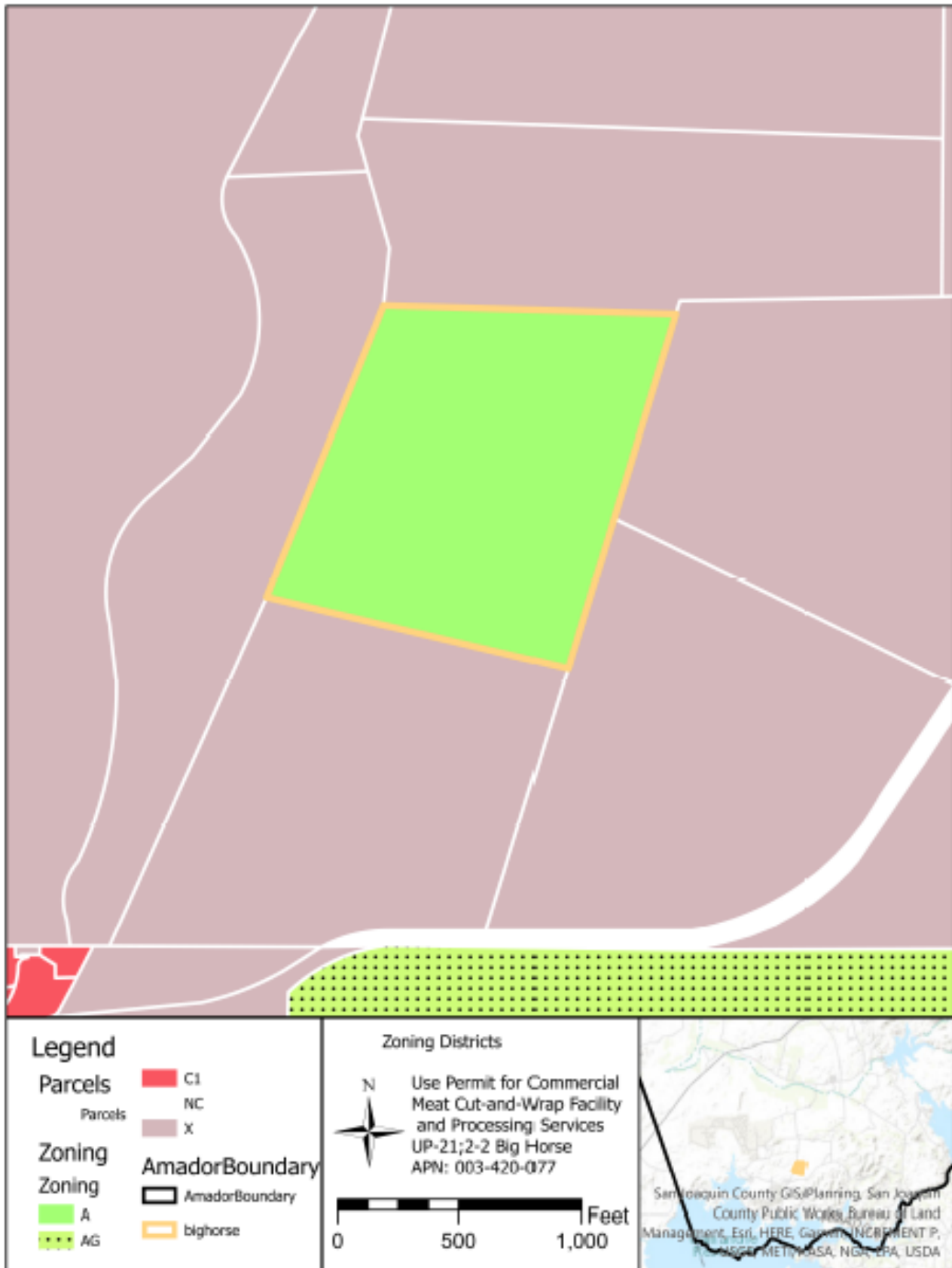


Figure C: Site Map- Aerial





Figure D: Existing Zoning District(s)









## 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 project is not located within a designated scenic highway corridor. 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 project will make use of existing agricultural buildings for the slaughtering and processing of meat, and 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 project will not result in increased outdoor lighting beyond which is expected for agricultural projects. It is unlikely that, due to the size of the parcels and the resulting distance between other land uses, that there is any significant increase in light or glare to the adjoining properties or roadways. Any additional light introduced through the uses proposed by this project shall be limited by the proposed hours of operation and otherwise comply with the Amador County General Plan. 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 project includes the conversion of an existing agricultural use to a meat cut-and-wrap facility, which is considered an expansion of agricultural use. **Mitigation AGR-1** requires the review and adherence to requirements determined by the California Department of Food and Agriculture regarding slaughtering and meat processing regulations (CA Food and Agriculture Code Sections 19020, 21281.5, and 21070). As there will be no on-site retail and due to the commercial nature of existing commercial operations, this proposed expansion of uses does not convert agricultural lands to exclusively commercial uses 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 **no 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 project, this project would not affect the property’s ability to qualify and therefore there is **no impact**.



- C. The area is not zoned for forest land or timberland nor utilized for forest land or timber production, therefore there is **no impact**.
- D. The area is not considered forest land, or zoned as forest land or timberland, therefore there is **no impact**.
- E. This project does not introduce any additional use or impact that would introduce significant changes to nearby property uses. There is **no impact** to farmland or forest land through this project.

### **Mitigation Measures**

**AGR-1 Agricultural Operations- Slaughter and Processing-** The Applicant is to submit to the Amador County Environmental Health Department written documentation that all California Department of Food and Agriculture requirements for the proposed custom slaughtering operation and proposed custom meat processing operation have been satisfied, under CA State Law Sections 19020, 21281.5 and 21070 of the Food and Agriculture Code regarding Custom Livestock Slaughterhouse[s] and "USDA Exempt Meat Establishment." The property owner/project applicant must conform to the code sections established by CA State Law for the life of the Use Permit.

**Source:** California Important Farmland: 1984-2016 Map, California Department of Conservation; Amador County General Plan; Amador County Planning Department; CA Public Resources Code, Food and Agricultural Code Sections 19020, 21281.5, and 21070 "Custom Livestock Slaughterhouse" and "USDA Exempt Meat Establishment."



