

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

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**ITEM 2**      **Tentative Parcel Map No. 2879, proposing the division of 174.4 acres into 4 parcels (35.0, 29.7, 25.11, and 20.19 acres) with a 64.4-acre remainder. The project includes a General Plan Amendment (GPA-20;12-1) from the AG, Agricultural-General (40-acre) land use designation to the AT, Agricultural-Transition (5- to 20-acre) land use designation, and a Zone Change (ZC-20;12-1) that would remove and replace the current zoning of R1A-B5, Single-family Residential and Agricultural with No Further Divisions combining district. The General Plan Amendment and Zone Change would apply to 139.4 acres of the project. (APN: 040-030-059)**

**Applicant:** Luke R. Glavenich Revocable Living Trust-2006 (Michael Glavenich, trustee)

**Supervisory District:** 4

**Location:** South of Shake Ridge Rd. and north of Sutter Creek Rd, immediately east of the Sutter Creek city limits and approximately 1000 feet northeast from the intersection of Shake Ridge Rd. and Golden Hills Dr.

- A. Total project acreage Involved:** ±174 acres
- B. General Plan Designations:** AG (Agricultural General, 40-acre minimum) and AT (Agricultural Transition, 5 to 20-acre minimum), proposed to be changed to AT for the entire project.
- C. Zoning Districts:** R1A (Single Family Residential and Agriculture), R1A-B5 (Single-family Residential and Agriculture with B5 Combining District, no further division), RE-5 (Residential Estates, 5-acre minimum), proposed to be changed to R1A-B5 (139.4 acres) and RE-5 (35 acres).
- D. Description:** This project is a proposed division of one legal parcel into four parcels and a remainder. Existing zoning of RE for ±30 acres, R1A for ±15 acres, and R1A-B5 for approximately 130 acres was established by Amador County Ordinance No. 1324 following the approval of the Tentative Subdivision Map for the Baliol Ridge Subdivision. The final map for Baliol Ridge was never recorded; however, the zoning was approved by the Amador County Board of Supervisors in 1993, resulting in a single parcel with three distinct zonings and split General Plan designations. ±30 acres of RE have AT General Plan Designation, ±130 acres are zoned R1A B5 with AG General Plan Designation, and ±15 acres are R1A zoned with AG General Plan Designation. This project would require the R1A-B5 zoning be removed in order to approve the proposed map, then the resulting parcels would require zone changes and have general plan amendments to result in Proposed parcel 1 (±35 acres) of RE-5 zoning, Proposed Parcels 2, 3, 4, and the Remainder being zoned R1A-B5, and a unilateral change to AT General Plan Designation for all resulting parcels. This project's maximum allowable density at complete build-out would result in two more parcels than currently allowed by the split AG and AT General Plan designations.
- E. Prior Committee Review:** This project was reviewed by the Amador County Technical Advisory Committee (TAC) on **April 24, 2020, December 16, 2020, and March 11, 2021**, determined complete on the latter date. On **April 7, 2021** TAC completed the CEQA Initial Study and recommended approval of a Mitigated Negative Declaration (MND) as the appropriate document, subject to the included Conditions of Approval. TAC found no technical objections to the Planning Commission approving the project and MND subject to the findings, conditions, and mitigation measures included in the staff report.

**G. Planning Commission Action:** Following the public hearing, the Planning Commission must determine the adequacy of the environmental document for the project, a proposed Mitigated Negative Declaration. The Planning Commission may then approve or deny Tentative Parcel Map 2879 along with the required findings, including those required by County Code Sections 19.050-010 (Standards and findings for discretionary projects of five or more units or five or more lots in the high and very high fire hazard severity zones), 19.050.020 (Required findings for discretionary approvals in the Agricultural-General general plan land use classification), and 19.050-030 (Required findings for discretionary approvals in the Agricultural-Transition general plan land use classification). Upon approval or denial of TPM 2879, the Planning Commission must also include a recommendation to the Board of Supervisors to approve or deny the requested Zone Change and General Plan Amendments. Approval of the Tentative Parcel Map should include conditions that no final maps be recorded unless and until the Board of Supervisors approve the requested Zone Change and General Plan Amendment.

**H. Recommended Findings:** If the Planning Commission recommends approval of this project, the following findings are recommended for adoption:

1. Given that Section 66474 of the California Subdivision Map Act requires a County to deny approval of a tentative map if it makes any of the following findings:
  - a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
  - b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
  - c. That the site is not physically suitable for the type of development.
  - d. That the site is not physically suitable for the proposed density of development.
  - e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
  - f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
  - g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.
  
2. The above Findings (a) through (g) do not apply to Tentative Parcel Map 2879 in that:
  - a. The proposed map is consistent with the Amador County General Plan.
  - b. There are no proposed improvements of the proposed subdivision inconsistent with the General Plan and Amador County development standards.
  - c. The site is physically suitable for residential development and is compatible with surrounding agricultural and residential uses.
  - d. The site is appropriate for the specified density of development as provided in the Amador County General Plan.
  - e. The CEQA Initial Study for Tentative Parcel Map 2879 determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval – see attached conditions/mitigation measures.
  - f. The CEQA Initial Study prepared for Tentative Parcel Map 2879 determined that no potentially serious health impacts were identified from the project.
  - g. No conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivision have been identified

- i. The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any application regulations adopted by the State Board of Forestry and Fire protections pursuant to Sections 4290 and 4291 of the Public Resources Code.
  - j. Structural fire protection and suppression services will be available for the subdivision through any of the following entities:
    - i. A county, city, special district, political subdivision of the state, or other entity organized solely to provide fire protection services that it monitored and funded by a county or other public entity; or
    - ii. The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.
  - k. To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.
3. The project, as proposed, is consistent with the Amador County General Plan and Zoning District at this location, the site is physically suitable for the type and density of the development proposed; the tentative map does not conflict with any easements of record acquired by the public at large, and the approval of this Tentative Map by the Planning Commission is sanctioned by County code Title 17 for Divisions of Land and that the establishment, maintenance or operation of the project 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 with the implementation of the proposed Conditions of Approval and Mitigation Measures.
4. 19.50.010 Standards and findings for discretionary projects of five or more units or five or more lots in the high and very high fire hazard severity zones.

Approval of residential discretionary projects of five or more units or five or more lots proposed in zones of high and very high fire hazard severity, as defined and mapped by Cal Fire, is subject to the county making all of the following findings concurrent with project approval:

- A. On balance, the economic, legal, social, technological, and other benefits, including regional or statewide benefits, outweigh any increased risk of wildland fire to public health and safety.
- B. Fire-related impacts will be mitigated to the extent feasible.
- C. Fuel breaks and funding for their maintenance will be included to protect homes and wildlands if requested by local fire authorities, including Cal Fire.
- D. Water or other fire suppression resources will be provided on site for structure fire suppression if requested by local fire authorities.
- E. The development meets the following minimum quality of life standards related to wildland fire response and evacuation:
  - 1. The project is served by an existing fire station capable of providing an average fire response time of no more than fifteen minutes or will be served by a new fire station equipped and staffed for comparable response, as defined by local fire officials.
  - 2. Roads serving the project meet applicable county and state standards to handle evacuation needs and emergency response in case of wildland fire.
  - 3. Building design, location, materials, and landscaping meet or exceed the following standards, subject to approval by local fire authorities:
    - a. Structures will be located to allow fire engine access.

- b. Landscaping conforms to state defensible space standards.
  - c. Buildings will be isolated from unmanaged, flammable natural vegetation by hardscapes or regularly maintained, modified fuel zones.
  - d. Buildings are designed to minimize the risk of structure fire from wind-blown, wildland fire embers.
  - e. Building materials will meet or exceed state standards for fire resistance.
  - f. Homes and community buildings will be equipped with automatic fire sprinklers or other equally protective fire suppression measures as allowed by state law. (Ord. 1777 §2 (part), 2018).
5. 19.50.020 Required findings for discretionary approvals in the Agricultural-General general plan land use classification.

Approval of any discretionary action that divides a parcel, increases the legal parcel density or intensity, or requires approving a discretionary use permit in the Agricultural-General (AG) land use classification is subject to the county making all of the following findings concurrent with project approval:

- A. Feasible measures will be implemented to mitigate the project's significant adverse impacts, if any, on adjoining or nearby agricultural lands and operations.
  - B. The county action does not induce conversion of adjoining and/or nearby agricultural lands to other uses by extending public water supply, public wastewater treatment, or public roads to the project, or alternatively, the county action has specific measurable public benefits that outweigh the conversion of agricultural lands to other uses by the extension of the public water supply, public wastewater treatment, or public roads to the project. (Ord. 1777 §2 (part), 2018).
6. 19.50.030 Required findings for discretionary approvals in the Agricultural-Transition general plan land use classification.

Approval of any discretionary action that divides a parcel or increases the legal parcel density or intensity, or requires approving a discretionary use permit in the Agricultural-Transition (AT) land use classification, is subject to the county making all of the following findings concurrent with project approval:

- A. Feasible measures will be implemented to mitigate the project's significant adverse impacts, if any, on adjoining or nearby agricultural or timberlands and operations and to minimize the likelihood of those lands converting to nonagricultural or non-timberland uses.
  - B. Any parcels subject to the county action remain suitable for rural ranchettes, limited animal husbandry, and family garden, orchard, or supplementary agricultural income. (Ord. 1777 §2 (part), 2018).
7. 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.

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

**The following information shall be included with this application:**

1. Parcel Map Number: **2879**  
Subdivision Name/Number:
2. Subdivider and/or Land Owner: **Glavenich Trust**  
Name: **Attn: Michael Glavenich**  
Address: **12920 Sutter Creek Road, Sutter Creek, CA 95685**  
Phone: **(209) 304-2297**
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **040-030-059**
5. Existing Zoning District: **"R1A" and "R1A-B5" and "R-E"**  
Proposed Zoning District: **"R1A" and "R-E"**
6. Existing General Plan Classification: **A-T (Ag Trans) and A-G (Ag Gen)**  
Proposed General Plan Classification: **A-T (Ag Trans)**
7. Date Application Submitted:
8. Proposed Use of Parcels: **Residential**
9. Special Use Districts (if applicable): **Amador Fire Protection District**
10. Source of Water Supply: **Individual Wells (4 proposed)**
11. Sewage Disposal System: **Individual Septic Systems (4 proposed)**
12. Signature of Landowner/Applicant: 
13. Signature of Surveyor: \_\_\_\_\_

**The following shall be included with this application:**

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

**INDEMNIFICATION**

**Project: Tentative Parcel Map No. 2879**

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

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

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

Applicant:

Owner (if different than Applicant):

\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Signature



**TOMA & ASSOCIATES, INC.**  
ENGINEERING- SURVEYING- PLANNING

October 29, 2018

Amador County Planning Department  
Attn: Chuck Beatty  
810 Court Street  
Jackson, CA 95642

**Re: Application for Zone Change to accompany TPM 2879  
Glavenich  
APN 040-030-059**

Dear Chuck,

Attached is an application for a zone change to accompany Tentative Parcel Map 2879.

Mike Glavenich is proposing to eliminate the "B5" (no further development) designation that currently exists on a portion of APN 040-030-059. Proposed zoning on that portion would be "R1A".

On that same abovementioned portion, he is also proposing an amendment to the General Plan from A-G to A-T.

Please let me know if you need any additional information.

Best Regards,

Gina Waklee  
Toma and Associates  
[gmw@jacksonca.net](mailto:gmw@jacksonca.net)



**PLANNING DEPARTMENT  
LAND USE AGENCY**

COUNTY ADMINISTRATION CENTER

810 Court Street • Jackson, CA 95642-2132  
Telephone: (209) 223-6380

website: www.co.amador.ca.us  
e-mail: planning@co.amador.ca.us

**APPLICATION FOR ZONE CHANGE**

Application for a zoning change shall include the following:

- ✓ 1. A. Name of Property Owner GLAVENICH TRUST  
ATTN: MIKE GLAVENICH
- Mailing Address 12920 SUTTER CREEK ROAD  
SUTTER CREEK, CA 95685
- Phone Number (209) 304-2297
- B. Name of Applicant SAME
- Mailing Address ↓
- Phone Number ↓
- C. Name of Representative TOMIA & ASSOCIATES
- Mailing Address 41 SUMMIT STREET  
JACKSON, CA 95642
- Phone Number (209) 223-0156
- ✓ 2. Assessor Parcel Number(s) 040-030-059
- ✓ 3. Letter of application explaining purpose of request, description of proposed uses, and other pertinent information. **Note: It is to your benefit to be as specific as possible with your application information.**
- N/A 4. Letter of authorization if landowner is being represented by another party.
- ✓ 5. Submit a plot plan of parcel showing location of project in relation to property lines and any existing structures/improvements (roads, parking areas, etc.) on the property as well as all proposed structures/improvements (may wish to make separate maps). NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department for the purpose of aiding in drawing of the plot plan. (SEE TPM 2879)
- ✓ 6. Copy of deed(s) to property.
- ✓ 7. Completed Environmental Information Form and Indemnification Agreement.
- ✓ 8. Filing fee of \$967.1 (see attached schedule of fees). (INCLUDED IN TPM FILING FEE)
- ✓ 9. Application Form to be signed at the time of project presentation in the Planning Department.

**INDEMNIFICATION**

Project: TENTATIVE PARCEL MAP No. 2879

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 obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

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

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

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

Applicant:

Owner (if different than Applicant):

\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Signature

## ENVIRONMENTAL INFORMATION FORM

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

### GENERAL INFORMATION

Project: **Tentative Parcel Map No. 2879**  
Date Filed:

Applicant: **Glavenich Trust** Record Owner: **(Same)**  
**Attn: Michael Glavenich**  
**12920 Sutter Creek Road**  
**Sutter Creek, CA 95685**  
**(209) 304-2297**

APN: **040-030-059**  
Zoning: **Existing: "R1A", "R1A-B5" and "R-E" Proposed: "R1-A" and "R-E"**  
Gen. Plan: **Existing: A-T and A-G Proposed: A-T**

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

### WRITTEN PROJECT DESCRIPTION

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

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

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

**YES NO**

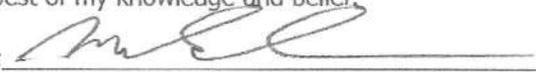
- 17. Change in existing features, lakes, hills, or substantial alteration of ground contours
- 18. Change in scenic views or vistas from existing residential areas, public lands or roads
- 19. Change in pattern, scale or character of general area of project
- 20. Significant amounts of solid waste or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

**ENVIRONMENTAL SETTING**

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

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

Date: 2-15

Signature: 

ANSWERS TO QUESTIONS 29-30-31

29. The property lies between Sutter Creek Rd and Gopher Flat Rd. The property consists of rolling hills with oak trees, brush, and grass land for grazing. The only structure is an old rock powder house.

30. The surrounding properties consist of residential on the N.W. side and mostly grazing land w/ sparse residential on the rest. This property was passed down to my sister and I from our parents that have passed away. Now we are just trying to split the property between the two of us.