### 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 Use Permit, 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 and proposed uses. The project will not introduce any additional uses or uses beyond what is allowed by the “A,” Agriculture zoning designation of the parcel. Future development of the property would be required to comply with the General Plan regarding construction emissions and related project-level emissions. There is **no impact** relative to air quality standards.
- C. Sensitive receptors are uses that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The nearest incorporated city is Lone, located approximately two-and a half (2.5) miles to the north. The project is approximately one mile from the intersection of Buena Vista Rd. and Jackson Valley Rd., a central element of the unincorporated community of Buena Vista. The area is characterized by scattered residences with dominant agricultural uses. Though there are sensitive receptors a short distance from the project site, the project itself does not introduce any significant increases of air pollution or environmental contaminants which would affect the surrounding populations. For these reasons, there would be no increase the exposure of sensitive receptors to substantial pollutant concentrations. There is **no impact**.
- D. The proposed project would not generate any significantly objectionable odors beyond that which is permitted under the existing uses and this project would not introduce an increase of objectionable odors discernable at property boundaries. This project results in **no impact**.

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



**Chapter 4. BIOLOGICAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CA Dept. of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the CA Dept. of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 Great Valley (north) Ecoregion. CDFW Bios identified no California Essential Habitat Connectivity (CEHC) areas however there were CECH Natural Areas Small in and around the project area.. CDFW Areas of Conservation Emphasis (ACE) terrestrial connectivity rank 3 (Conservation Planning



Linkages) within the Hex ID 22553. CDFW IPAC database identified potential habitat area for six (6) threatened species including the California Red-legged Frog (*Rana draytonii*), California Tiger Salamander (*Ambystoma californiense*), Delta Smelt (*Hypomesus transpacificus*), Valley Elderberry Longhorn Beetle (*Desmocerus californicus dimorphus*), and Vernal Pool Fairy Shrimp (*Branchinecta lynchi*), and Ione Manzanita (*Arctostaphylos myrtifolia*). Ione (including Irish Hill) Buckwheat (*Erigonum apricum* (incl. var *prostratum*)) is an Endangered plant identified by CDFW IPAC for potential presence on site. The project is to be located within an existing agricultural building and there is no specific proposed development or changes in use beyond that which is defined through the project description as a minor increase of agricultural operations. It is very unlikely that these species identified in this section would experience significant impacts through this project.

**Mitigation Measures BIO-1, BIO-2, BIO-3, BIO-4, and BIO-5** 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 seven (7) plants found in Quad 3812048 (Ione) where the property is located. These plants are shown in Figure 5a, below. CNDDDB Bios- NLCD Land Cover (2016) identified “Herbaceous” areas within and around 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 4c. 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 areas (0.015 acres) of potentially sensitive Riparian areas within the project area, classified by CDFW as Riverine (R4SBC: Riverine/Intermittent/Streambed/Seasonally Flooded). Any part of this project which would affect these areas would potentially be subject to regulation under Section 404 of the Clean Water Act or other State/Federal statutes, according to the US Fish and Wildlife Service (IPAC, BIOS). **Mitigation Measure BIO-5** is required for discretionary projects consistent with the Amador County 2016 General Plan Mitigation and Monitoring Program. There is a **less than significant impact with mitigations incorporated**.
- C. Federally Protected Wetlands (National Wetland Inventory (NWI)): The project site includes 0.812 acres of listed potentially impacted Freshwater Emergent Wetland (PEM1CH: Palustrine/Emergent/Persistent/Seasonally Flooded/Diked/Impounded), and 0.935 acres of Freshwater Pond (PUBFh: Palustrine/Unconsolidated Bottom/Semipermanently Flooded/Diked/Impounded). 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) thus necessitating the inclusion of **Mitigation Measure BIO-5**, consistent with the Amador County General Plan MMRP. There is a **less than significant impact with mitigations incorporated**.
- D. Movement of Fish and Wildlife: The project site contains potential habitat for 14 migratory bird species, listed in Figure 4a. In addition to the mentioned 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, BIO-2, and BIO-5** are 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. As the project is to be located entirely within an existing agricultural building, no additional impacts to Oak



Woodlands would occur therefore no oak woodlands study was required for this project (General Plan Mitigation Measure 4.4-4b. **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 4a: Migratory Birds List (IPAC 2020)

Species Name	Common Name	Birds of Conservation Concern Listed	Other Conservation List
<b>Haliaeetus leucocephalus</b>	Bald Eagle	Non-BCC Vulnerable	Bald and Golden Eagle Protection Act
<b>Aechmophorus clarkii</b>	Clark's Grebe	BCC Rangewide (CON)	
<b>Geothlypis trichas sinuosa</b>	Common Yellowthroat	BCC-BCR	
<b>Aquila chrysaetos</b>	Golden Eagle	Non-BCC Vulnerable	Bald and Golden Eagle Protection Act
<b>Carduelis lawrencei</b>	Lawrence's Goldfinch	BCC Rangewide (CON)	
<b>Melanerpes lewis</b>	Lewis's Woodpecker	BCC Rangewide (CON)	
<b>Picoides nuttalli</b>	Nuttall's Woodpecker	BCC-BCR	
<b>Baeolophus inornatus</b>	Oak Titmouse	BCC Rangewide (CON)	
<b>Selasphorus rufus</b>	Rufous Hummingbird	BCC Rangewide (CON)	
<b>Melospiza melodia</b>	Song Sparrow	BCC-BCR	
<b>Pipilo maculatus clementae</b>	Spotted Towhee	BCC-BCR	
<b>Agelaius tricolor</b>	Tricolored Blackbird	BCC Rangewide (CON)	
<b>Chamaea fasciata</b>	Wrentit	BCC Rangewide (CON)	
<b>Pica nuttalli</b>	Yellow-billed Magpie	BCC Rangewide (CON)	





Figure 4b: California Native Plant Society Database Query

**Plant List**

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

Search Criteria
Found in Amador County, Found in Quad 3812048

[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
<a href="#">Arctostaphylos myrtifolia</a>	lone manzanita	Ericaceae	perennial evergreen shrub	Nov-Mar	1B.2	S1	G1
<a href="#">Bryum chryseum</a>	brassy bryum	Bryaceae	moss		4.3	S3	G5
<a href="#">Crocianthemum suffrutescens</a>	Bisbee Peak rush-rose	Cistaceae	perennial evergreen shrub	Apr-Aug	3.2	S2?	G2?Q
<a href="#">Eriogonum apricum var. prostratum</a>	Irish Hill buckwheat	Polygonaceae	perennial herb	Jun-Jul	1B.1	S1	G2T1
<a href="#">Eryngium pinnatisectum</a>	Tuolumne button-celery	Aiaceae	annual / perennial herb	May-Aug	1B.2	S2	G2
<a href="#">Horkelia parryi</a>	Parry's horkelia	Rosaceae	perennial herb	Apr-Sep	1B.2	S2	G2
<a href="#">Navarretia myersii ssp. myersii</a>	pincushion navarretia	Polemoniaceae	annual herb	Apr-May	1B.1	S2	G2T2

**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 28 April 2021].

Figure 4c: CNDDB BIOS Species List

**CNDDB Quad Species List** 16 records.

Element Type	Scientific Name	Common Name	Element Code	Federal Status	State Status	CDFW Status	CA Rare Plant Rank	Quad Code	Quad Name	Data Status	Taxonomic Sort
Animals - Amphibians	<a href="#">Ambystoma californiense</a>	California tiger salamander	AAAAA01180	Threatened	Threatened	WL	-	3812038	IONE	Mapped and Unprocessed	Animals - Amphibians - Ambystomatidae - Ambystoma californiense
Animals - Birds	<a href="#">Ardea herodias</a>	great blue heron	ABNGA04010	None	None	-	-	3812038	IONE	Unprocessed	Animals - Birds - Ardeidae - Ardea herodias
Animals - Birds	<a href="#">Agelaius tricolor</a>	tricolored blackbird	ABPBX00020	None	Threatened	SSC	-	3812038	IONE	Mapped	Animals - Birds - Icteridae - Agelaius tricolor
Animals - Birds	<a href="#">Icteria virens</a>	yellow-breasted chat	ABPBX24010	None	None	SSC	-	3812038	IONE	Unprocessed	Animals - Birds - Icteridae - Icteria virens
Animals - Insects	<a href="#">Desmocerus californicus dimorphus</a>	valley elderberry longhorn beetle	IICOL48011	Threatened	None	-	-	3812038	IONE	Mapped	Animals - Insects - Cerambycidae - Desmocerus californicus dimorphus
Animals - Reptiles	<a href="#">Emys marmorata</a>	western pond turtle	ARACF02030	None	None	SSC	-	3812038	IONE	Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	<a href="#">Phrynosoma blainvillii</a>	coast horned lizard	ARACF12100	None	None	SSC	-	3812038	IONE	Unprocessed	Animals - Reptiles - Phrynosomatidae - Phrynosoma blainvillii
Community - Terrestrial	<a href="#">Ione Chaparral</a>	Ione Chaparral	CTT37D00CA	None	None	-	-	3812038	IONE	Mapped	Community - Terrestrial - Ione Chaparral
Plants - Vascular	<a href="#">Eryngium pinnatisectum</a>	Tuolumne button-celery	PDAP10Z0P0	None	None	-	1B.2	3812038	IONE	Mapped	Plants - Vascular - Apiaceae - Eryngium pinnatisectum
Plants - Vascular	<a href="#">Crocianthemum suffrutescens</a>	Bisbee Peak rush-rose	PDCIS020F0	None	None	-	3.2	3812038	IONE	Mapped	Plants - Vascular - Cistaceae - Crocianthemum suffrutescens
Plants - Vascular	<a href="#">Arctostaphylos myrtifolia</a>	lone manzanita	PDERI04240	Threatened	None	-	1B.2	3812038	IONE	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos myrtifolia
Plants - Vascular	<a href="#">Erythranthe marmorata</a>	Stanislaus monkeyflower	PDPHR01130	None	None	-	1B.1	3812038	IONE	Mapped	Plants - Vascular - Phrymaceae - Erythranthe marmorata
Plants - Vascular	<a href="#">Navarretia myersii ssp. myersii</a>	pincushion navarretia	PDPLM0C0X1	None	None	-	1B.1	3812038	IONE	Mapped	Plants - Vascular - Polemoniaceae - Navarretia myersii ssp. myersii
Plants - Vascular	<a href="#">Eriogonum apricum var. apricum</a>	lone buckwheat	PDPGN080F1	Endangered	Endangered	-	1B.1	3812038	IONE	Mapped	Plants - Vascular - Polygonaceae - Eriogonum apricum var. apricum
Plants - Vascular	<a href="#">Horkelia parryi</a>	Parry's horkelia	PDROS0W0C0	None	None	-	1B.2	3812038	IONE	Mapped	Plants - Vascular - Rosaceae - Horkelia parryi
Plants - Vascular	<a href="#">Jepsonia heterandra</a>	foothill jepsonia	PDSAX0J010	None	None	-	4.3	3812038	IONE	Unprocessed	Plants - Vascular - Saxifragaceae - Jepsonia heterandra



Figure 4d: USFW Wetlands Mapper (IPAC database)



**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.
- BIO-5 Wetland and Riparian Habitat-** Complete avoidance of wetlands is conservatively recommended to ensure compliance with wetland laws. Site development shall implement erosion control plans, and best management practices (BMPs) that prevent the discharge of sediment into nearby drainage 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. No ground disturbing or other construction activities shall occur within this buffer until the County and CDFW approved biologist has confirmed that there is no unmitigated impact to existing riparian or wetland habit.

**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, 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.

As there is no ground-disturbing activity proposed through this project, there was no requirement of a Cultural Resources Study. Proposed mitigations **CULTR-1** and **CULTR-2** are included and will require additional study to be performed in the case that this use requires any ground-disturbing activity. There is **a less than significant impact with mitigations incorporated** to cultural resources.



### Mitigation Measures

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

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

Determine if an investigation of cause of death is required;

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

**Source:** Amador County Planning Department, Amador County General Plan Environmental Impact Report, Amador County Implementation Plan 2016, California Health and Safety Code, California Native American Heritage Commission (NAHC), CA Office of Historic Preservation, 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:**

- A. 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. 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 34.9 acres of Inks loam and Rock land with 3-45 % slopes and 4.1 acres of Pardee cobbly loam, 3-31 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 new structures proposed through this project, it is unlikely that even if expansive soils are found at the project site, that there would be impacts detrimental to the project, property, or current uses. There is **no impact**
- E. Soil conditions within the project 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. **Mitigation Measure UTL-1** requires review and approval of the existing wastewater treatment system utilized by this project. There is a **less than significant impact with mitigation incorporated**.
- F. The proposed project and would not destroy or greatly impact any known unique geological site or feature. The project site is agriculturally developed and this project does not propose additional uses or development inconsistent with current uses of the project. There is a **less than significant impact**.

**Mitigation Measure:**

**GEO-1 SEWAGE DISPOSAL:** Retain the services of a qualified professional (a registered professional engineer, registered environmental health specialist, or licensed engineering geologist experienced in on-site sewage disposal system design) to review the existing on-site wastewater treatment system that is to serve the project. This qualified professional shall evaluate existing and proposed wastewater flows and assess the current condition of the system. He or she shall then either: 1) Certify that the existing onsite wastewater treatment system may be expected to provide acceptable service for the proposed use, or 2) specify any modification, expansion, replacement or treatment that would be needed for such certification to be possible.