31. There are no open excavations, mine shafts or tunnels to my knowledge.

SC Vol Rd  
1<sup>st</sup> from town



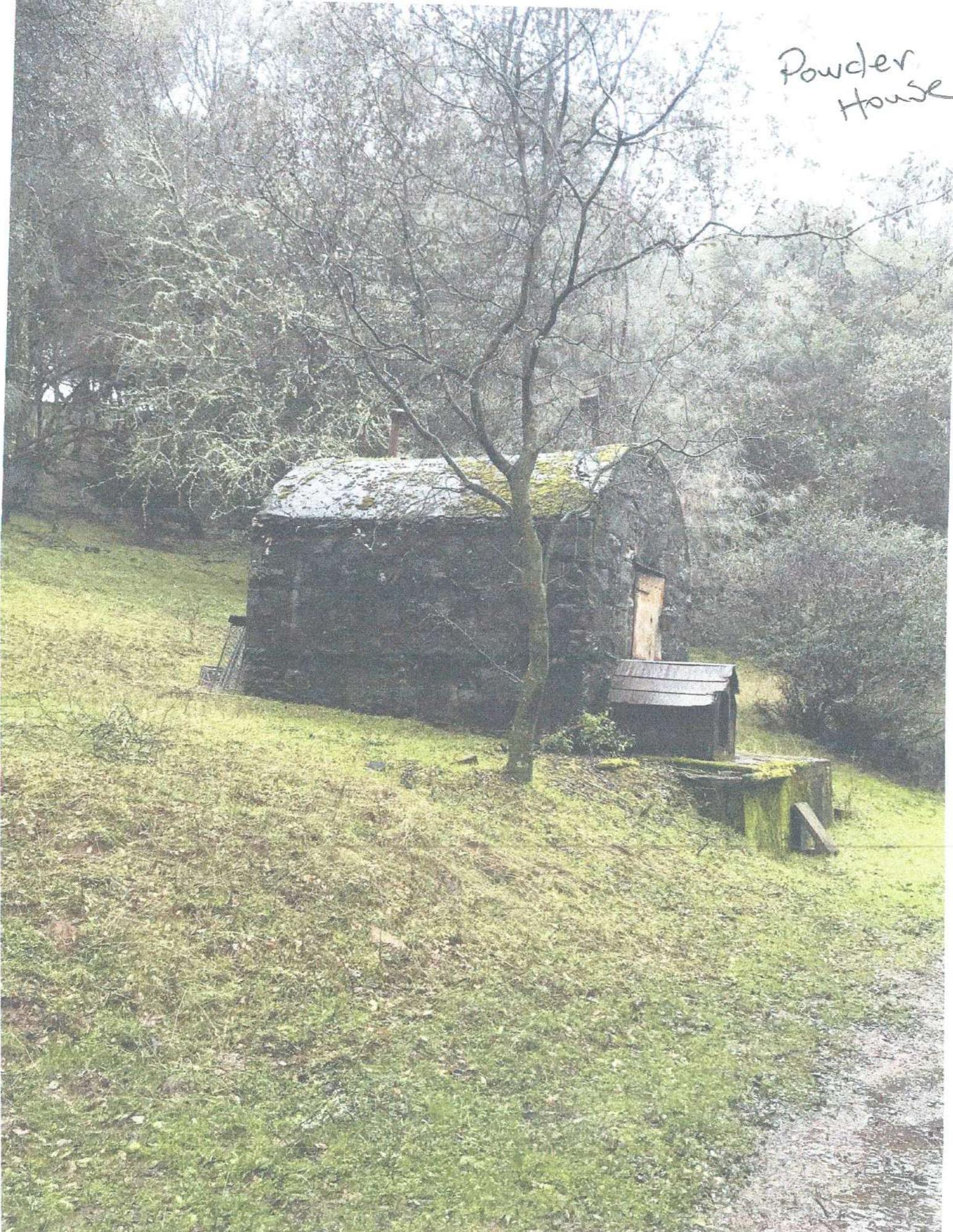
5. C. Vol 1 224  
New York  
Tanner



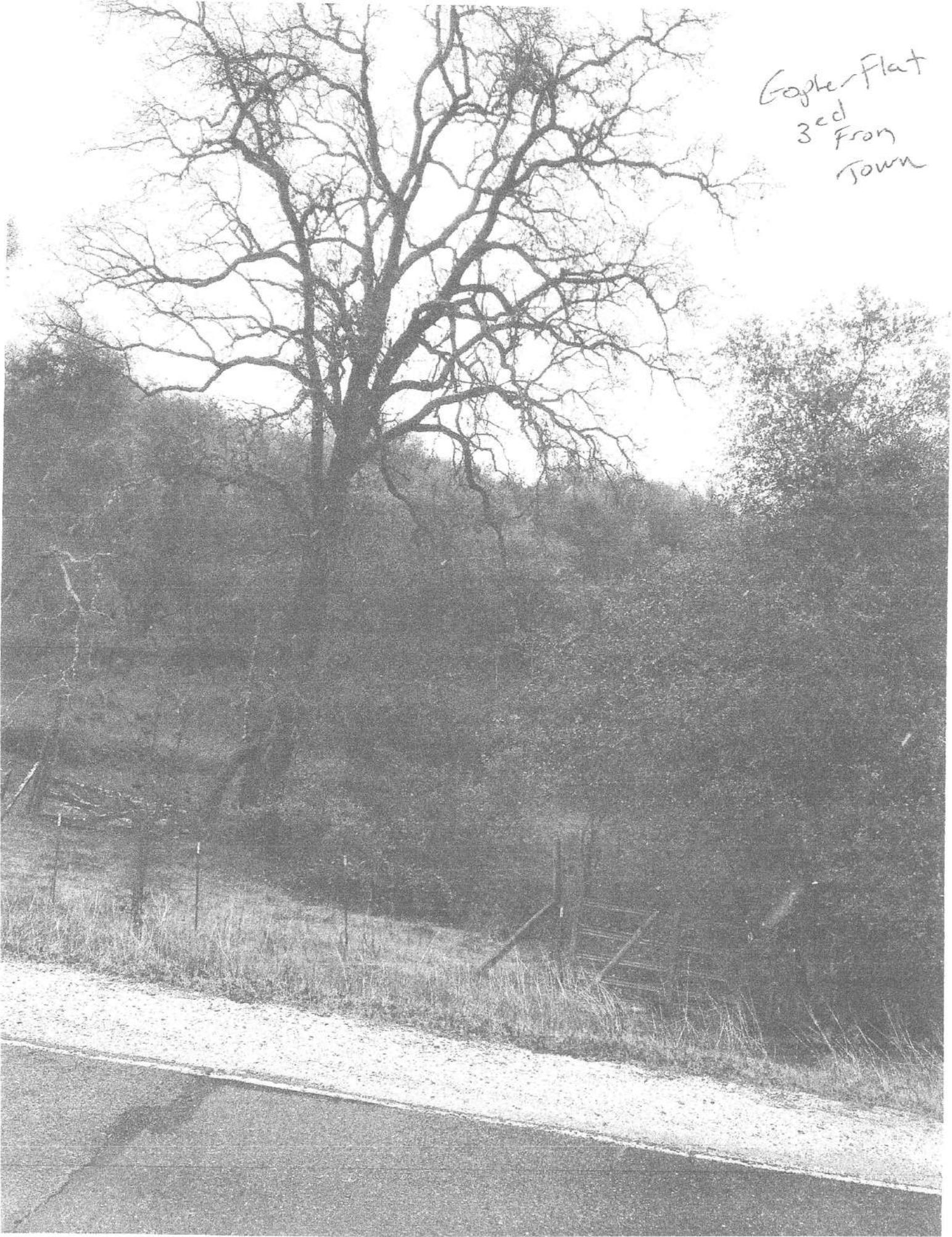
J. G. Vol Rd  
3ed from Town



Powder  
House



Gopher Flat  
3rd  
From  
Town

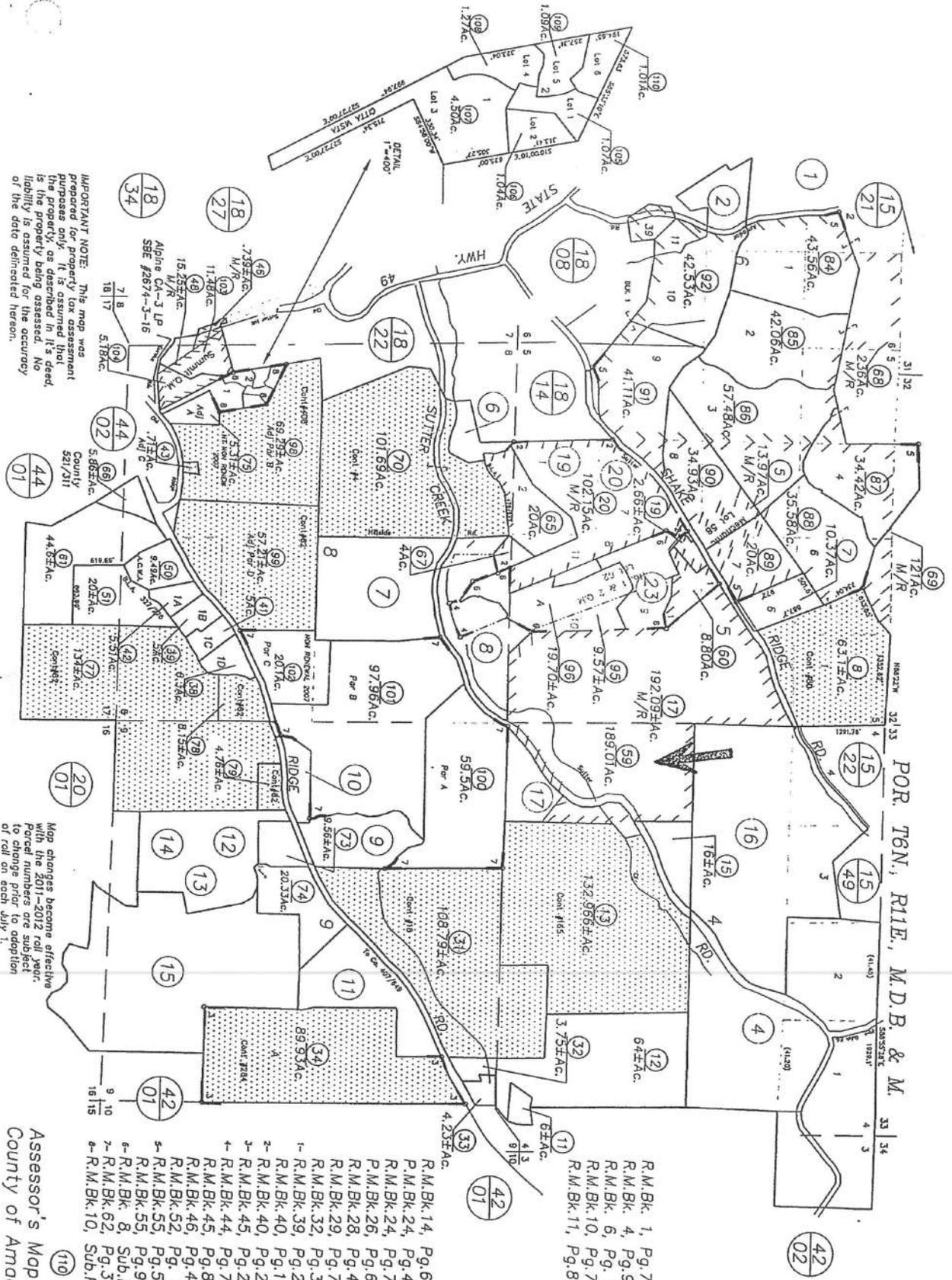


Gopher Flat  
2nd closed to  
Towner



Gopher Flat  
Side  
closest to  
Town





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

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

Assessor's Map Bk. 40, Pg. 03  
County of Amador, Calif.

- R.M.Bk. 1, Pg. 75 (7/13/17)
- R.M.Bk. 4, Pg. 92 (7/10/15)
- R.M.Bk. 6, Pg. 8 (8/20/15)
- R.M.Bk. 10, Pg. 70 (1/23/14)
- R.M.Bk. 11, Pg. 83 (4/28/15)
- R.M.Bk. 14, Pg. 60 (1/16/18)
- R.M.Bk. 24, Pg. 41 (5/23/14)
- R.M.Bk. 24, Pg. 77 (8/28/14)
- R.M.Bk. 26, Pg. 65 (5/21/15)
- R.M.Bk. 28, Pg. 47 (7/7/17)
- R.M.Bk. 29, Pg. 78 (5/31/15)
- R.M.Bk. 32, Pg. 30 (8/22/15)
- R.M.Bk. 39, Pg. 21 (4/15/15)
- R.M.Bk. 40, Pg. 13 (2/26/18)
- R.M.Bk. 40, Pg. 29 (3/30/18)
- R.M.Bk. 45, Pg. 23 (12/20/18)
- R.M.Bk. 45, Pg. 72 (8/17/18)
- R.M.Bk. 45, Pg. 83 (10/2/18)
- R.M.Bk. 46, Pg. 41 (4/9/18)
- R.M.Bk. 52, Pg. 1 (1/17/19)
- R.M.Bk. 55, Pg. 50 (3/19/2019)
- R.M.Bk. 55, Pg. 97 (7/16/2019)
- R.M.Bk. 8, Sub. Pg. 36 (6/1/2019)
- R.M.Bk. 62, Pg. 36 (4/29/2011)
- R.M.Bk. 10, Sub. Pg. 01 (10/21/2017)

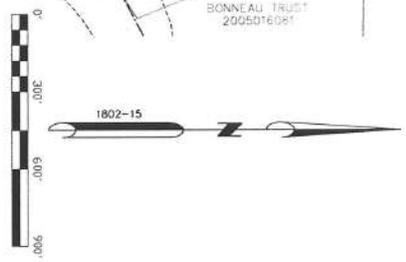
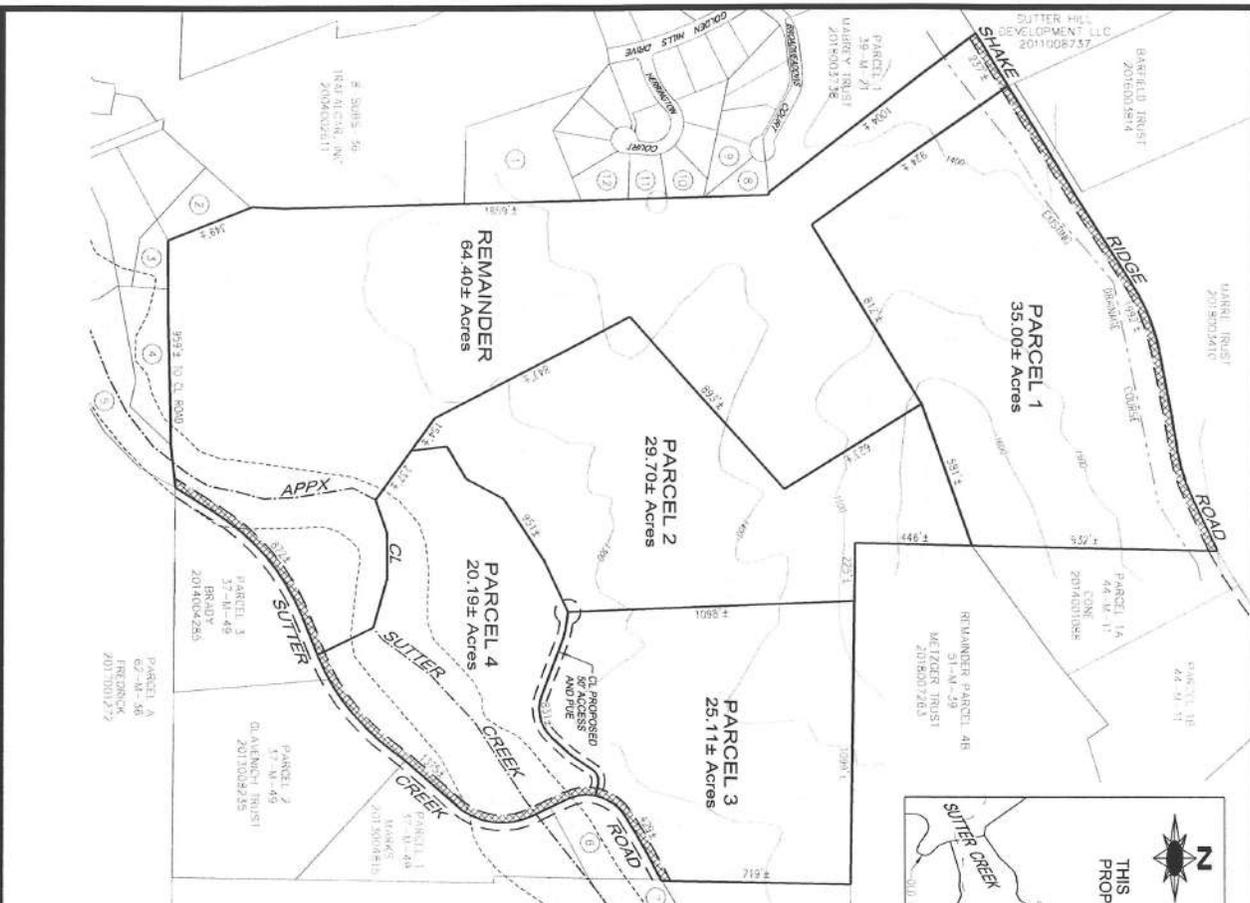
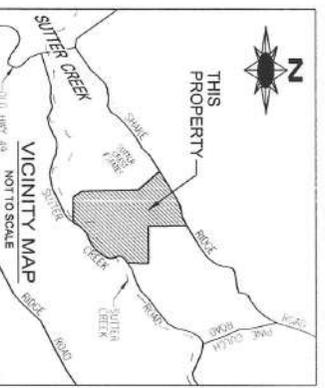


# WESTING TENTATIVE PARCEL MAP NO. 2879

for  
**MICHAEL GLAVENICH, Trustee of the  
Luke R. Glavenich Revocable Living Trust - 2006**  
20120006523

BEING A PORTION OF THE SW 1/4 SECTION 4 AND THE NE AND SE 1/4 SECTION 5

TOMA & ASSOCIATES INC.  
ENGINEERING - SURVEYING - PLANNING  
41 Summit Street, Jackson, CA 95642  
(909) 224-9198



### LEGEND

- 1.0 DEMOTES 12 OF A 30' RIGHT-OF-WAY PER 30'x242'
- 1.1 PREVIOUSLY OBTAINED AND ACCEPTED
- 1.2 DENOTES APPROXIMATE FLOOD WATER RUNOFF AREA (SEE NOTE 17)
- 1.3 ORIGINAL POWER FACILITIES EXIST ALONG BOTH SHAKE RIDGE ROAD AND SUTTER CREEK ROAD

ADJACENT OWNER TABLE
1. TRIFALGAR INC. 20020209957
2. LACKS TRUST 20080070259
3. DRAKE 1996003681
4. DRAKE 1996003680
5. L'ORION TRUST 1995002743
6. NORTON TRUST 2013005957
7. RUTHERFORD 2017001767
8. VANCECORNAL 2017001729
9. VANCECORNAL 2017001729
10. WAGNER TRUST 2017001722
11. WAGNER TRUST 2017001722
12. TATE TRUST 2017005953