Figure 7a: Soil Map Unit Legend

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
IrE	Inks loam and Rock land, 3 to 45 percent slopes	34.9	89.5%
PaD	Pardee cobbly loam, 3 to 31 percent slopes	4.1	10.5%
<b>Totals for Area of Interest</b>		<b>38.9</b>	<b>100.0%</b>

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

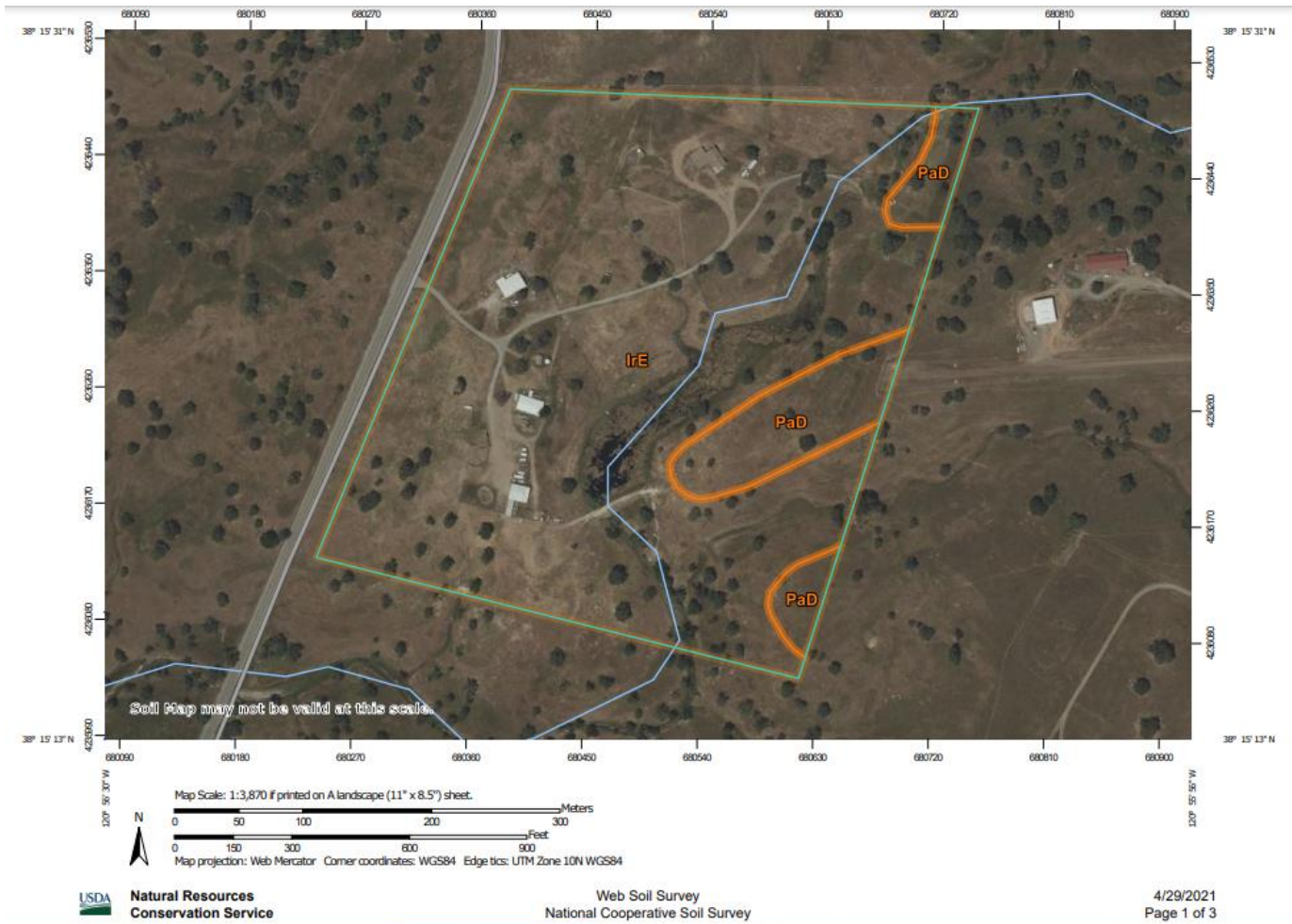
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

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

**Discussion/Conclusion/Mitigation:**

- A. Hazardous Materials Transport and Handling: The project does not significantly increase risk to the public or the environment through the routine transport, use, or disposal of hazardous materials. There is a **less than significant impact**.
- B. Hazardous Materials Upset and Release: Potential impacts of hazardous material handling, transport, or release through this project is mitigated by oversight of the Amador County Environmental Health department pursuant to state law. There is a **less than significant impact**.



- C. The nearest public schools are located within the City of Ione 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 no potential hazardous materials within the project area or near vicinity (1 mile radius) therefore there is a **less than significant impact**.

The project does not propose any significant changes in use, intensity, or major construction, therefore there is a **less than significant impact** regarding hazardous materials on site.

- E. The nearest public use airport to the project site is the Westover Field Airport located in Martell, located approximately 10 miles away. The proposed project is located outside the safety compatibility zones for the area airports, and due to the significant distance from the project site, there is **no impact** to people working on the project site.
- F. The nearest private airport to the project site is Eagle's Nest Airport, located 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 Camanche Rd., a county-maintained minor collector.. Amador County has an adopted Local Hazard Mitigation Plan (LHMP), updated in January of 2014. The proposed project does not include any actions that physically interfere with any emergency response or emergency evacuation plans. There is **no impact**.

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



**Chapter 10. HYDROLOGY AND WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input 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"/>

**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 a **less than significant impact with mitigations incorporated**.
- 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 UTL-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.

**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 occupied by a dwelling, and agricultural buildings. Current uses are residential and agricultural (cattle breeding/raising). The proposed project would not divide an established community and is consistent with the General Plan designation of AG, Agricultural General. This project does not propose an increase in density. There is **no impact**.
- B The project is the expansion of current agricultural uses to include a cut-and-wrap facility for personal use and the ability to extend these meat processing services to other wholesalers. These uses are consistent with the provisions of County Code Chapter 19.24.040 Use Regulations within the A Zoning District as well as the requirements of the Amador County General Plan (2016) for AG designated parcels. 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. 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 the Sacramento quadrangle, CA 1:250,000 (1981)

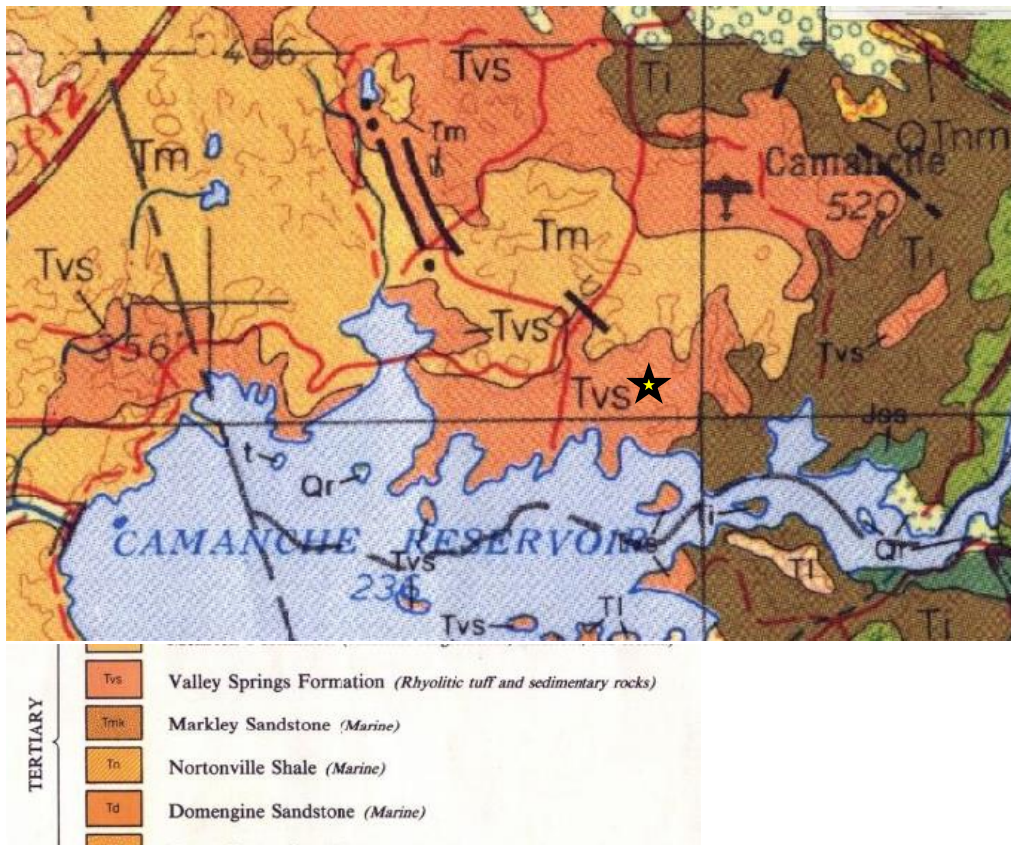
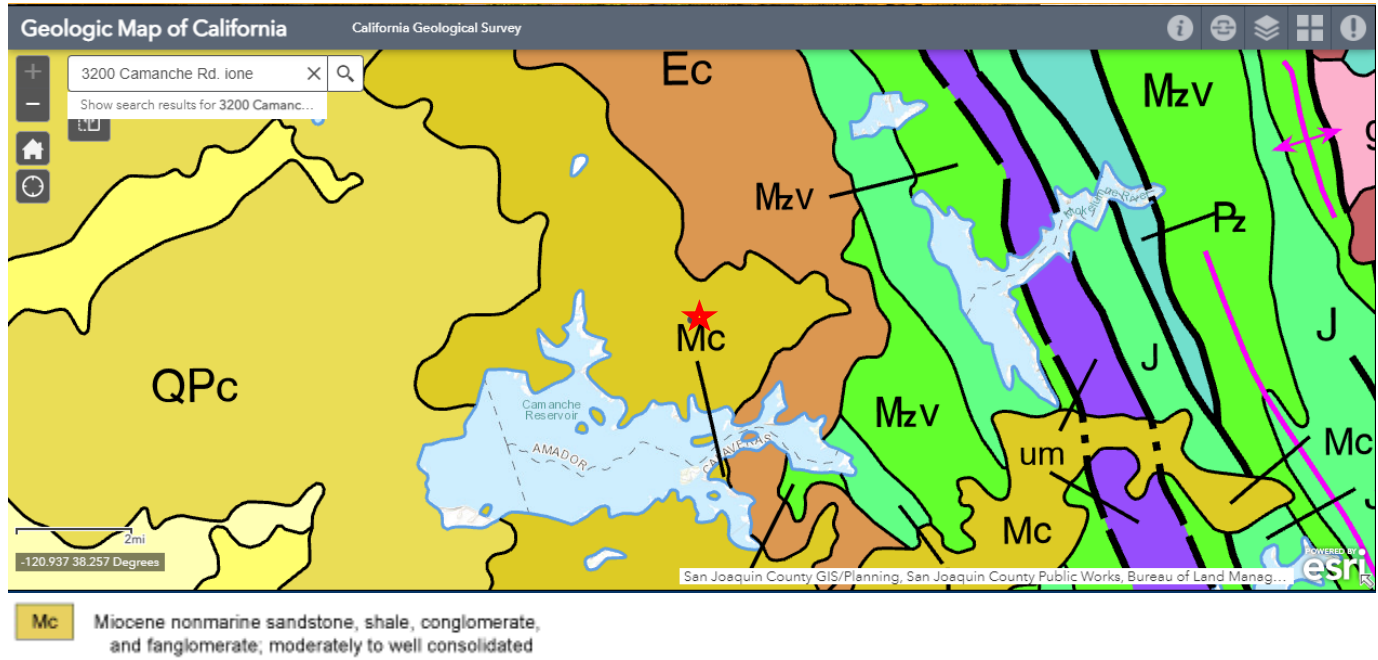




Figure 12a: CGS Geologic Map of California (CGS- webportal)



**Source:** Amador County Planning Department, California Geological Survey (<https://maps.conservation.ca.gov/cgs/gmc/>); Wagner, D.L., Jennings, C.W., Bedrossian, T.L., and Bortugno, E.J.; Geologic map of the Sacramento quadrangle, California, 1:250,000: [California Division of Mines and Geology](#), Geologic Map 1A; 1981.



**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 project 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 Public and private airports would not be impacted by this project. **No impact** would result.

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



**Chapter 14. POPULATION AND HOUSING**

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

**Discussion/Conclusion/Mitigation:**

- A The project would not increase the developmental density allowed on the affected property as the General Plan designation of AG, Agricultural General, has density limit of 40 acres minimum lot size and there is no proposed increase in development density. Proposed uses are consistent with the existing residential and agricultural uses. The proposed project would not result in significant increase in traffic to the property and there is no housing displaced through this project. There is **no impact**.
- B & C The existing uses of the property would not be negatively affected in any measurable way and no resident housing stock would be depleted through this project. There is **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 88 located north of the project site. As these various agencies all provide various police and emergency services, this project would not result in the provision of or need for new or physically altered sheriff or police protection facilities. There is a **less than significant impact** to police protection services.

C&D This project does not include any construction of additional residential units. Because the demand for schools, parks, and other public facilities is driven by population, the proposed project would not increase demand for those services at this time as the property is not going to experience any change in zoning or general plan designation. As such, the proposed project would result in **no impact** on these public services.

E There is no physical change or additional inconsistent uses proposed, therefore would not be significant additional pressure on other solid waste processing/transfer facilities. There is a **less than significant impact**.