March, 2019 Contour Interval: 20' Scale: 1" = 300'

### GENERAL NOTES AND STATEMENTS

1. RECORDED OWNER: MICHAEL GLAVENICH, Trustee of the Luke R. Glavenich Revocable Living Trust, 1700 SUTTER CREEK ROAD SUTTER CREEK, CA 95695 (909) 224-9198
2. SURVEYOR: TOMA & ASSOCIATES INC. LICENSED LAND SURVEYORS 41 SUMMIT STREET JACKSON, CA 95642 (909) 224-9198
3. A.P.M. 040-030-059
4. ZONING: EXISTING: "R1X AND R1A88" AND "R-1" PROPOSED: "R1V AND R1E"
5. GENERAL PLAN: EXISTING: A1 AND A2 PROPOSED: A1
6. DEED REFERENCE: RESIDENTIAL
7. PROPOSED USE: INDIVIDUAL WELLS
8. WATER: INDIVIDUAL WELLS
9. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
10. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
11. SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
12. UTILITIES: POWER WILL BE SERVED BY G AND E TELEPHONE WILL BE SERVED BY A.T. AND T. PUBLIC UTILITY EASEMENTS WILL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ON EACH SIDE OF ALL EXTERIOR LOT LINES. THE RIGHT-OF-WAY FOR ALL UTILITIES SHALL BE FIVE FEET FROM THE RIGHT-OF-WAY. A THIRTY FOOT BUILDING SETBACK FROM ALL SIDE LOT LINES AND A THIRTY FOOT BUILDING SETBACK FROM ALL REAR LOT LINES. DRAINAGE BE TRACED (IF NECESSARY) SHALL BE TWENTY FEET ACROSS ALL DRAINAGE COURSES.
13. EASEMENTS: AMADOR FIRE PROTECTION DISTRICT
14. SETBACKS: A PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD WATER FROM SUTTER CREEK. THE FLOOD WATER RISK IS SHOWN ON THE FLOOD MAP SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAPS FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010. PANEL 3A3 OF 700 PARCEL 3A4 OF 700 MAP NO. 080603046 MAP NO. 080603046
15. SPECIAL DISTRICTS: MINIMUM LOT SIZE SHALL BE 20± ACRES
16. IMAGING: MINIMUM LOT SIZE SHALL BE 20± ACRES
17. FLOOD ZONE: A PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD WATER FROM SUTTER CREEK. THE FLOOD WATER RISK IS SHOWN ON THE FLOOD MAP SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAPS FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010. PANEL 3A3 OF 700 PARCEL 3A4 OF 700 MAP NO. 080603046 MAP NO. 080603046
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20. THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.
21. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FILING THE DEVELOPER IS REQUESTING THAT ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP
22. THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.
23. THIS PROJECT DOES NOT LIE WITHIN 1000 FEET OF A MILITARY INSTALLATION BEHIND A FLOOD BARRIAGE OR WITHIN TOPOGRAPHIC MAPPING AND FEATURES ARE PER USGS QUAD SHEET "NO FIELD SURVEY WAS MADE TO ESTABLISH TOPOGRAPHIC LINES AND FEATURES"
24. THE FOLLOWING BASEMENT ARE NOTED IN PRELIMINARY REPORT "CREAK NO. 41210" PREPARED BY WESTERN LAND CONSULTANTS INC. ON JANUARY 11, 2019 AS AFFECTING THIS PROPERTY (SEE SAO PRELIMINARY REPORT FOR CREAK NO. 41210)
25. NO DOCUMENT REFERENCE: SHAKE RIDGE ROAD, SUTTER CREEK/VOLCANO ROAD AND OLD COUNTY ROAD LEADING WAKAMULAN WINE
26. A.A.D. PATS-213: WESTVIEW DRIVE AND LINCOLN DRIVE
27. S1 OR-119 AND S41 OR-442: INTERESTS OTHER EASEMENT
28. S1 OR-119: INTERESTS OTHER EASEMENT
29. S1 OR-119: INTERESTS OTHER EASEMENT
30. NO DOCUMENT REFERENCE: NAVIGATION AND FISHERY, SUTTER CREEK



3/12/2019

NCIC File No.: AMA-19-8

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

Records Search Results for  
APN: 040-030-059

Gina Waklee:

Per your request received by our office on 3/11/2019, a complete records search was conducted by searching California Historic Resources Information System (CHRIS) maps for cultural resource site records and survey reports in Amador County within a 1/4-mile radius of the proposed project area.

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

Outside the proposed project area, but within the 1/4-mile radius, the broader search area contains zero (0) prehistoric-period resource(s) and zero (0) historic-period cultural resource(s). Additionally, zero (0) cultural resources study reports on file at this office cover a portion of the broader search area.

In this part of Amador County, archaeologists locate prehistoric-period habitation sites "along streams or on ridges or knolls, especially those with southern exposure." (Moratto 1984:290) This region is known as the ethnographic-period territory of the Nisenan, also called the Southern Maidu. The Nisenan maintained permanent settlements along major rivers in the Sacramento Valley and foothills; they also periodically traveled to higher elevations (Wilson and Towne 1978:387-389). The proposed project search area is situated in the Sierra Nevada foothills in the immediate vicinity of Sutter Creek and Gopher Gulch. Given the extent of known cultural resources and the environmental setting, there is moderate potential for locating prehistoric-period cultural resources in the immediate vicinity of the proposed project area.

Within the search area, the 1870 GLO plat of T6N, R11E shows evidence of nineteenth-century ditches, mining claims, roads or trails, and a barn. The 1962 Amador City 7.5' USGS topographical map shows evidence of twentieth-century paved and unpaved roads, and two buildings. Given the extent of known cultural resources and patterns of local history, there is moderate potential for locating historic-period cultural resources in the immediate vicinity of the proposed project area.

**SENSITIVITY STATEMENT:**

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

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

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

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

Sincerely,

Dr. Nathan Hallam, Coordinator  
North Central Information Center

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

17 December 2018

Re: APN 040-030-059 Glavenich

Dear Mr. Beatty,

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

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

On the 14<sup>th</sup> of December, 2018, I visited the Glavenich property and conducted an evaluation of the property. It seemed to be obvious from the air photos and a casual drive-by that this property would qualify as an "Oak Woodland", as defined by the Fish & Game Code. In spite of that observation, I walked the area from south to north and conducted reconnaissance from west to east of the primary property access road that runs from Sutter Creek/Volcano Road to Gopher Flat Road. I also measured ten (10) inventory plots that were located randomly within the area vegetated with oak trees. Those inventory plots collected data on: Species, diameter, spacing of trees, basal area and crown width. The data is then averaged to determine averages for those criteria. I also mapped the area covered with oak trees, excluding openings of one (1) acre and larger. Individual trees or small groups of 3-4 trees were not included in that mapping exercise. I then used a planimeter to estimate the number of square inches of oak canopy coverage and converted the total square inches to acres using a conversion factor of 4.55 acres per square inch.

The results of my calculations and estimations are as follows:

**Species encountered** – Interior live oak (*Quercus wizlizenii*), California black oak (*Quercus kelloggii*), Valley oak (*Quercus lobata*). Though not a hardwood specie, Gray pine (*Pinus sabiniana*) is also associated with the oak forest on the Glavenich property.

Average diameter @ 4.5 ft. above ground – 11.6 inches (range of 4" to 30")

Average spacing between trees – 16.5 feet (range of 3 ft. to 50 ft.)

Average number of trees per acre – 160 trees/ac.

Average basal area per acre – 105 sq. ft./ac.

Average crown diameter – 20 feet (range of 15-30 ft.)

**Estimated acreage of oak forest – 90 acres**

The total acreage of the Glavenich property is 174 acres. Since the area forested with oak is 90 acres, the property is 58% oak woodland, therefore qualifying as an "Oak Woodland" under the Fish & Game Code.

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

The proposed subdivision would split the property into five parcels, the smallest of which would be 20+ acres. In my reconnaissance of the property I also took note of numerous locations where logical building sites exist. Many of those sites would not require the removal of oak trees for construction of residences and outbuildings. Given the large acreage of oak woodland and the small total acreage of maximum woodland conversion (5 sites x 3 acres converted = 15 acres), there would not be a significant reduction of oak woodland under the most extreme of land conversion scenarios.

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

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

Sincerely,

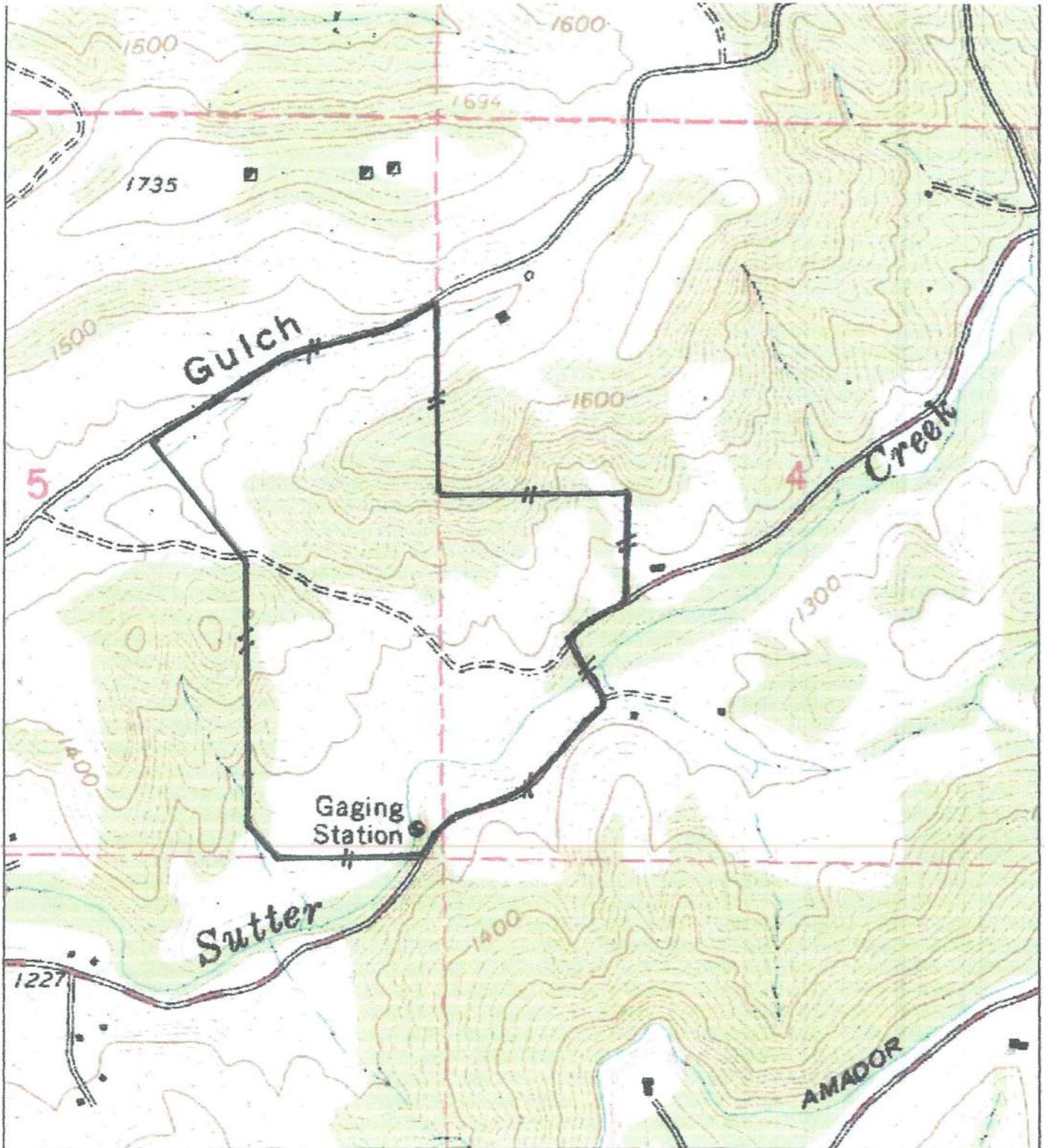
A handwritten signature in black ink, appearing to read "Steve Cannon", with a long horizontal flourish extending to the right.

Steve Q. Cannon  
Registered Professional Forester #2316

attachments

cc: Toma & Assoc.

**Glavenich Oak Woodlands Report**  
Township 8 North, Range 11 East, Sections 4 & 5, MDB&M  
Amador City 7.5' Quadrangle  
Amador County



== Glavenich Property Boundary

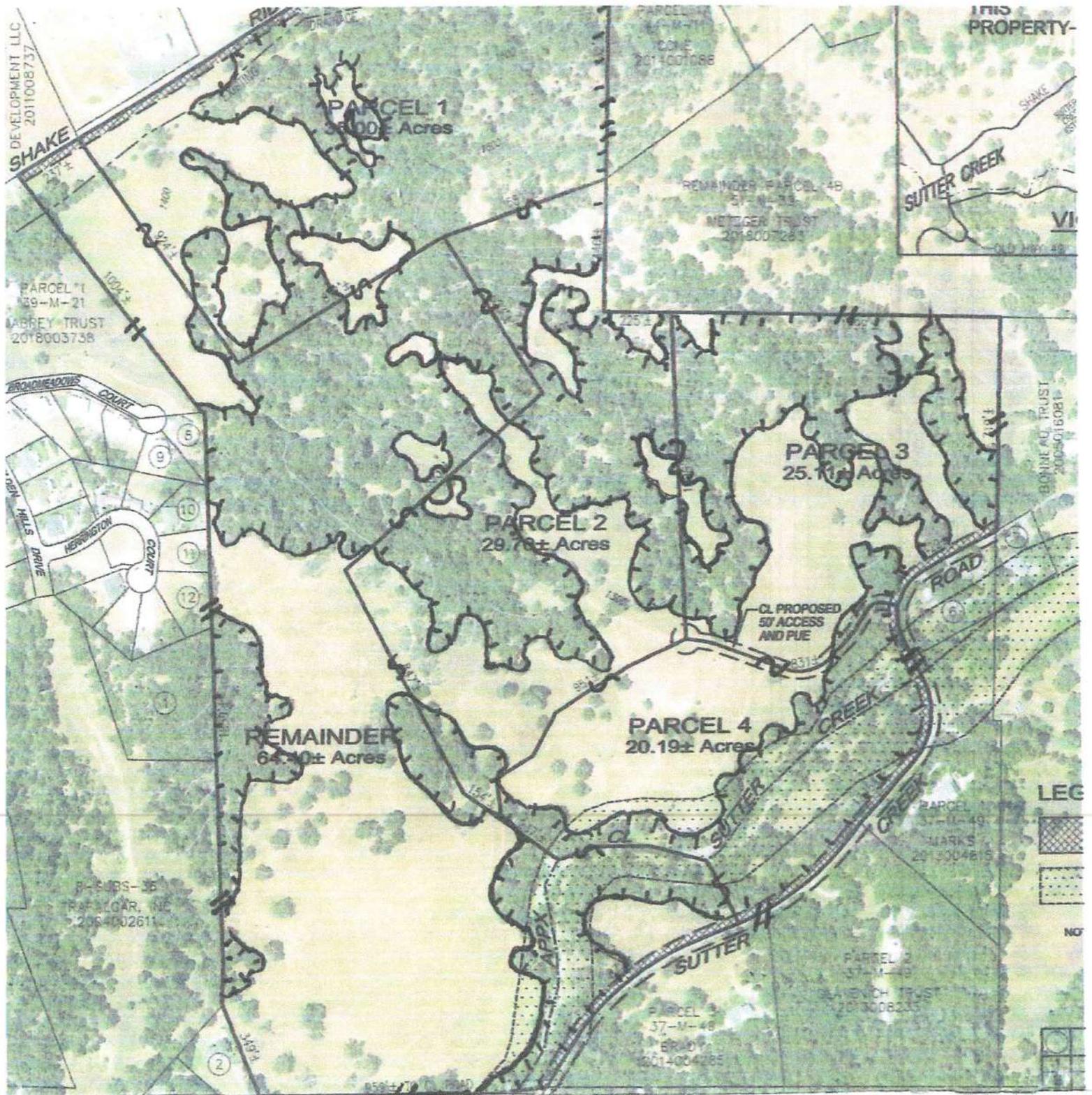
Existing Road

==

Scale



**Glavenich Oak Woodlands Report**  
 Township 8 North, Range 11 East, Sections 4 & 5, MDB&M  
 Amador City 7.5' Quadrangle  
 Amador County

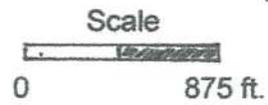


—//— Glavenich Property Boundary

— Proposed Lot Boundaries



Oak Woodland Areas



**LEG**



**MITIGATED NEGATIVE DECLARATION  
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**PROJECT:** Tentative Parcel Map PM 2879 Glavenich Trust  
**LEAD AGENCY:** Amador County Planning Department  
**PROJECT LOCATION:** South of Shakeridge Rd. and north of Sutter Creek Rd, immediately east of Sutter Creek city limits and approximately 1000 feet northeast from the intersection of Shakeridge Rd. and Golden Hills Dr. (APN: 040-030-059).