**Mitigation Measure**

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

**Sources:** Amador County Planning Department.



**Chapter 16. RECREATION**

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

**Discussion/Conclusion/Mitigation:**

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

**Source:** Amador County Planning Department.



**Chapter 17. TRANSPORTATION / TRAFFIC**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Camanche Rd. is currently is utilized for access to the existing residence and is sufficient for the proposed additional uses through the utilization of the existing primary access encroachment issued by Amador County 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** The property must maintain a primary access onto a County road and obtain all necessary encroachment permits (Chapter 12.10) and grading permits (Chapter 15.40) required for the proposed uses, as regulated by the Amador County Department of Transportation and Public Works (**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. Any identified cultural resources or potentially significant resources would be preserved and avoided by future development 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, 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have sufficient water supplies available to serve the project from existing entitlements and resources (for the reasonably foreseeable future during normal, dry, or multiple dry years), or are new or expanded entitlements needed?	<input type="checkbox"/>	<input 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 statues 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 project proposes additional uses (cut-and-wrap facility and services) which are dependent on the provision of services support additional uses, 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 property proposed 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, **a less than significant 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 and UTL-2** require 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 Wastewater Systems:** Applicant retain the services of a qualified professional (a registered professional engineer, registered environmental health specialist, or licensed engineering geologist experienced in on-site sewage disposal system design) to review the existing on-site wastewater treatment system that is to serve the project. This qualified professional shall evaluate existing and proposed wastewater flows and assess the current condition of the system. He or she shall then either: 1) Certify that the existing onsite wastewater treatment system may be expected to provide acceptable service for the proposed use, or 2) specify any modification, expansion, replacement or treatment that would be needed for such certification to be possible. **THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.**
- UTL-2 Well Water Quality:** The water well that is to serve the project shall be sampled for total coliforms and E. coli, as well as nitrate and nitrite. The results shall be generated by an accredited laboratory and provided in writing to the Amador County Environmental Health Department. Test results must demonstrate that the water produced is absent for total coliform and E. coli, and does not exceed the nitrate and nitrite primary maximum contaminant levels listed in California Code of Regulations, Title 22, Table 64431-A.
- UTL-3 Well Service/Water Supply:** In accordance with Section 14.06.055 of Amador County Code, the well that is to serve the project shall be evaluated by a registered professional engineer, who is to submit an evaluation for review and approval by the Environmental Health Department. This evaluation shall describe estimated water demand and whether or not the water well may be expected to serve the proposed use. If needed, the engineer shall propose storage or other design features that must be implemented to ensure an adequate water supply.

**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 Fire Risk Zone 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 2 miles from the Ione Fire Station as well as less than a mile from the Camanche and Jackson Valley stations, and therefore will not require any increased fire protection due to this project. There is **no impact**.

**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:

- AGR-1** Project applicant shall adhere to requirements established by CA Dept of Food and Agriculture and Amador County Environmental Health regarding agricultural slaughter and meat processing operations.
- 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.
- BIO-5** Any ground-disturbing activity is proposed, a qualified biologist and CDFW will be required to verify that there will be no unmitigated impacts to Riparian or Wetland habitats and species.



- CULTR-1** Historic/Cultural Resources, if found, shall be protected consistent with General Plan Mitigation Measures 4.5-1 and 4.5-2;
- CULTR-2** Human Remains, if discovered, shall be protected consistent with General Plan Mitigation Measure 4.5-3.
- GEO-1** Prior to recordation of any final map, the subdivider shall demonstrate compliance with Amador County Code Sections 14.12.130 regarding sewage disposal.
- 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.
- 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.
- TRA-1** Project applicant 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.
- UTL-2** Applicant must verify sufficient water and well service and quality requirements as determined by Amador County Environmental Health Department, prior to final map recordation.
- UTL-3** Registered professional engineer shall verify sufficient well service with the 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 to expand existing agricultural uses to include the development of a producer-level cut-and-wrap facility to process meat on site and to offer the facilities and services to other wholesalers. This does not propose to bring additional consumers onto the property or expand current uses to retail sales. Though the project does increase the scope of allowed activities, uses are consistent with that evaluated with 2016 General Plan and the existing General Plan Designation of AG, Agricultural General (40 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 proposed uses. 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; 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. 4<sup>th</sup> 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4<sup>th</sup> at 1109; *San Franciscans Upholding the Downtown Plan v. city and County of San Francisco* (2002) 102 Cal. App. 4<sup>th</sup> 656.



- |   |                      |
|---|----------------------|
| 1. Notice of Intent (NOI).  | Initial<br><u>RB</u> |
| 2. GIS List. <u>300</u> ft. Plus _____<br>(Distance) (Special Instructions: e.g. to end of access road)         | <u>RB</u>            |
| 3. Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or<br>a. "SPECIAL INSTRUCTIONS." | <u>RB</u>            |
| 4. Project Applicant and Representative(s), if applicable.  | <u>RB</u>            |
| 5. Checked Project file cover for agency distribution.  | <u>RB</u>            |
| 6. Checked inside file for special requests for notification.   | <u>RB</u>            |
| 7. Checked old notification list for additional notification.   | <u>RB</u>            |
| 8. Other – Specify:<br>_____<br>_____<br>_____  |                      |

**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 UP-21; 2-2 Big Horse & Little Cattle CO. by placing copies in 8 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 April 19, 2021 at Jackson, California.

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

Executed at Jackson, California on April 19, 2021

Signed 

Witness 



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

### NOTICE OF PUBLIC HEARING

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

**PROJECT DESCRIPTION:** Request for Use Permit (UP-21;2-2) for a commercial meat cut-and-wrap facility and meat processing services. These proposed uses are allowed with a Use Permit, consistent with the ±41.37-acre property's A, Agricultural Zoning and AG, Agricultural General, General Plan Designation. The facility will be housed in an existing agricultural building, with up to ten customers per day (±150 monthly), with hours Monday-Friday, 9:00am-5:00pm. (APN: 003-420-077).

**PROPERTY OWNER/APPLICANT:** Big Horse & Little Cattle Co. (Representative: Ray Stacey)

**SUPERVISORIAL DISTRICT:** 2

**LOCATION:** 3200 Camanche Rd., Ione, CA 95640

**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 **May 11, 2021** at **7:00 p.m.** or as soon thereafter as can be heard. Anyone having comments on the project may attend and be heard.