**PROJECT DESCRIPTION:** Tentative Parcel Map No. 2879, Luke R. Glavenich Revocable Living Trust-2006 (Michael Glavenich, trustee) proposing the division of 189± acres into 5 parcels ranging from 20+ acres to 65+ acres in conjunction with a request for a Zone Change eliminating the “B5” (no further divisions) designation of a 143.5± acre portion of APN 040-030-059 to be designated as “R1A” Single Family Residential and Agricultural District, and a request for a General Plan Amendment from Agriculture-General to Agricultural-Transition for that same portion and an additional 15.5± acres.

**PROJECT FINDINGS:**

1. Given that Section 66474 of the California Subdivision Map Act requires a County to deny approval of a tentative map if it makes any of the following findings:
  - a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
  - b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
  - c. That the site is not physically suitable for the type of development.
  - d. That the site is not physically suitable for the proposed density of development.
  - e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
  - f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
  - g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.
  
2. The above Findings (a) through (g) do not apply to Tentative Parcel Map 2879 in that:
  - a. The proposed map is consistent with the Amador County General Plan.
  - b. There are no proposed improvements of the proposed subdivision inconsistent with the General Plan and Amador County development standards.
  - c. The site is physically suitable for residential development and is compatible with surrounding agricultural and residential uses.
  - d. The site is appropriate for the specified density of development as provided in the Amador County General Plan.
  - e. The CEQA Initial Study for Tentative Parcel Map 2879 determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation
  - f. Measures and Conditions of Approval – see attached conditions/mitigation measures.

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

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

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

- g. The CEQA Initial Study prepared for Tentative Parcel Map 2879 determined that no potentially serious health impacts were identified from the project.
  - h. No conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivision have been identified
  - i. The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any application regulations adopted by the State Board of Forestry and Fire protections pursuant to Sections 4290 and 4291 of the Public Resources Code.
  - j. Structural fire protection and suppression services will be available for the subdivision through any of the following entities:
  - k. A county, city, special district, political subdivision of the state, or other entity organized solely to provide fire protection services that it monitored and funded by a county or other public entity; or
  - l. The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.
  - m. To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.
3. The project, as proposed, is consistent with the Amador County General Plan and Zoning District at this location, the site is physically suitable for the type and density of the development proposed; the tentative map does not conflict with any easements of record acquired by the public at large, and the approval of this Tentative Map by the Planning Commission is sanctioned by County code Title 17 for Divisions of Land and that the establishment, maintenance or operation of the project 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 with the implementation of the proposed Conditions of Approval and Mitigation Measures.
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. Tentative PM 2879 Glavenich Trust.

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Amador County  
Planning Commission Chairperson

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Date

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

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

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

**DRAFT CONDITIONS OF APPROVAL &  
MITIGATION MONITORING AND REPORTING PROGRAM**  
**For Tentative Parcel Map 2879 Glavenich**

**APPLICANT:** Glavenich Trust, Representative: Michael Glavenich      **PHONE:** (209)304-2297  
12920 Sutter Creek Rd., Sutter Creek, CA 95685

**PROJECT LOCATION:** South of Shakeridge Rd. and north of Sutter Creek Rd, immediately east of Sutter Creek city limits and approximately 1000 feet northeast from the intersection of Shakeridge Rd. and Golden Hills Dr. (APN: 040-030-059).

**PROJECT DESCRIPTION:** Tentative Parcel Map No. 2879, Luke R. Glavenich Revocable Living Trust-2006 (Michael Glavenich, trustee) proposing the division of 189± acres into 5 parcels ranging from 20+ acres to 65+ acres in conjunction with a request for a Zone Change eliminating the “B5” (no further divisions) designation of a 143.5± acre portion of APN 040-030-059 to be designated as “R1A” Single Family Residential and Agricultural District, and a request for a General Plan Amendment from Agriculture-General to Agricultural-Transition for that same portion and an additional 15.5± acres.

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration

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

**NOTICE OF DETERMINATION DATE:**

**IMPORTANT NOTES:**

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

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

- 
1. **FISH AND GAME FEES:** *No permits shall be issued, fees paid, or activity commence, as they relate to this project, until such time as the Permittee has provided the Planning Department with the Department of Fish and Game Filing Fee for a Notice of Determination or a Certificate of Fee Exemption from Fish and Game.* THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
  2. Prepare and submit Parcel Map. The preparation and submission of a Public Report is required prior to recording. THE SURVEYOR’S OFFICE SHALL MONITOR THIS REQUIREMENT.
  3. Submit Preliminary Title Report as evidence of ownership with the parcel map check package. An updated Parcel Map Guarantee must accompany the map at the time of recording. THE SURVEYOR’S OFFICE SHALL MONITOR THIS REQUIREMENT.
  4. A Registered Civil Engineer or Licensed Land Surveyor must survey all parcels. Monuments are to be set, reset, or verified (if existing) according to County Standards. THE SURVEYOR’S OFFICE SHALL MONITOR THIS REQUIREMENT.

5. Pursuant to Section 66463.1 of the Government Code (Subdivision Map Act) multiple Parcel Map(s) may be filed prior to the expiration of the tentative map. Any multiple Parcel Map(s) so filed shall be reviewed as to submittal to the Board of Supervisors for Parcel Map approval. The shape and size and development of any single unit or multiple units will be subject to Public Works Agency and Environmental Health Department review of traffic circulation and sewage disposal. THE SURVEYOR'S OFFICE, TRANSPORTATION AND PUBLIC WORKS DEPARTMENT, AND ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

SOILS:

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

EASEMENTS:

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

TAXES:

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

SURVEYING REQUIRMENTS:

10. Project applicant must complete the following prior to recordation of the final map:
  - a. Propose unique name for access road
  - b. Dedicate R/W for new access road on the map
  - c. Submit Map to Surveying Dept. for review and approval
  - d. Provide a preliminary guaranty title report submitted prior to BOS approval of the Map, Zone Change, and General Plan Amendment.
  - e. Dedicate on the map, a utility easement per 17.28.030 COC
  - f. Show on map setback lines per 17.28.090 COC
  - g. Survey and set monuments as shown on the map per 17.28.070 COC
  - h. Submit a "Public Report" per 17.90.160 COC
  - i. Install a street name sign at the intersection of access road

PUBLIC REPORT:

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

**DEDICATIONS AND EASEMENTS:**

12. Prior to recordation of any Parcel Map, provide an irrevocable offer of dedication for a 30 foot fee right-of-way (From Road Centerline) along Shake Ridge Road and Sutter Creek Road.
13. Prior to recordation of any Parcel Map, provide a private driveway easement for "Road and Utility" purposes to serve Parcel 1, 2, 3, 4 and Remainder from Shake Ridge Road and Sutter Creek Road in accordance with County Code 12.08.035.

**ENCROACHMENT:**

14. Prior to recordation of any Parcel Map, obtain an encroachment permit from the Department of Transportation and Public Works for access to Shake Ridge Road and to Sutter Creek Road, and improve the access encroachment to a PW-4 Standard Shared Residential Driveway Connection, including and required appurtenances.

**PRIVATE DRIVEWAY IMPROVEMENTS**

15. Prior to recordation of any Parcel Map, the shared driveway for Parcel 2, 3, and 4 shall conform to the requirements pertaining to common/shared driveways in County Code Chapter 12.08.035 and 15.30. THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THIS CONDITION.
16. Prior to recordation of any Parcel Map, submit engineered plans for and construct the private driveway from the point of departure for the encroachment from Sutter Creek Road through Parcel 3, 4 to the cul-de-sac of Parcel 2 and from Shake Ridge Road for Parcel 1 and Parcel Remainder. THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THIS CONDITION.
17. Prior to recordation of any Parcel Map, submit a Recorded Private Road Maintenance Agreement for all parcels served by the private driveway from the point of departure for the driveway from Sutter Creek Road through Parcel 3, 4 to the cul-de-sac of Parcel 2. THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THIS CONDITION.

**PUBLIC ROAD IMPROVEMENTS**

18. Prior to recordation of any Parcel Map, Parcel 2, 3, and 4 must join and submit an amended Recorded Private Road Maintenance Agreement for all parcels served by Sutter Creek Road. THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THIS CONDITION.

**PUBLIC ROADS**

19. Prior to recordation of any Parcel Map, Parcel 2, 3, and 4 must join and submit an amended Recorded Private Road Maintenance Agreement for all parcels served by Sutter Creek Road. THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THIS CONDITION.

**PUBLIC WORKS FEES:**

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

**BUILDING PERMITS**

21. The permittee shall acquire all necessary building permits for all facilities and any other related equipment.

Construction and location shall be substantially the same as submitted plans and as stated in the approved project description. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.

#### WASTE DISPOSAL

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

#### MITIGATION AND MONITORING

23. Special Status Species (BIO-1): Special-status plant and animal species should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individuals to a preservation area, or other actions, subject to the approval of CDFW or USFWS. In the event that any of the endangered, threatened, or special-status plant or animal species identified in the CEQA Initial Study for this project are discovered in the project area, all construction and ground-disturbing activity will be halted immediately. The property owner will then contact the US Department of Fish and Wildlife and Amador County Planning Department to establish additional mitigations according to industry-standard best management practices (BMPs) to mitigate for impacts to these species. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
24. Ground Disturbance Timing for Nesting Birds (BIO-2): To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. The purpose of this survey is to determine the presence or absence of nests in an area to be potentially disturbed. If nests are found, a buffer depending upon the species and as determined by a qualified biologist in consultation with the California Department of Fish and Wildlife and shall be demarcated with bright orange construction fencing. Any vegetation clearing should be schedule outside of the avian nesting season (February 1 through August 31) or survey should be conducted immediately prior to vegetation removal. If active nests are found, vegetation removal should be delayed until the young fledge. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding or nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for ground disturbing activities occurring between September 2 and January 31. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
25. 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.
26. Plant Survey (BIO-4): Prior to any construction activity, a biological and/or rare plant survey shall be conducted to determine if there are any special-status plants within the project area and which may potentially be disturbed. If special-status species are identified, avoidance zones may be established around plant populations to clearly demarcate areas for avoidance. Where avoidance is infeasible, and the plant subject to removal or potential damage from construction, the project applicant shall develop and implement a mitigation plan pursuant to State and Federal regulation. The mitigation plan shall provide for no net loss of

habitat and shall include, but is not limited to, relocation of the affected plants, replanting, and monitoring of relocated and planted specimens, or any other BMPs or conservation practices established by CDFW or USFWS. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

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

THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

29. Archeologist Recommendations Regarding Historical Resources (CULTR-3): “Based upon the results of the field survey and archival research, and taking into account the results of the fieldwork and the proposed parcel split, the Glavenich Midden/Temp P1 and Glavenich Bedrock Mortars/Temp P2 should be treated as significant resources under CEQA, potentially eligible for the CRHR, and should be avoided during any ground disturbing activities associated with the parcel split and subsequent development. Similarly, the remains of the Glavenich Baliol Gold Quartz Mine/Temp H1, specifically the upper and lower gold quartz mill remnants and mortared stone explosive building should be avoided during any ground disturbing activities within the parcels. It should be noted that the Glavenich family have taken it upon themselves to preserve the remains of the Baliol Mine features, retaining the remnants of the gold quartz mills and explosive storage building. IN addition, each proposed parcel has more than adequate locations for construction of improvements, such as residence and outbuildings. The noted but not recorded features do not appear to be significant resource[s] per CEQA and the CRHR.”

Standard County practice is to note that any significant resources under CEQA should be avoided if and when the parcel(s) is/are sold and a building permit issued for residences or outbuildings. Significant resources under CEQA and referenced in the accompanying Cultural Resources Report for this project shall be treated per the recommendations of the completed study (Historical Resources Associates, 2020). THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

30. Sewage Disposal (GEO-1): Prior to recordation of any final map, the subdivider shall demonstrate compliance with Chapter 14.12 of Amador County Code, and the regulations adopted pursuant to that Code, by completing the following for Parcels 1, 2, 3, and 4 and the remainder:
- A. Perform soil profile testing in the sewage disposal site for each proposed parcel.
  - B. Perform percolation testing in the sewage disposal site for each proposed parcel.
  - C. For each designated sewage disposal site, submit the following for review and approval: Results of percolation testing and a conceptual on-site sewage disposal system design with scaled plot plan prepared by a qualified consultant. Conceptual design and plot plan shall include typical trench cross section, linear footage of trench required per bedroom, location and dimensions of the proposed sewage disposal system, topography in the disposal site, locations of field testing, any existing or proposed wells within 200 feet of the disposal site, and any waterways within 100 feet of the disposal site. If the disposal site does not comply with the criteria for conventional sewage disposal pursuant to Section 14.12.010 of Amador County Code, the qualified consultant shall include a conceptual disposal system design which includes, at a minimum, a typical trench cross section, a foot print or layout of the disposal system, topography in the disposal site, and required linear footage per bedroom. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
31. Flood Zone Mitigation (HYD-1): Future development in the portions of the project site with Flood Zone A shall be required to submit a Flood Elevation Study/Flood Study prior to obtaining any permits for structures or uses potentially impacted by flooding. The Flood Study shall be conducted by a licensed professional prior to issuance of any building permits for structures or property which would be potentially damaged by flood or expose property or people to increased risk from floods. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
32. Grading Permits (HYD-2): Prior to the issuance of permits for site-specific development, drainage and grading permits shall be prepared by a licensed civil engineer and submitted to the Amador County Building Department for approval. Drainage plans shall demonstrate that new development would not increase peak storm flows and that adequate capacity exists downstream to accommodate increased stormwater volume. All site-specific development shall implement appropriate stormwater runoff best management practices (BMPs) and design features to protect receiving water quality consistent with Amador County standards, and any required National Pollution Discharge Elimination System (NPDES) permits administered by the State Water Resources Control Board (SWRCB) must be obtained prior to project execution. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.

- 33. Fire Protection Services (PUB-1): To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640 (County Code 17.14.020)4, the developer shall participate in the annexation to the County’s Community Facilities District No. 2006-1 (Fire Protection Services), including execution of a “waiver and consent” to the expedited election procedure, the successful completion of a landowner-vote election authorizing an annual special tax for fire protection services, to be levied on the subject property by means of the County’s secured property tax roll, and payment of the County’s cost in conducting the procedure. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS MITIGATION.
  
- 34. Amador County Recreation and Fees Ordinance (REC-1): Pursuant to County Code Chapter 17.50 (Ordinance No. 1198-Amador County Recreation and Fees Ordinance) a dedication of land, payment of fees, or a combination of both for park and recreational purposes shall be provided by the developer prior to recordation of the Parcel Map. THE AMADOR COUNTY RECREATION AGENCY SHALL MONITOR THIS CONDITION.
  
- 35. Access (TRA-1): Each proposed parcel must obtain and maintain a primary access onto a County road and obtain all necessary encroachment permits (Chapter 12.10) and grading permits (Chapter 15.40). THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THIS CONDITION.
  
- 36. Fire and Life Safety (TRA-2): The project applicant/permittee shall comply with Chapter 15.30 Fire and Life Safety Ordinance. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
  
- 37. Utilities and Service Systems (UTIL-1): Water Systems: Applicant must verify sufficient water and wastewater disposal services to meet minimum requirements by Amador County Environmental Health Department, prior to final map recordation.
  
- 38. Well Water Quality/Water Supply (UTL-2): Prior to recordation of a final map the subdivider shall demonstrate that the yield of at least two wells within the project boundary meets the production requirements of Section 14.06.055, Amador County Code. Each water well must either meet the production standards of Section 14.06.055 or additional storage shall be required to mitigate the lower yield. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
  
- 39. Well Water Quality/Water Supply (UTL-3): Prior to recordation of any final map, the subdivider shall provide the Amador County Environmental Health Department with general mineral, general physical, and inorganic chemical analyses for one water well located within the project boundary. The results shall be generated by an accredited laboratory. Test results must demonstrate that the water produced does not exceed any primary maximum contaminant levels listed in California Code of Regulations, Title 22, Table 64431-A. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

\_\_\_\_\_  
 Chairperson  
 Amador County Planning Commission

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Applicant

\_\_\_\_\_  
 Date

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

# CEQA INITIAL STUDY

Parcel Map No. 2879 Glavenich Trust  
APN: 040-030-059

**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:	Tentative Parcel Map 2879 Glavenich Trust
Project Location:	South of Shakeridge Rd. and north of Sutter Creek Rd, immediately east of Sutter Creek city limits and approximately 1000 feet northeast from the intersection of Shakeridge Rd. and Golden Hills Dr. (APN: 040-030-059).
Project Sponsor’s Name and Address:	Luke R. Glavenich Revocable Living Trust- 2006,  Michael Glavenich, Trustee 12920 Sutter Creek Rd. Sutter Creek, CA 95686
General Plan Designation(s):	Current: AT- Agricultural Transition and AG- Agricultural-General  Proposed: AT
Zoning(s):	Existing: R1A- Single Family Residential and Agriculture, R1A-B5- Single-family Residential and Agriculture Combining District “no further divisions”, and RE-5 Residential Estates (5-acre minimum).  Proposed: R1A-B5 and RE-5
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:	May 2021
Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)	

## PROJECT DESCRIPTION

### Purpose and Need:

Tentative Parcel Map 2879 Glavenich proposes the division of a single legal parcel ±189 acres, into five (5) legal parcels ±35.00 acres (Proposed Parcel 1), ±29.70 acres (Proposed Parcel 2), ±25.11 acres (Proposed Parcel 3), ±20.19 acres (Proposed Parcel 4), and ±64.40 acres (Remainder), respectively. The existing parcel (APN: 040-030-059) has split zoning with 35 acres of RE, Residential Estates, 11 acres of R1A, Single-Family Residential Agriculture, and 143.5 acres of R1A-B5, Single-Family Residential and Agriculture Combining District. TPM 2879 is accompanied by a zone change request to remove the RE-5 for the Proposed Parcel 1 (35 acres) and the B5 Combining District (No further Divisions) from proposed parcels 2, 3, 4, and Remainder (143.4 acres). The B5 Combining District would be replaced on the parcels resulting from the parcel split, excluding the ±35.00-acre Proposed Parcel 1. The Proposed Zoning for the parcel map consists of RE for proposed Parcel 1 and R1A for proposed Parcels 2, 3, 4, and Remainder. Additionally, the project includes an application for a General Plan Amendment from AG- Agriculture General, to AT- Agricultural Transition changing the proposed lot densities for (±150 acres, proposed Parcels 2, 3, 4, and Remainder) from 40 acre minimum to



5-20 acre minimum. Proposed parcel configuration is shown in *Figure A: Tentative Parcel Map No. 2879 Glavenich (2020)*.

### **Project Location**

This project site is located off of the major collector of Shake Ridge Road (county-maintained) and Sutter Creek Road. The western property line marks a portion of the eastern limits of the City of Sutter Creek. The property lies entirely within the unincorporated County and outside the boundaries of the sphere of influence for the City of Sutter Creek.

### **Site Characteristics**

The existing site is a single ±189 acre parcel bordered by Shakeridge Rd. on the northern portion and Sutter Creek Rd. on the southern side. Sutter Creek crosses the southernmost portion of the property accompanied with FEMA mapped A zone. Current uses of the property are open space and grazing; the only structure on the property is an “old rock powder house,” referenced in the project application. The site is characterized by rolling hills with oak trees, brush, and grassland and there are no known open excavations, mine shafts or tunnels.

### **Land Use**

The land use will not change drastically as a result of this project other than an increase in potential residential density through the increase in parcels and removal of existing density restrictions. New density restrictions would remove the 5 acre minimum of the proposed 35-acre parcel (parcel 1) and remove the development restriction for the rest of the parcels and instead implement a 5-20 acre density limit, designated through the AT- Agricultural Transition General Plan designation (Amador County General Plan, 2016). The current land use for the property is residential, agricultural, and cattle. The proposed parcel configuration is shown in Figure A, with the changes in Zoning proposed shown in Figure B, and the proposed General Plan Amendment changes reflected in Figure C.

### **Surrounding Land Uses**

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

### **Access and Transport**

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

### **Lead Agency**

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

### **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 NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Planning Department

\_\_\_\_\_  
Date





Figure B: Context Map

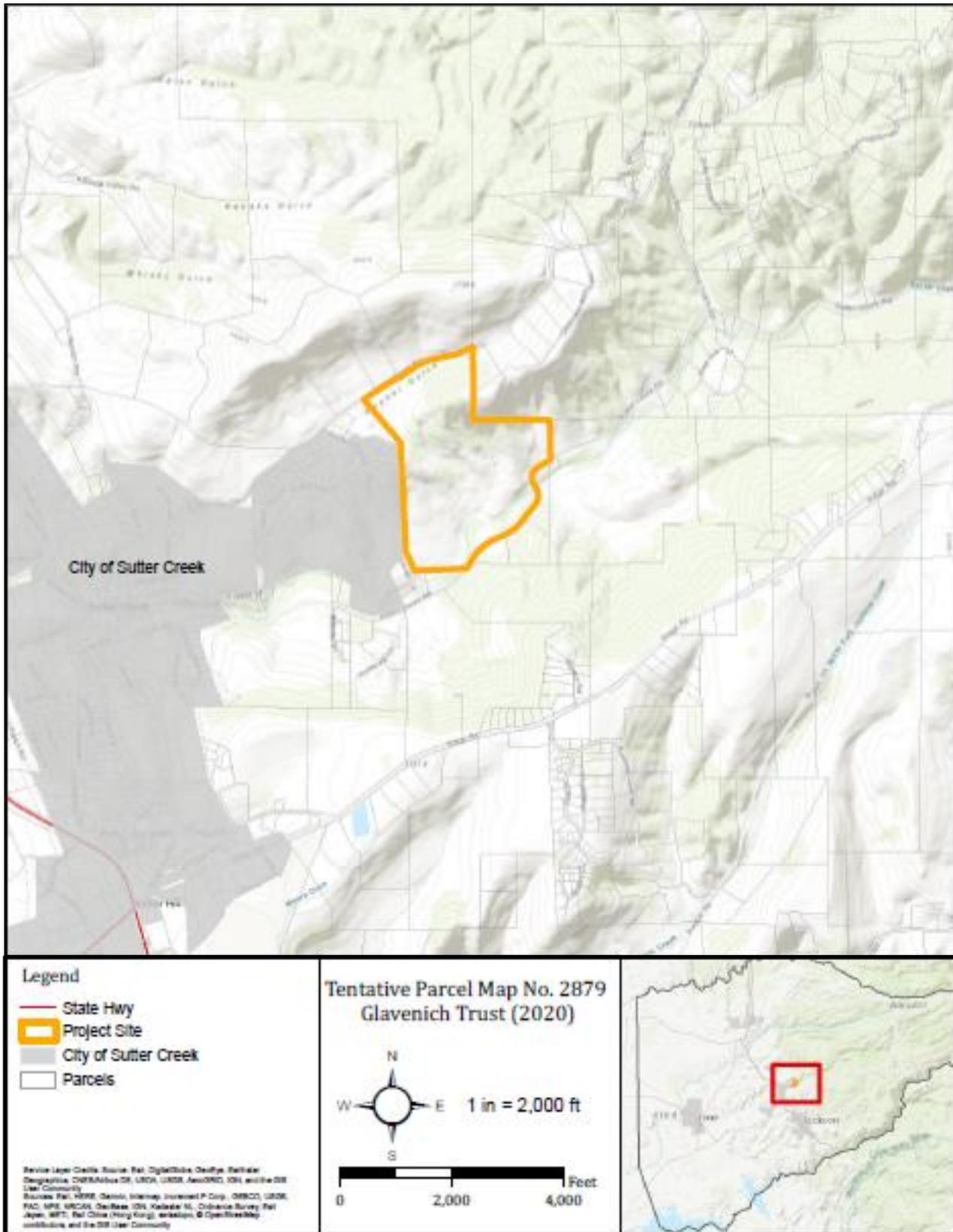




Figure C: Site Map- Aerial

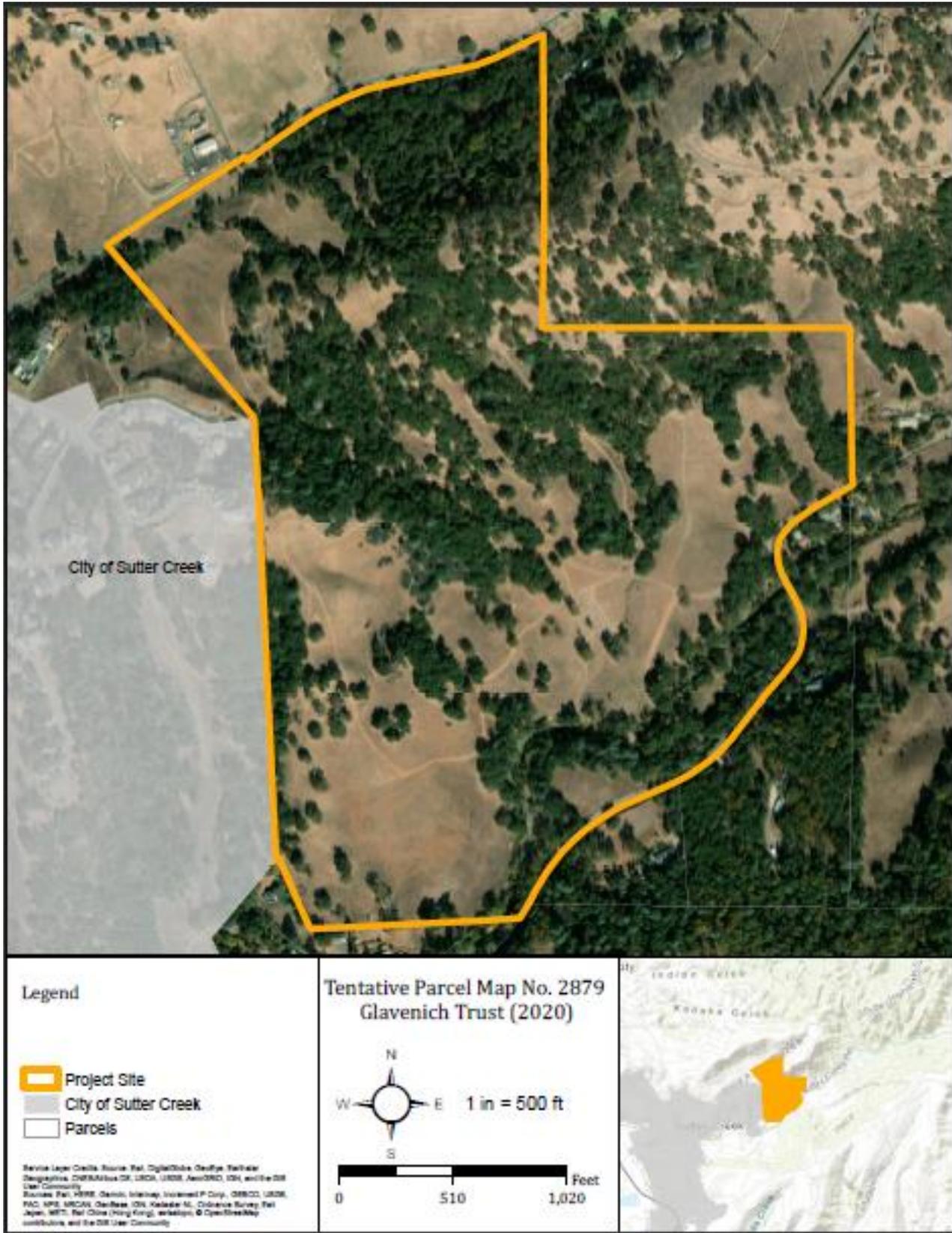






Figure E: Proposed Zoning District(s)