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

+1 669 900 6833 US

+1 346 248 7799 US

+1 301 715 8592 US

+1 312 626 6799 US

+1 929 205 6099 US

+1 253 215 8782 US

**Meeting ID: 537 512 8983**

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

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

The Chairperson will invite the public to comment via phone/online. Public comment will also be accepted by email at [planning@amadorgov.org](mailto: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](http://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](mailto: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: April 19 2021

**SUBJECT PARCEL(S) HIGHLIGHTED BELOW**



SUNDEAN FOUNDATION  
NELSON MICHAEL  
35 PENNY LN STE 6  
WATSONVILLE, CA 95076

STACEY RAY W TRUST  
3200 CAMANCHE RD  
IONE, CA 95640

MEINTZ CHARLES D & ADAMS ANN R  
PO BOX 1642  
JACKSON, CA 95642

WHITSON JACKIE LEON & BETTY JEAN  
4777 CAMANCHE PKWY N  
IONE, CA 95640

CHAPMAN JACK D II & KATHERINE  
3000 CAMANCHE RD  
IONE, CA 95640

VARGAS JUVENTINO MEZA & TAMMY  
MEZA  
3750 CAMANCHE RD  
IONE, CA 95640

ZEHRING ADAM UGO & ZEHRING  
CHRISTINA ROBIN  
3400 CAMANCHE RD  
IONE, CA 95640

HOLMES NATHAN & COLETTE  
PO BOX 1104  
IONE, CA 95640

**Michelle Opalenik** <mopalenik@amadorgov.org>  
To: Planning Department <planning@amadorgov.org>

Fri, Mar 5, 2021 at 8:20 AM

Have Scott Oneto (UCCE) and Eric Mayberry been formally notified of this project for comment input? Thank you!

Michelle  
[Quoted text hidden]

--

*Michelle Opalenik*

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

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 **Tac Referral Packet UP-21;2-2.pdf**  
3922K

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**Amador County Planning Department** <planning@amadorgov.org>  
Bcc: Scott Oneto <soneto@amadorgov.org>, Eric Mayberry <emayberry@amadorgov.org>

Fri, Mar 5, 2021 at 8:26 AM

Greetings,

Please see attached submittal of Use Permit Application UP-21;2-2 Big Horse & Little Cattle Co. for a commercial meat cut-and-wrap facility, and on-site retail sales to be reviewed for completeness on **Thursday, March 17, 2021 at 3:00 PM** by the Technical Advisory Committee, in the Board of Supervisors Chambers in the Amador County Administration Center, located at 810 Court St., Jackson, CA 95642.

[Quoted text hidden]

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 **Tac Referral Packet UP-21;2-2.pdf**  
3922K

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**Amador County Planning Department** <planning@amadorgov.org>  
To: Michelle Opalenik <mopalenik@amadorgov.org>

Fri, Mar 5, 2021 at 8:26 AM

Ooh I didn't include them. I just forwarded the initial TAC referral to them. Thank you!

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

[Quoted text hidden]

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**Michelle Opalenik** <mopalenik@amadorgov.org>  
To: Amador County Planning Department <planning@amadorgov.org>

Fri, Mar 5, 2021 at 8:31 AM

Awesome! Thanks!  
[Quoted text hidden]

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**Eric Mayberry** <emayberry@amadorgov.org>  
To: Amador County Planning Department <planning@amadorgov.org>

Fri, Mar 5, 2021 at 10:25 AM

Thank you for the heads up Krista.

If there any information you require from the Ag department let us know.

Eric Mayberry

[Quoted text hidden]

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**Eric Mayberry**

Amador County

Agricultural Commissioner & Sealer

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**AFPD Headquarters** <afpdhdq@amadorgov.org>

Fri, Mar 5, 2021 at 3:32 PM

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

CFD Applies

Nicole Cook

Amador Fire Protection District

[810 Court Street](#)

[Jackson, CA 95642](#)

209-223-6391-phone

209-223-6646-fax

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



Krista Ruesel <kruesel@amadorgov.org>

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## AMA SR 104, PM R4.693, UP-21; 2-2 Big Horse & Little Cattle Company

2 messages

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**Bauldry, Paul@DOT** <paul.bauldry@dot.ca.gov>  
To: Krista Ruesel <kruesel@amadorgov.org>  
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Mon, Mar 8, 2021 at 7:28 PM

Ms. Ruesel,

Subject: AMA SR 104, PM R4.693, UP-21; 2-2 Big Horse & Little Cattle Company

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on a Use Permit application (UP-21;2-2). The applicant is requesting to develop a commercial meat cut-and-wrap facility and on-site retail sales of agricultural meat products. The proposed land use is allowed under this Use Permit and is consistent with the 41.37-acre property zoning code Agriculture (A) and Agriculture General (AG) under the General Plan Designation.

The property is located at [3200 Camanche Road, Ione, CA 95640](#). Access to the property (Assessor Parcel Number 003-420-077) is located approximately 7.7 miles southwest of State Route (SR) 88 and Liberty Road.

Based on the project description, Caltrans at this time has No Comments.

Lastly, if any project construction activities encroach into Caltrans Right of Way (ROW), the project proponent must submit an application for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. Appropriate California Environmental Quality Act (CEQA) studies must be submitted with this application. These studies will include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans ROW at the project site(s). For more information, please visit the Caltrans Website: <https://dot.ca.gov/programs/traffic-operations/ep/applications>

Kind regards,

**Paul Bauldry**

Caltrans District 10

Office of Rural Planning

Division of Planning, Local Assistance, and Environmental

1976 E. Dr. Martin Luther King Jr Blvd.

[Stockton CA 95205](#)

Telework: 209.670.9488

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**Krista Ruesel** <[kruesel@amadorgov.org](mailto:kruesel@amadorgov.org)>  
To: "Bauldry, Paul@DOT" <[paul.bauldry@dot.ca.gov](mailto:paul.bauldry@dot.ca.gov)>

Tue, Mar 9, 2021 at 1:51 PM

Received, thank you. Your comments will be added to the project record.

**Krista Ruesel**  
Planner|Amador County Planning Department  
(209)223-6803|[kruesel@amadorgov.org](mailto:kruesel@amadorgov.org)

[Quoted text hidden]

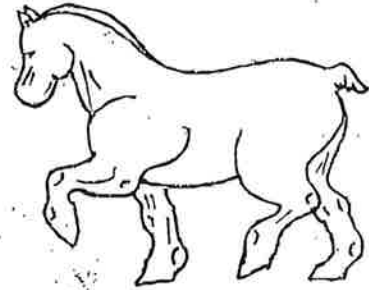
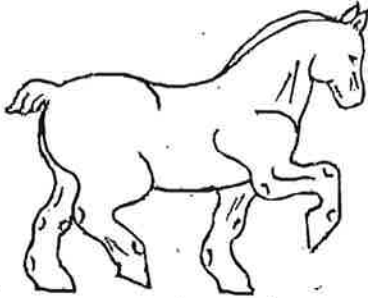


# Big Horse Ranch

A Family United In Quality And Service

3200 Camanche Road  
Ione, CA 95640-9687

Phone: 209-274-0495 Fax: 209-274-0496



To: Amador Co Planning Dept.