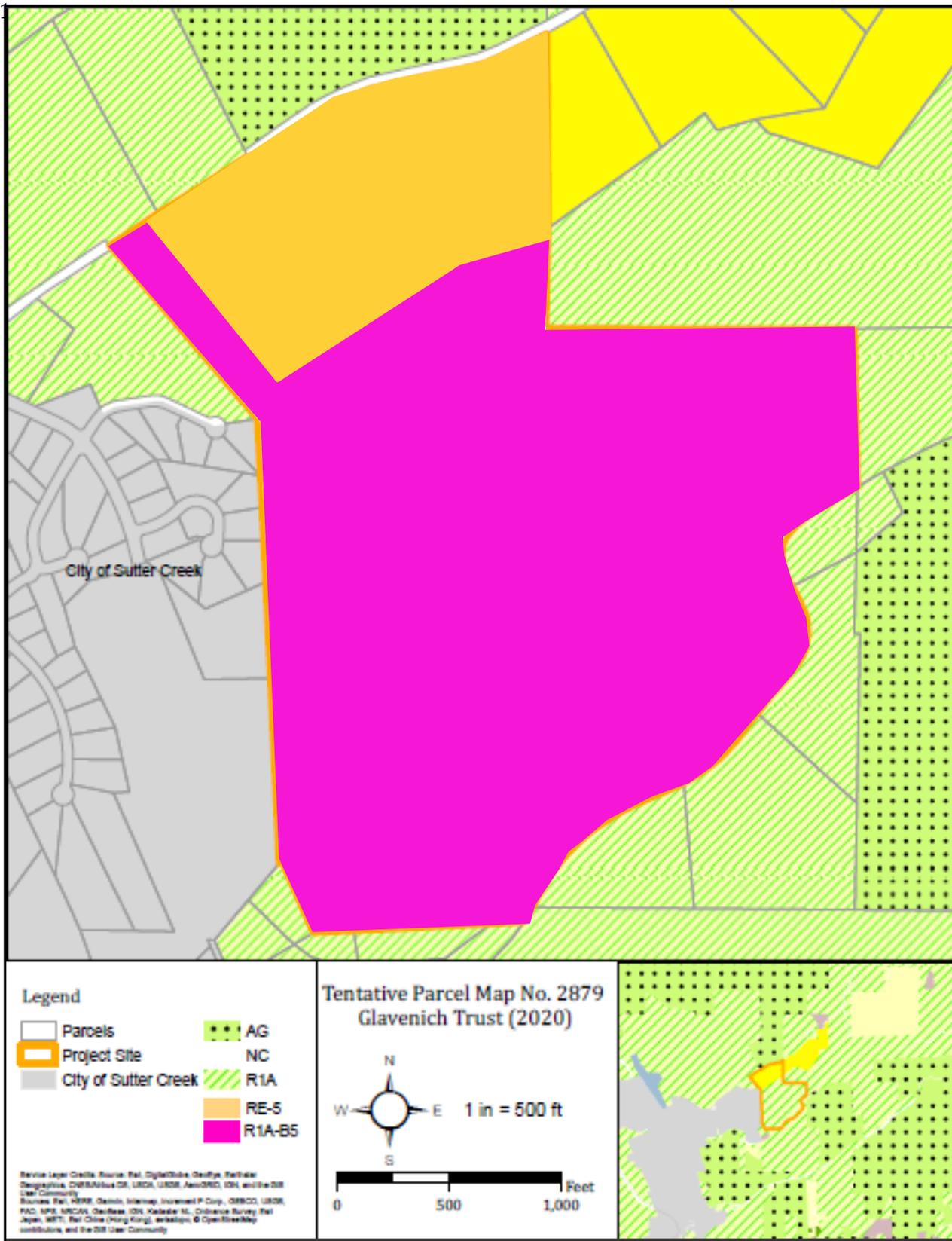




Figure F: Existing General Plan Designation

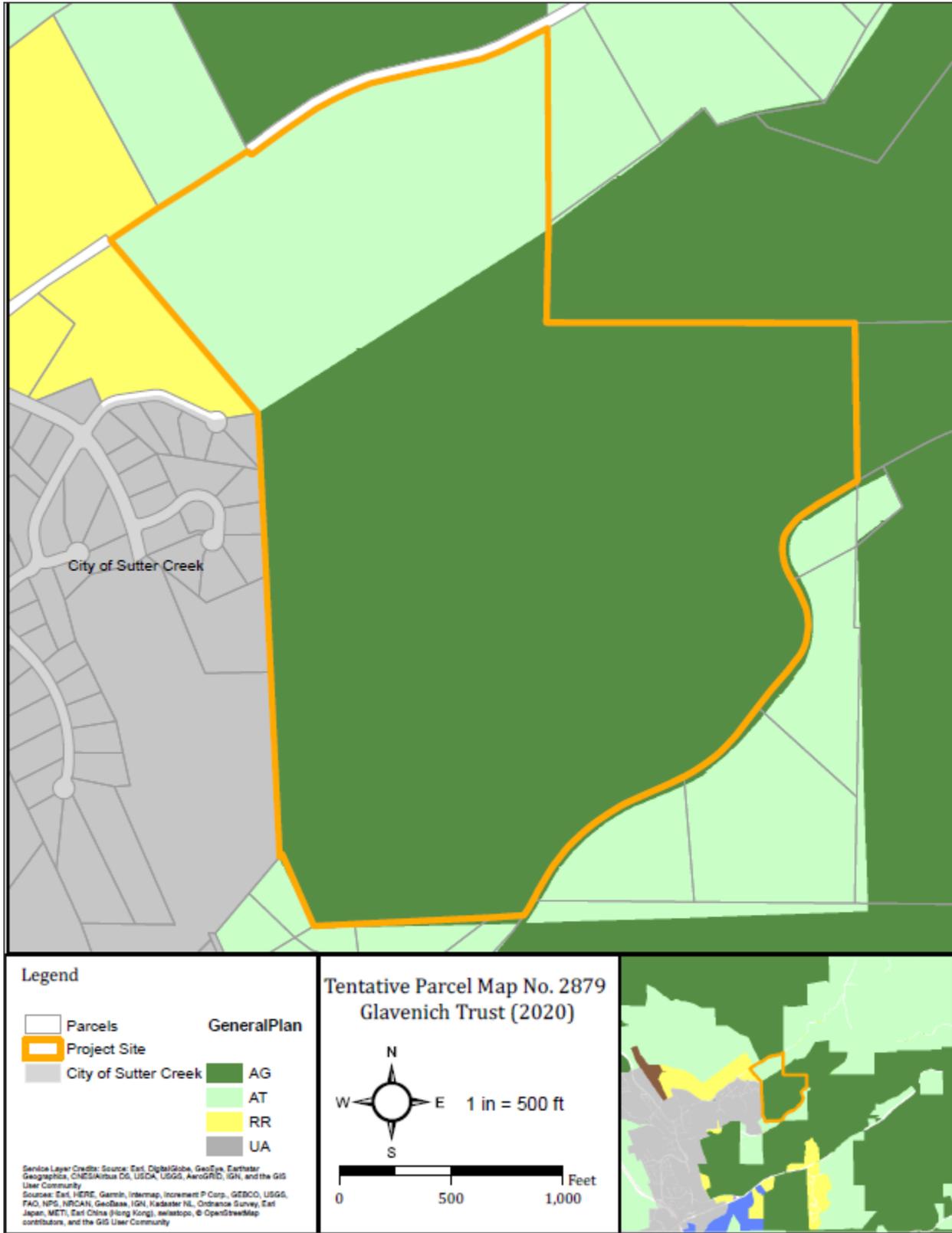
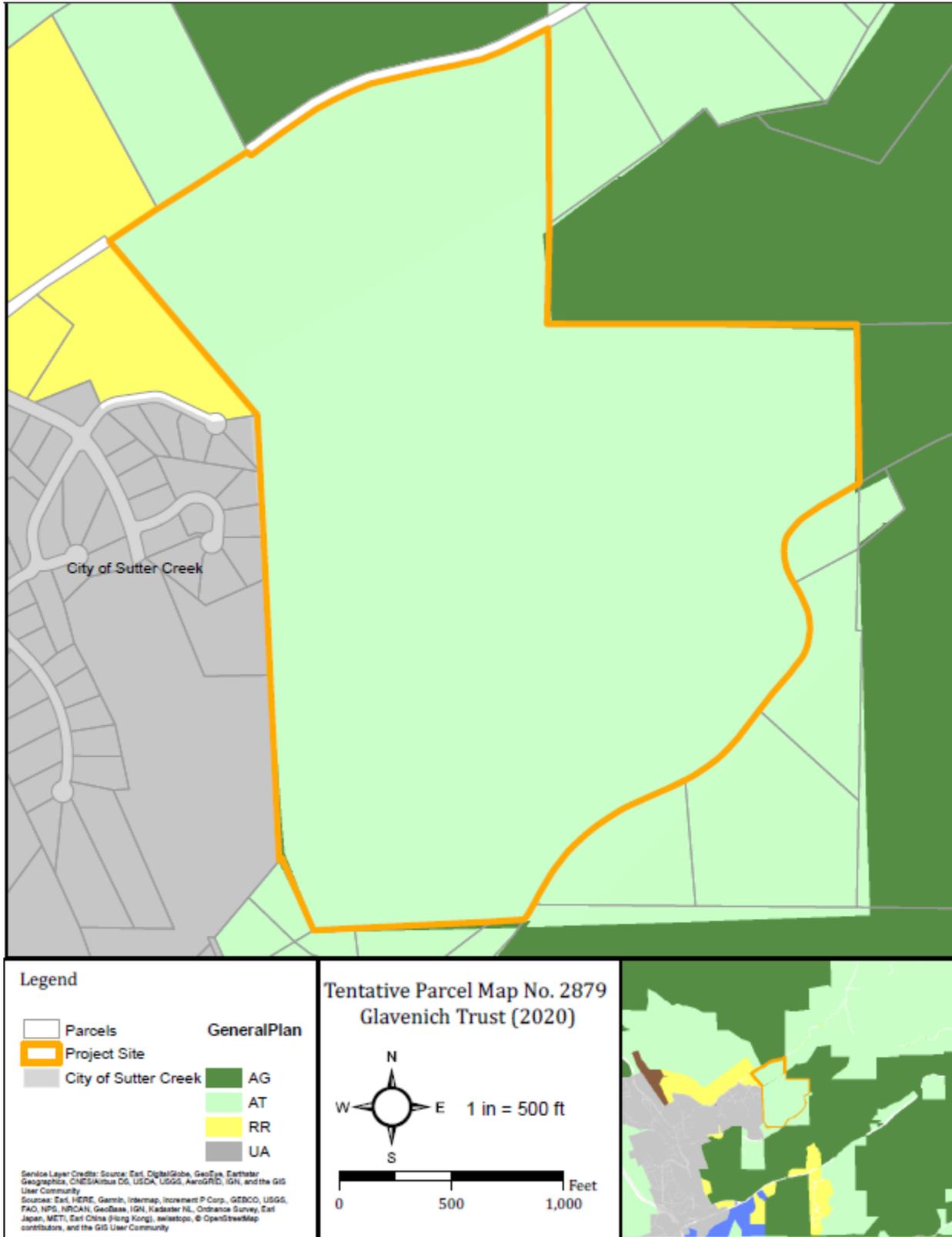




Figure E: Proposed General Plan Designation





Chapter 1. AESTHETICS

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

Discussion/Conclusion/Mitigation:

- A. Scenic Vistas: For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. A substantial adverse impact to a scenic vista would be one that degrades the view from such a designated location. No governmentally designated scenic vista has been identified within the project area. In addition, no specific scenic view spot has been identified in the project area. Therefore, there is **no impact**.
- B. Scenic Highways: The nearest scenic highway is Highway 88 east of the Dew Drop Ranger Station to the Alpine County Line as designated by Caltrans and the Amador County General Plan. The project is not located within the section of Highway 88 designated as a scenic highway or affected by the County’s scenic highway overlay district. Highway 49 is candidate scenic highway, however there is no frontage of this property along highway 49. There is **no impact**.
- C. There are no officially designated scenic vistas in the project area, and it is unlikely that short-range views would be significantly affected by this project. This project is not foreseen to cause any significant change in the aesthetic quality of the property. Due to the size of the parcels, the increase in density is not foreseen to significantly affect the aesthetic character of the area. The proposed parcel split will not introduce any significant changes or additions to the landscape, therefore there is **no impact**.
- D. Existing sources of light are from agricultural operations and the disparate residential developments. As there is a current residential density limit of two SFD per 40 acres which is not significantly reduced through the proposed change (5 acre minimum) through the General Plan Amendment through this project, 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>	<p>Potentially Significant Impact</p>	<p>Less Than Significant Impact with Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA Resources Agency, to non-agricultural use?</p>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC §12220(g)), timberland (as defined in PRC §4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

A & B Farmland Conversion: The project site is occupied by areas classified as Grazing Land and Other Land as determined by the USDA Department of Conservation (2016) and shown in *Figure 2a*. There is no proposed change in use other than the potential increase of residential density, nor does the presented project detract from any existing agricultural uses of the property or of nearby properties, nor convert any agricultural areas to non-agricultural uses. There is no CLCA Contract for this property. The proposed project would not introduce any incompatible uses or detrimental effects to the agricultural resources on site. Division of the existing parcel does not support or significantly detract from the associated agricultural utilization of the property under the R1A zoning, therefore there is a **less than significant impact**.

C The area is not zoned for forest land or timberland nor utilized for forest land or timber production, therefore there is **no impact**.

D The area is not considered forest land, or zoned as forest land or timberland, therefore there is **no impact**.





**Chapter 3. AIR QUALITY**

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

**Discussion/Conclusion/Mitigation:**

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

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



**Chapter 4. BIOLOGICAL RESOURCES**

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

**Discussion/Conclusion/Mitigation:**

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

The project is located within the Sierra Nevada Foothills Ecoregion. CDFW IPAC database identified potential habitat area for two (1) threatened species, California Red-legged Frog (*Rana draytonii*), and Delta Smelt



(*Hypomesus transpacificus*), which have identified final critical habitats according to the Federal Register: *r. draytonii*: March, 2010; *h. transpacificus*: December, 1994. The project is a parcel split and there is no specific proposed development with no changes in use beyond that of a minor increase in potential residential density. It is very unlikely that these species would experience significant impacts through the implementation of the parcel split. Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4 are required in order to ensure that impacts are less than significant with mitigations incorporated with any future development of the site. In the case that any of these species are found on the project site and which would experience potential impacts through future site development, the proper authorities shall be notified and all construction and/or ground disturbing activity halted so that additional mitigation measures may be prescribed.

The California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants identified three (3) plants found in Quad 038120c7 (381207, Amador City) where the property is located. These plants are shown in Figure 5a, below. CNDDDB Bios- NLCD Land Cover (2016) identified areas of Deciduous Forest, Shrub/Scrub, and Mixed Forest within the property area with Developed/Open Space areas along the roadway and access roads. Additionally, CNDDDB Bios identified additional possible species in the quad where the project is located, referenced by Figure 5c. As the proposed project would not significantly impact these species due to the relative low-impact nature of the site development, there is **a less than significant impact with mitigations incorporated.**

- B. Riverine Community: CDFW IPAC and the US Fish and Wildlife National Wetlands mapper identified areas of Riverine area in the project site CA Fish and Wildlife may require that the project proponents obtain a 404 Streambed Alteration Permit or other forms of permitting in order to comply with the State Clean Water Act or other State/Federal statutes and regulation for any future ground-disturbing activity. Additionally, due to the mapped riverine community within areas proposed for ground disturbance, **Mitigation Measures BIO-5 and HYD-2** are required to render impacts **less than significant with mitigation incorporated.**
- C. Federally Protected Wetlands (National Wetland Inventory (NWI)): The project site includes no mapped Wetland areas within the project site however there are areas of Freshwater Forested/Shrub Wetland to the east of the project site. As impact to the Riverine habitats within the project area could impact the areas of Freshwater Forested/Shrub Wetland downstream (East), **Mitigation Measures BIO-5 and HYD-2** are required to render impacts **less than significant with mitigation incorporated.** 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).
- D. Movement of Fish and Wildlife: The following migratory bird species could have potential habitat areas in the project site as identified by the US Fish and Wildlife Service (IPAC). \*Note\* "BCC"- Birds of Conservation Concern, "BCR"- only listed BCC in Bird Conservation Regions.

Figure 4a: Migratory Birds List (IPAC 2020)

Species Name	Common Name	Birds of Conservation Concern Listed	Other Conservation List
<b>Toxostoma redivivum</b>	California Thrasher	BCC Rangewide (CON)	
<b>Carduelis lawrencei</b>	Lawrence’s Goldfinch	BCC Rangewide (CON)	
<b>Melanerpes lewis</b>	Lewis’s Nutcracker	BCC Rangewide (CON)	
<b>Picoides nuttallii</b>	Nuttall’s Woodpecker	BCC-BCR	
<b>Baeolophys inornatus</b>	Oak Titmouse	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)	

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

- E. The proposed project would not conflict with local policies adopted for the protection biological resources. Pursuant to General Plan Mitigation Measure 4.4-4b, an Oak Woodland Study was completed by Foothill Resource Management and submitted with the project application. **A less than significant impact** would occur.
- F. Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. **No impact** would result.

Figure 4b: California Native Plant Society Database Query

**Plant List**

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

**Search Criteria**

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

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

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

**Suggested Citation**

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



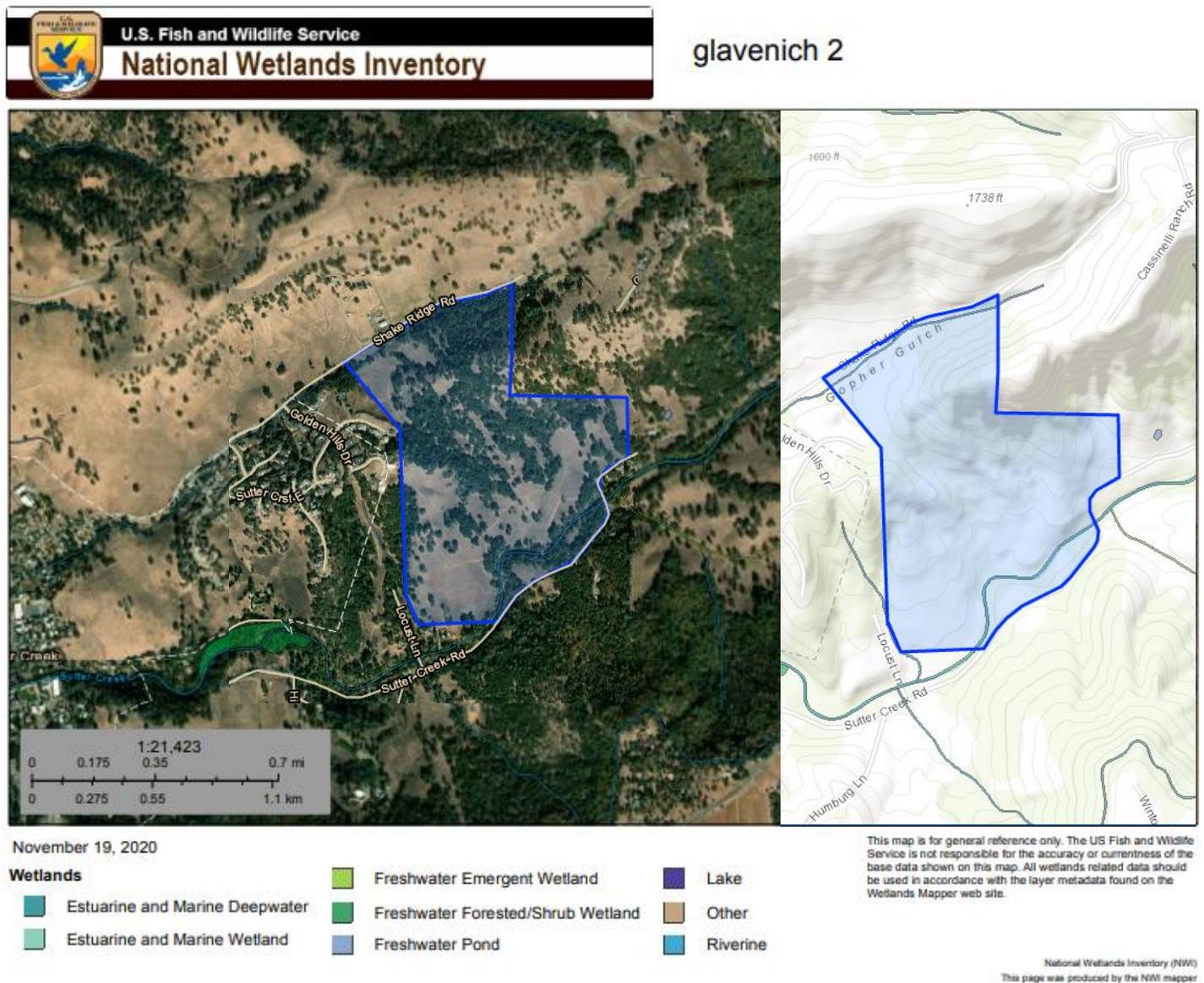
Figure 4c: CNDDDB BIOS Species List

**CNDDDB Quad Species List** 11 records.

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



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



**Mitigation Measures:**

- BIO-1 Special-Status Species – Animals-** Special-status animal species should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individuals to a preservation area, or other actions, subject to the approval of CDFW, USFWS, or CNPS.
- BIO-2 Ground Disturbance Timing for Nesting Birds.** To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. The purpose of this survey is to determine the presence or absence of nests in an area to be potentially disturbed. If nests are found, a buffer depending upon the species and as determined by a qualified biologist in consultation with the



California Department of Fish and Wildlife and shall be demarcated with bright orange construction fencing. Any vegetation clearing should be schedule outside of the avian nesting season (February 1 through August 31) or survey should be conducted immediately prior to vegetation removal. If active nests are found, vegetation removal should be delayed until the young fledge. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for ground disturbing activities occurring between September 2 and January 31.

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

**Source:** California Department of Fish and Wildlife BIOS, U.S. Fish and Wildlife Service IPAC, California Native Plant Society (CNPS) California Department of Fish and Wildlife Habitat Conservation Planning, Migratory Bird Treaty Act, NOAA, National Wetlands Inventory, Glavenich Oak Woodlands Assessment (APN: 040-030-059), Foothill Resource Management, 2018, Amador County Planning Department,



Chapter 5. CULTURAL RESOURCES

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

**Discussion/Conclusion/Mitigation:**

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

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

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

There was a Cultural Resources Study prepared for this project by Historic Resource Associates which included a pedestrian survey, historical records check, and associated research. For more information regarding the information contained in this study, see the referenced file. Recommendations of the report include prescriptive mitigations required prior to the approval of future building/development plans within the vicinity of resources identified through this study. Additional mitigations and or project modifications are required prior to approval to this project in order to reduce or avoid impacts to cultural resources. These recommendations and mitigations are included under Mitigation Measure CULTR-3. If any additional cultural resources are identified over the course of this project or following projects within the project site, project applicant and/or property owner must contact the applicable authority and additional



mitigations maybe required. There is **a less than significant impact with mitigations incorporated** to cultural resources.