Fax #: 209-223-6254 Date: March 23, 2021

C/O Krista Ruesel, Planner

Please include this letter of information  
in my file, requesting a cut & wrap  
operation be permitted on my ranch

Sincerely

Ray Stacey

All fees Paid Feb. 20, 2021

Check # 5529 \$ 2,034.<sup>00</sup>

AMADOR COUNTY TECHNICAL ADVISORY COMMITTEE  
810 Court Street, Jackson, CA 95642  
(209) 223-6380

AGENDA

**DATE:** ~~Thursday~~, *Wed*, March 17, 2021  
**PLACE:** Board of Supervisors' Chambers  
810 Court St, 1st Floor, East Wing  
Jackson, California 95642  
**TIME:** 3:00 p.m.

DUE TO THE GOVERNOR'S EXECUTIVE ORDER N-25-20, THE AMADOR COUNTY TECHNICAL ADVISORY COMMITTEE WILL BE CONDUCTING ITS MEETING VIA TELECONFERENCE. WHILE THIS MEETING WILL STILL BE CONDUCTED IN-PERSON AT 810 COURT STREET, **WE STRONGLY ENCOURAGE THE PUBLIC TO PARTICIPATE FROM HOME** BY CALLING IN USING ANY OF THE FOLLOWING NUMBERS:  
1-669-900-8833; 1-346-248-7799; 1-301-715-8582;  
1-312-626-6799; 1-929-206-6099; 1-253-215-8782  
**Meeting ID: 537 612 8983**  
YOU MAY ALSO VIEW AND PARTICIPATE IN THE MEETING USING THIS LINK:  
<https://us02web.zoom.us/j/5375128983>  
The Chairman will call the meeting to order and after TAC input, will invite the public to comment via phone/online to receive public comment. Public comment will also be accepted by email at [planning@amadorgov.org](mailto:planning@amadorgov.org). All emails must be received prior to the start of the meeting.  
In compliance with the Americans with Disabilities Act, if you are a person with a disability and need a disability-related modification or accommodation to participate in this meeting, please contact the Planning Department at (209) 223-6380 or by e-mail to [planning@amadorgov.org](mailto:planning@amadorgov.org). Requests must be made as early as possible and at least two business days before the start of the meeting.  
**FIRST TIME ZOOM USERS:** <https://support.zoom.us/hc/en-us/articles/206175806>

*Off-agenda items must be approved by the Technical Advisory Committee pursuant to Section 54954.2(b) of the Government Code.*

- A. Correspondence.
- B. Public matters and persons wishing to address the Committee regarding non-agenda items.
- C. Agenda items:

**Item 1 - Use Permit Application UP-21;2-2 requesting a commercial meat cut-and-wrap facility and on-site retail sales of agricultural products. These proposed uses are allowed with a Use Permit, consistent with the ±41.37-acre property's A, Agriculture Zoning and AG, Agricultural General, General Plan Designation. The facility will be housed in an existing agricultural building, with up to ten customers per day (±150 monthly), with hours Monday-Friday, 9:00am-8:00pm. (APN: 003-420-077)**

**Applicant:** Big Horse & Little Cattle Co., Ray Stacey, Property Owner  
**Supervisory District:** 2  
**Location:** 3200 Camanche Rd., Lane, CA 95640

TAC will review the project for completeness.

**BIG HORSE RANCH AND LITTLE CATTLE COMPANY**

3200 Camanche Road

Ione, CA 95640-9687

Telephone 209-274-0495, FAX 209-274-0496

March 22, 2021

TO: Amador County  
Technical Advisory Committee

ATTN: Krista Ruesel:  
Planning Department

This letter is submitted to document a March 17, 2021 hearing by the Amador County Planning Department for my proposed ranch "Cut and Wrap" facility to service a red meat rose veal business that is in operation at this time.

The hearing was to be a conference by "telephone" with several county department members, my mentor from California Department of Food and Ag and myself in attendance to review the project and discuss any details that might arise from a State operation in Amador County.

Due to technical difficulties none of us who participated by telephone could comment or reply to any of the questions asked by various county officials. This was a great disappointment to me, as I was hoping to have input from both State and County officials to establish a positive action plan for all our benefit.

Please do not interpret the results of this event as a lack of concern on my part. I need this "in house operation" to stay in business. I feel this type of venture will be an asset to Amador County small ranchers and growers who make up a better part of our county.

Sincerely,

*R. W. Stacey*  
Ray Stacey  
Big Horse Ranch

CC: California Department of Food and AG  
David Schurr, telephone 916-900-5065  
davidschurr@cdfa.ca.gov



Krista Ruesel <kruesel@amadorgov.org>

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## Ray Stacey Conditions

2 messages

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Michelle Opalenik <mopalenik@amadorgov.org>

Sun, May 2, 2021 at 11:46 AM

To: Krista Ruesel <kruesel@amadorgov.org>, Ruslan Bratan <rbratan@amadorgov.org>

### FOUR PROPOSED EH CONDITIONS

#### Stacey Big Horse Ranch

1. Retain the services of a qualified professional (a registered professional engineer, registered environmental health specialist, or licensed engineering geologist experienced in on-site sewage disposal system design) to review the existing on-site wastewater treatment system that is to serve the project. This qualified professional shall evaluate existing and proposed wastewater flows and assess the current condition of the system. He or she shall then either: 1) Certify that the existing onsite wastewater treatment system may be expected to provide acceptable service for the proposed use, or 2) specify any modification, expansion, replacement or treatment that would be needed for such certification to be possible. THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

2. The water well that is to serve the project shall be sampled for total coliforms and E. coli, as well as nitrate and nitrite. The results shall be generated by an accredited laboratory and provided in writing to the Amador County Environmental Health Department. Test results must demonstrate that the water produced is absent for total coliform and E. coli, and does not exceed the nitrate and nitrite primary maximum contaminant levels listed in California Code of Regulations, Title 22, Table 64431-A. THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

3. In accordance with Section 14.06.055 of Amador County Code, the well that is to serve the project shall be evaluated by a registered professional engineer, who is to submit an evaluation for review and approval by the Environmental Health Department. This evaluation shall describe estimated water demand and whether or not the water well may be expected to serve the proposed use. If needed, the engineer shall propose storage or other design features that must be implemented to ensure an adequate water supply. THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

4. The Applicant is to submit to the Amador County Environmental Health Department written documentation that all California Department of Food and Agriculture requirements for the proposed custom slaughtering operation and proposed custom meat processing operation have been satisfied. THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

I concur with Roseanne Chamberlain's suggestion to add an annotation to the staff report that there is uncertainty about ground water supply, but it cannot be reasonably foreseen what limitations might occur in this area as a result of the Sustainable Groundwater Management Act (SGMA).

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*Michelle Opalenik*

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Mon, May 3, 2021 at 8:45 AM

Received, thank you.

I will add them to the draft under the g:drive/planning/secured CEQA folder. Let me know if you have any other comments.

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