**Mitigation Measures**

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

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

Determine if an investigation of cause of death is required;

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

**CULTR-3** Archeologist Recommendation: “Based upon the results of the field survey and archival research, and taking into account the results of the fieldwork and the proposed parcel split, the Glavenich Midden/Temp P1 and Glavenich Bedrock Mortars/Temp P2 should be treated as significant resources under CEQA, potentially eligible for the CRHR, and should be avoided during any ground disturbing activities associated with the parcel split and subsequent development. Similarly, the remains of the Glavenich Baliol Gold Quartz Mine/Temp H1, specifically the upper and lower gold quartz mill remnants and mortared stone explosive building should be avoided during any ground disturbing activities within the parcels. It should be noted that the Glavenich family have taken it upon themselves to preserve the remains of the Baliol Mine features, retaining the remnants of the gold quartz mills and explosive storage building. IN addition, each proposed parcel has more than adequate locations for construction of improvements, such as residence and outbuildings. The noted but not recorded features do not appear to be significant resource[s] per CEQA and the CRHR.”

Standard County practice is to note that any significant resources under CEQA should be avoided if and when the parcel(s) is/are sold and a building permit issued for residences or outbuildings. Significant resources under CEQA and referenced in the accompanying Cultural Resources Report for this project



shall be treated per the recommendations of the completed study (Historical Resources Associates, 2020).

**Source:** Amador County Planning Department, Amador County General Plan Environmental Impact Report, Amador County Implementation Plan 2016, California Health and Safety Code, California Native American Heritage Commission (NAHC), CA Office of Historic Preservation, Cultural Resources Study of the Glavenich Ranch Parcel Split (APN: 040-030-059), Sutter Creek, Amador County, California 95640, Historical Resources Associates (2020), State of California Resources Agency Department of Parks and Recreation Primary Records (DPR 523A), Records Search Results for APN: 040-030-059, NCIC, Amador County Planning Department.



**Chapter 6. ENERGY**

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

**Discussion/Conclusion/Mitigation:**

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

**Sources:** Amador County EAP, Amador County Planning Department.



**Chapter 7. GEOLOGY AND SOILS**

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

**Discussion/Conclusion/Mitigation:**

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



constitute a potential hazard to structures from surface faulting or fault creep. The project location has not been evaluated for liquefaction hazards or seismic landslide hazards by the California Geological Survey. There is **no impact**.

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

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

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

**Mitigation Measure:**

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

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



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

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

Figure 7a: Soil Map Unit Legend

### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AGI	Percent of AGI
ApD	Auburn silt loam, 0 to 31 percent slopes	4.7	2.7%
AaD	Auburn very rocky silt loam, 3 to 31 percent slopes	13.8	8.0%
AaE	Auburn very rocky silt loam, 31 to 51 percent slopes	22.1	12.7%
AID	Auburn very rocky silt loam, moderately deep, 3 to 31 percent slopes	29.8	17.1%
AIÉ	Auburn very rocky silt loam, moderately deep, 31 to 51 percent slopes	1.2	0.7%
ExD	Eschequer and Auburn very rocky loams, 3 to 31 percent slopes	0.3	0.2%
McD	Mariposa very rocky loam, 9 to 31 percent slopes	33.0	19.0%
McE	Mariposa very rocky loam, 31 to 51 percent slopes	46.8	27.0%
Mn	Mine tailings and Riverwash	8.3	4.8%
Pr	Placer diggings and Riverwash	7.8	4.4%
SnC	Sites loam, 9 to 15 percent slopes, C low montane	2.2	1.3%
SyD	Supan very cobbly loam, moderately deep, 3 to 31 percent slopes	3.8	2.2%
<b>Totals for Area of Interest</b>		<b>173.5</b>	<b>100.0%</b>

Figure 7b: Soil Map Legend

#### MAP LEGEND

- Area of Interest (AOI)
- 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

#### MAP INFORMATION

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

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

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

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

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

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

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

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

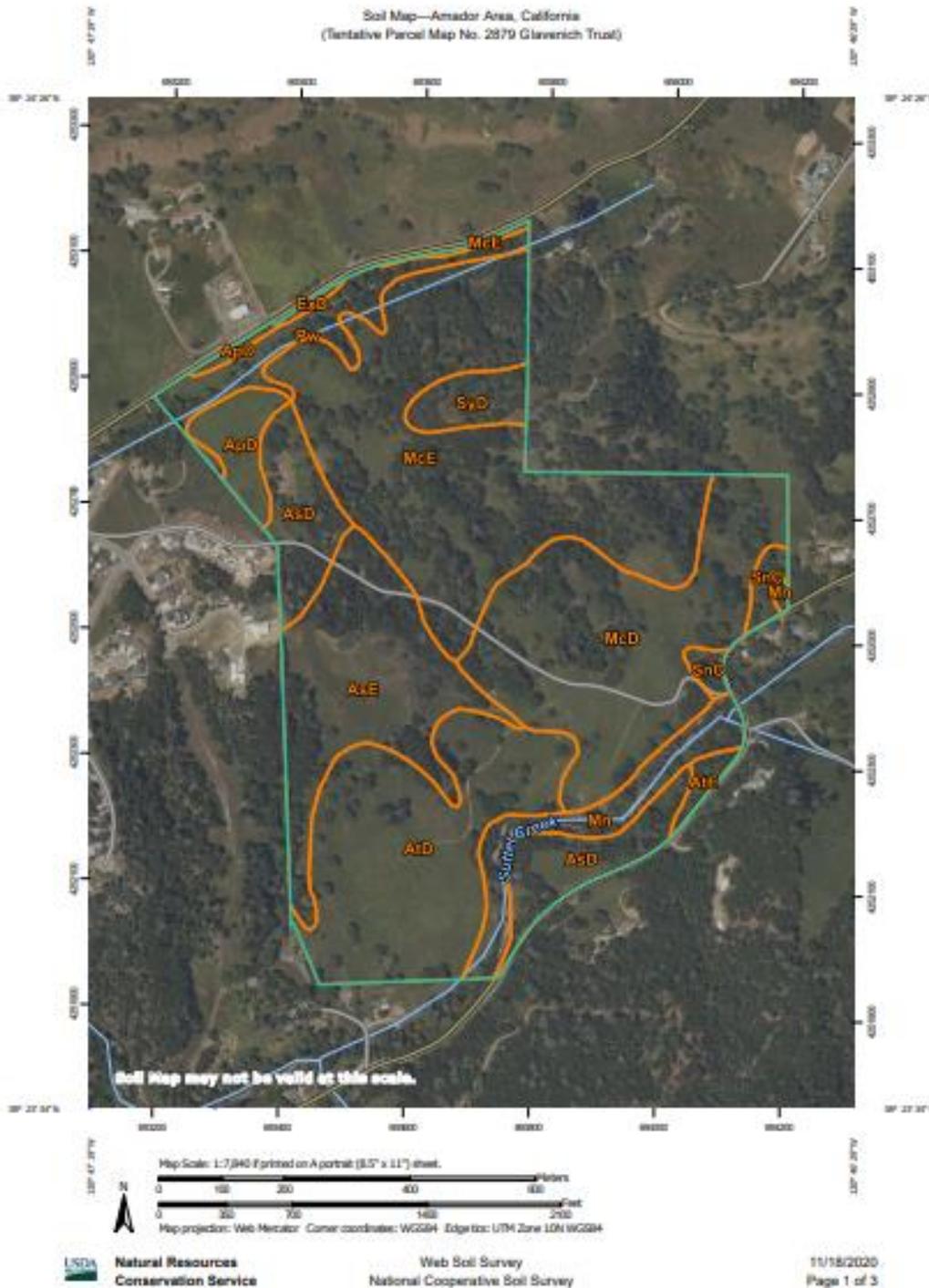
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

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

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



Figure 7c: Soil Map



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



**Chapter 8. GREENHOUSE GAS EMISSIONS**

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

**Discussion/Conclusion/Mitigation:**

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

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



**Chapter 9. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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?	<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?	<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. **Mitigation Measure HAZ-1** addresses the potential hazards from the mine on the property. There is a **less than significant impact with mitigations incorporated.**
- B. Hazardous Materials Upset and Release: Potential impacts of hazardous material handling, transport, or release through this project is mitigated by oversight of the Amador County Environmental Health department pursuant to state law. **Mitigation Measure HAZ-1** and **HAZ-2** address potential hazards related to the existing mine on the property. There is a **less than significant impact with mitigations incorporated.**



- C. The nearest public schools are located within the Sutter Creek City limits and are more than 2 miles away. Schools would not be exposed to hazardous materials, substances, or waste due to the project, and there would be **no impact**.
- D. Pursuant to Government Code Section 65962.5, the project site was queried for past-to-current records regarding information collected, compiled, and updated by the Department of Toxic Substances Control and Secretary for Environmental Protection (EPA) evaluating sites meeting the “Cortese List” requirements. The project site also was also searched on the California EPA’s Superfund Enterprise Management System (SEMS) database and the US EPA Facility Registry Service (FRS) however there were no specific flags for the project on either site. CalEPA GeoTracker identified the Amador County Corporate Yard and Jo’s Pit Stop #2, Rasmussen Property, ad South Eureka Mine as the closest sites of potential hazardous materials, however both sites are closed and not within the project boundary. The nearest open cleanup sites are the Old Eureka Mine and Salvage Yard and Georgia Pacific Sutter Creek (former Anderson Logging) site, but both are more than 500 meters from the project boundary. As the project does not propose any significant changes in use, intensity, or major construction, there is a **less than significant impact** regarding hazardous materials on or near the project site.
- E. The nearest public use airport to the project site is the Westover Field Airport located in Martell, located approximately 2 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. Due to the nature of the project (proposed low-density residential development) there is **no impact** to safety hazards associated with airport operations are anticipated to affect people working or residing within the project site.
- G. The proposed project is located directly off of Shake Ridge Rd. and Sutter Creek Rd. Amador County has an adopted Local Hazard Mitigation Plan (LHMP), updated in January of 2014. The proposed project does not include any actions that physically interfere with any emergency response or emergency evacuation plans. There is **no impact**.

**Mitigation Measures:**

- HAZ-1 Preservation of Human Health regarding Hazardous Materials:** Prior to recordation of any final map the subdivider shall submit a letter from a registered civil engineer, registered geologist, or other qualified consultant indicating that review of the property within the project boundary reveals no hazardous materials or wastes are located on the site. Should hazardous materials or wastes exist, the qualified professional shall submit a proposed remediation plan to the Environmental Health Department for review and approval. Any such hazardous materials must be removed or remediated to the satisfaction of the Environmental Health Department prior to the recordation of any final map.
- HAZ-2 Securing Hazardous Excavations (Glavenich Baliol Gold Quartz Baliol Mine):** Prior to recordation of any final map the subdivider shall submit a letter from a registered civil engineer, registered geologist, or other qualified consultant indicating that review of the property within the project boundary reveals no hazardous excavations. Should any hazardous excavations exist, the subdivider shall properly secure all hazardous excavations within the project boundary by: 1) Re-contouring manmade steep slopes to 2:1 or less, 2) providing durable and sturdy cover or fencing, as well as posting, to prevent unauthorized access, and/or 3)



filling the excavation in a manner satisfactory to the Amador County Environmental Health Department. The locations of any adits, tunnels, air shafts or other ground workings which cannot be filled and compacted to reasonably match native soil conditions shall be accurately located on the final map or attached thereto so as to provide constructive notice to interested parties.

**Sources:** Amador County Planning Department, Superfund Enterprise Management System database (SEMS), Department of Toxic Substances Control Envirostor database, Geotracker, California State Water Control Board (CA SWRBC), California Stormwater Quality Association (CASQA), Local Hazard Mitigation Plan (LHMP), Cultural Resources Study of the Glavenich Ranch, Historical Resource Associates (2020).



**Chapter 10. HYDROLOGY AND WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate or pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Impede or redirect flood flows or place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In a flood hazard, tsunami, or seiche zone, risk release of pollutants due to project inundation or increase risk of such inundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



f) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A The project is located within the Lower Sutter Creek Watershed, which has a monitoring location directly west of the project location. This monitoring site (ID: 532AMA002) is monitored by the California State Water Resources Control Board and does not indicate any impairments or dischargers with significant violations. The proposed project would not significantly increase the impermeable surfaces on-site, nor result in an increase in urban storm water runoff. There is **no impact**.
- B The proposed project would not significantly require the use of, or otherwise interfere with, available groundwater supplies. There is **no impact**.
- Ci-ii The proposed project is not projected to significantly contribute to any increase in erosion, siltation, surface runoff, or redirection of flood flows.
- C iii The project would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. There is **no impact**.
- C iv The project is located in Flood Zones X and A, meaning that the northern portion of the site is outside of the Standard Flood Height Elevation and of minimal flood hazard (Zone X) and the southern portion of the site may be located within the 100 year flood elevation zone, and would require a Base (100-year) Flood Elevation for development (Zone A), pictured in Figure 10a. Future development in the portions of the project site with Flood Zone A would thus necessitate a Flood Plain Study to be conducted by a licensed professional prior to any project development resulting in structures or property which would be potentially damaged by floods; this measure is implemented through **Mitigation Measure HYD-1**. The proposed project does not involve the construction of housing on the property. Any future construction would require standard building permits which would include planning review for location in a floodplain relative to the proposed construction. **Impact are less than significant with the mitigations incorporated** 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 with mitigation** 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. There is **no impact** on water quality resulting from this project.
- F The project site has an approximate elevation of approximately 295 ft. above sea level. The site is in close proximity (approximately 2 mi.) to Sutter Creek waterway and a portion of the property is within Flood Zone A, which follows Sutter Creek.. Though it is highly unlikely that the project would be subject to inundation by seiche, tsunami, or mudflow, due to the location of the mapped flood zones future development within these areas would necessitate a Flood elevation study and permitting through the Amador County Building Department, as described by **Mitigation Measure HYD-1**. There would not be substantial risk for property or people through the failure of levees or dams introduced by this project, therefore there is **a less than significant impact with mitigations incorporated** regarding risk or loss.



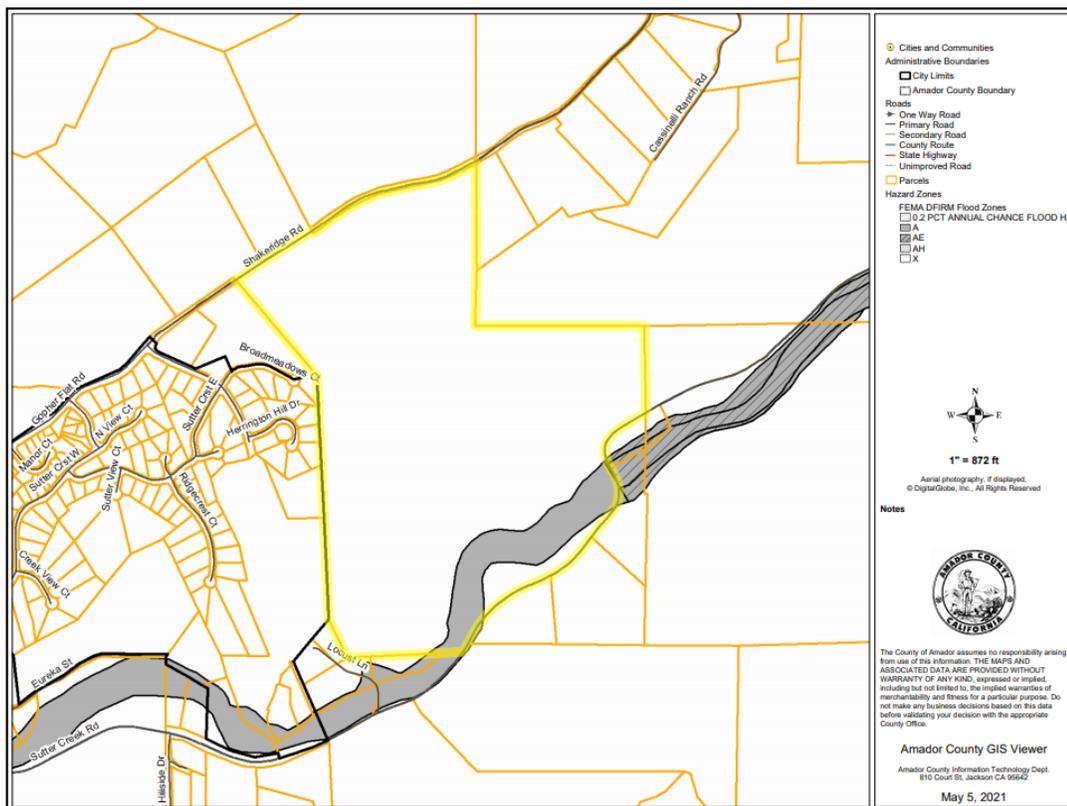
G There is no existing water quality control plan or sustainable groundwater management plan in the vicinity of this project. **No impact** would result.

**Mitigation Measures:**

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

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

Figure 10a: FEMA Rate Maps (2016 data)



**Sources:** Amador County Planning Department, California State Water Resources Control Board (CSWRCB), California Stormwater Quality Association (CASQA), CA Department of Conservation, USGS-USDA Forest Service Quad Map, USGS Landslide Hazards Program, CA Department of Conservation CGS Information Warehouse. CAL EPA Mywaterway online portal, 2021.



**Chapter 11. LAND USE AND PLANNING**

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

**Discussion/Conclusion/Mitigation:**

- A The project site is located directly east of the City of Sutter Creek and along two major collectors, Ridge Rd. and Sutter Creek Rd. The subject property is currently utilized for Agricultural and Residential uses with similar uses surrounding the project site. The proposed project does proposed a General Plan Amendment from AG, Agriculture General to AT, Agricultural Transition which would require findings included in Amador County Code Section 19.050.020. As the existing use of the property would not be substantially changed through the approval of the parcel map, the project would not divide an established community and is consistent with the proposed zoning and General Plan designations subject to the Conditions of Approval of the project requiring compliance with Title 19.050.020. There is a **less than significant impact**.
  
- B This project is a proposed division of one legal parcel into four parcels and a remainder. Existing zoning of RE for ±30 acres, R1A for ±15 acres, and R1A-B5 for approximately 130 acres. This property is currently a single parcel with three distinct zonings and split General Plan designations. ±30 acres of RE have AT General Plan Designation, ±130 acres are zoned R1A B5 with AG General Plan Designation, and ±15 acres are R1A zoned with AG General Plan Designation.  
  
This project would require the R1A-B5 zoning be removed in order to approve the proposed map, then the resulting parcels would require zone changes and have general plan amendments to result in Proposed parcel 1 (±35 acres) of RE-5 zoning, Proposed Parcels 2, 3, 4, and the Remainder being zoned R1A-B5, and a unilateral change to AT General Plan Designation for all resulting parcels. This project’s maximum allowable density at complete build-out would result in two more parcels than currently allowed by the split AG and AT General Plan designations. The project does not propose any additional structures or uses therefore there is a **less than significant impact**.
  
- C The project site is not included in any adopted habitat conservation plans or natural community conservation plans. Therefore, the project would not conflict with any such plans and **no impact** would result.

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



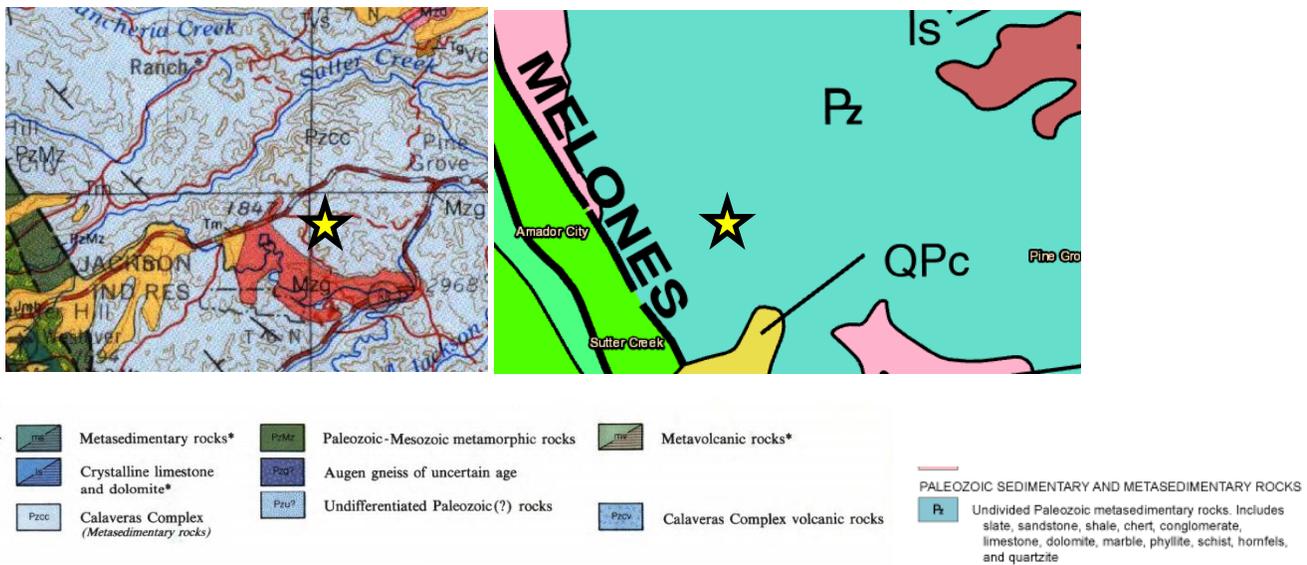
## Chapter 12. MINERAL RESOURCES

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

### Discussion/Conclusion/Mitigation:

A & B According to the California Division of Mines and Geology Mineral Land Classification Map, this project is located in the Sutter Creek 15-Minute Quadrangle which has a reported SMARA Study Area, conducted in 1983. This project would not restrict access to any mineral resources on site. This project will not encroach onto any of the other properties and therefore not interfere with any present or future access to known mineral resource areas. Mineral resources are separately referenced in the deed to the property, therefore any separate ownership or mineral rights shall remain unaffected by this project. The existing mine is not impacted by the parcel split and the Cultural resources study determined that “the minimal development associated with the gold quartz mine” does not indicate it to be a significant resource for listing on the National Register of Historic Places (NRHP). **Mitigation Measure HAZ-1 and HAZ-2** further mitigate any impacts related to the existing mine or mine tailings (Chapter 9 of this study). There are no proposed structures or changes in use, therefore there is **a less than significant impact** to any mineral resources.

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



Source: Amador County Planning Department, California Geological Survey.



**Chapter 13. NOISE**

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

**Discussion/Conclusion/Mitigation:**

- A The parcel split would not result in any additional noise-related impacts. There is **no impact**.
- B The proposed project would not include the construction activity which may generate substantial ground-borne vibration, noise, or use construction activities. There are no proposed structures or additional uses which would propose the use of heavy equipment for an extended period of time beyond what is already noted on-site. There is **no impact**.
- C & D The presented project will not introduce significant increased noise in addition to current operational noise accompanying allowed by-right uses of the property. Noise levels generated would not exceed applicable noise standards established in the General Plan. There is **no impact**.
- E & F The nearest airport is over 2 miles away (Westover Field Airport, Martell). **No impact** would result.

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



**Chapter 14. POPULATION AND HOUSING**

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

**Discussion/Conclusion/Mitigation:**

- A The project would not increase the developmental density allowed on the affected properties as the General Plan designation of AG has a minimum of 1 residence per 40 acres. The proposed project would not result in significant increase in traffic to the property not otherwise addressed through **Mitigation Measures TRA-1 and TRA-2** and there is no housing displaced through this project. There is **a less than significant impact with mitigations incorporated.**
- B & C The existing uses of the property would not be substantially changed outside of the increase in density due to the division of a single parcel into 5. No resident housing stock would be depleted through this project rather, there would be increased opportunity for residential development. There is **no impact** to available resident housing.

**Sources:** Amador County Planning Department.



**Chapter 15. PUBLIC SERVICES**

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

**Discussion/Conclusion/Mitigation:**

- A The project site is currently served by the Amador Fire Protection District (AFPD). The nearest fire station belongs to AFPD and is located in Buena Vista, approximately 3,000 ft. south of the project site. Mutual aid agreements coordinate protection service between City or Community Fire Protection Jurisdictions, and CalFire. The 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. Sutter Creek 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 and 49 all located north of the project site. As these various agencies all provide various police and emergency services, this project would not result in the provision of or need for new or physically altered sheriff or police protection facilities. There is a **less than significant impact** to police protection services.
- C&D This project does not include any construction of additional residential units. Because the demand for schools, parks, and other public facilities is driven by population, the proposed project would not increase demand for those services at this time as the property is not going to experience any change in zoning or general plan designation. As such, the proposed project would result in **no impact** on these public services.
- E There is no physical change or additional inconsistent uses proposed, therefore would not be significant additional pressure on other solid waste processing/transfer facilities. There is a **less than significant impact**.

**Mitigation Measure**

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

**Sources:** Amador County Planning Department.



**Chapter 16. RECREATION**

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

**Discussion/Conclusion/Mitigation:**

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

**Mitigation Measure**

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



**Chapter 17. TRANSPORTATION / TRAFFIC**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 and included mitigation measures and conditions of approval for the project, summarized below as **Mitigation Measure TRA-1**. The project does not introduce increases in traffic which approach any established thresholds for vehicle miles traveled (VMT). There would be **a less than significant with mitigations incorporated**.



- C The proposed project would not be located within any Westover Airport safety zones (Westover Field Airport Land Use Compatibility Plan Draft 2017). Therefore, the project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that would result in a safety risk. **No impact** would result.
- D The proposed project would not have significant impacts to transportation nor necessitate additional mitigation with implementation of the required Conditions of Approval for the project determined by the Amador County Department of Transportation and Public Works. These conditions include the requirement that the project applicant obtain an encroachment permit onto Shake Ridge Rd. and to Sutter Creek Rd. and improve the existing access encroachment to a "standard shared residential driveway connection. Prior to the recordation of the final map, the project applicant must verify that the shared driveway for Parcels 2, 3, and 4 conform to requirements established by County Code, including the provision of engineered plans for the private driveway for parcels 1-4, as specified by the Conditions of Approval. **Mitigation Measure TRA-1** includes these requirements, further specified in the Conditions of Approval for the project. 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 a **less than significant 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 a **less than significant impact** to the implementation of this project with respects to CEQA Guidelines §15064.3(b).

**Mitigation Measures:**

**TRA-1** Each proposed parcel must obtain and maintain a primary access onto a County road and obtain all necessary encroachment permits (Chapter 12.10) and grading permits (Chapter 15.40) as determined by the County (**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 Lone Band of Miwok Indians, the Buena Vista Band of Me-Wuk Indians, the Shingle Springs Band of Miwok Indians, and the Washoe Tribe of Nevada and California were notified of this project proposal and did not submit materials referencing tribal cultural resources affected by this project. The Cultural Resources Study of the Glavenich Ranch Parcel Split, performed by Historic Resources Associates, a Department of Parks and Recreation Record, and the North Central Information Center records search were performed for this project, and did not identify resources which would be significantly impacted to this project. Any identified cultural resources or potentially significant resources would be preserved and avoided by future development as recommended by the performed study, consistent with the provisions of **Mitigation Measure CULTR-3**. Impacts to Tribal Cultural Resources on this site are **less than significant with the mitigation measures incorporated in CULTR-3**.

**Sources:** Amador County Planning Department, California Public Resources Code; National Park Service National Register of Historic Places, Historic Resource Associates- Cultural Resources Study of the Glavenich Ranch Parcel Split, Tentative Parcel Map No. 2879 (2020), North Central Information Center Records, Department of Parks and Recreation Record (2020).



**Chapter 19. UTILITIES AND SERVICE SYSTEMS**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded systems (causing significant environmental effects):				
i. Water or wastewater treatment facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Stormwater drainage facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Electric power facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Natural gas facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Telecommunications facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have sufficient water supplies available to serve the project from existing entitlements and resources (for the reasonably foreseeable future during normal, dry, or multiple dry years), or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs while not otherwise impairing the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Generate solid waste in excess of state or local standards or in excess of the capacity of local infrastructure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local 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 parcel split increases density and the AT, Agricultural Transition General Plan Designation is dependent on the provision of services to the proposed parcels for approval, the applicant must provide evidence of availability of water and wastewater disposal consistent with the requirements by Amador County Environmental Health, included as **Mitigation Measure UTL-1**. Due to the nature of the project as a parcel map (not directly including ground-disturbing activity) and lack of changes in use, this project would not require a



Stormwater Pollution Prevention Permit (SWPPP) from State Water Resources Control Board unless determined through the standard procedures for issuance of grading or building permits. There is a **less than significant impact with mitigation incorporated**.

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

#### **Mitigation Measure**

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

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

**UTL-3** Well Water Quality/Water Supply: Prior to recordation the subdivider shall demonstrate that the yield of at least two wells within the project boundary meets the production requirements of Section 14.06.055 of Amador County Code. Each water well must either meet the production standards of Section 14.06.055 or additional storage shall be required to mitigate the lower yield.

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



**Chapter 20. WILDFIRE**

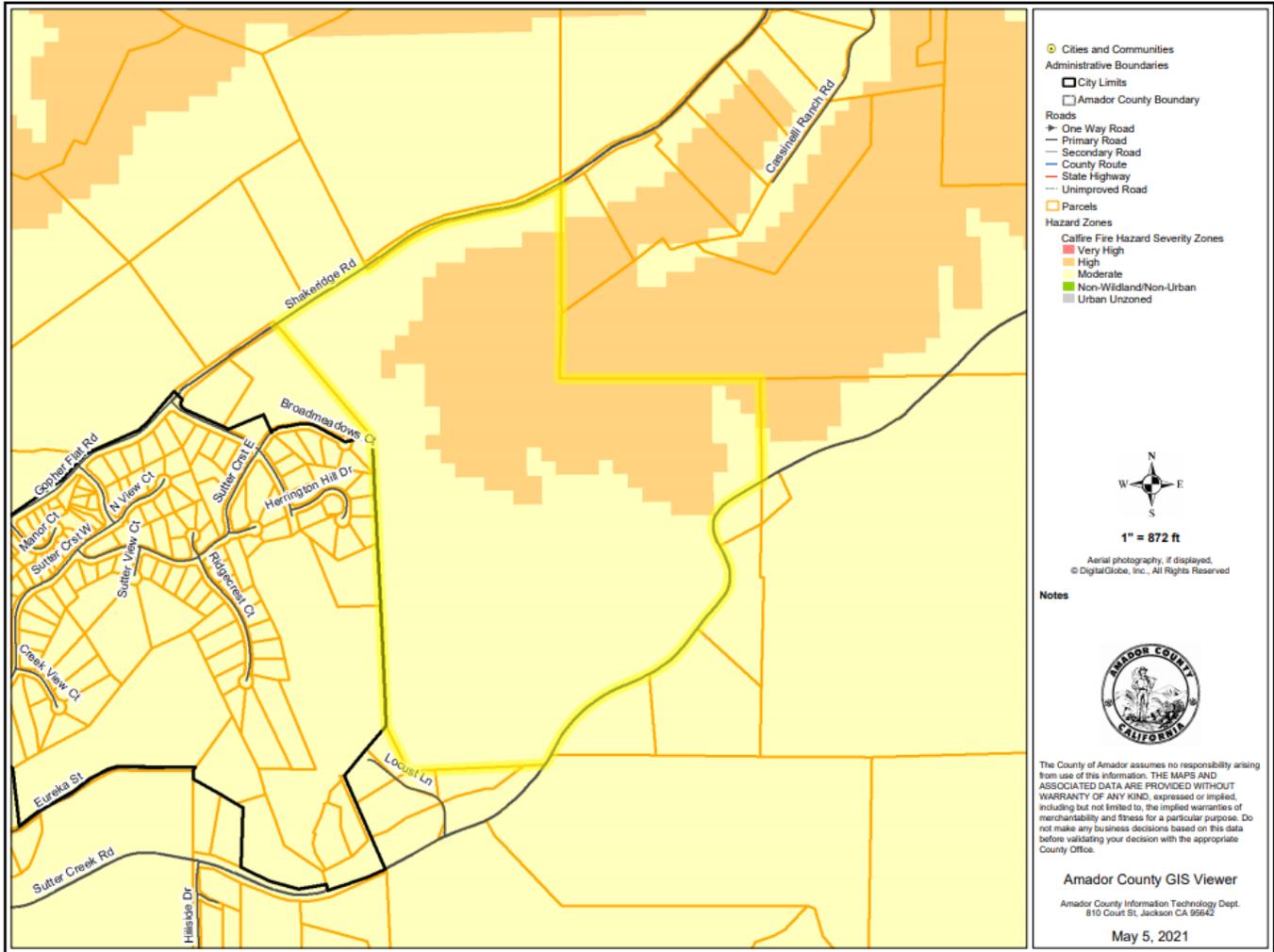
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency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

**Discussion/Conclusion/Mitigation:**

- A The project shall not impair any adopted emergency response plan or emergency evacuation plan. There is **no significant impact**.
- B The project does not exacerbate wildfire risks through significant change in slope, prevailing winds, or other major factors. The project would not require the installation of emergency services and infrastructure that may result in temporary or ongoing environmental risks or increase in fire risk. Therefore there is **no impact**.
- C The project shall not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or impact the environment. **Mitigation Measure TRA-1** requires compliance with 15.30 regarding fire access, therefore there is **no significant impact with mitigation incorporated**.
- D&E The project will not expose people or structure to any new significant risks regarding flooding, landslides, or wildland fire risk. The project is located in Moderate and Very High Fire Risk Zones (*Figure 20: Calfire Fire Hazard Severity Zones*) and therefore, shall conform to all standard Fire Safety Regulations as determined by Amador County Fire Department and California Building Code. The project is located approximately 3000 ft. from the JVFPD Station 172, and therefore will not require any increased fire protection due to this project. There is **no impact**.



Figure 20a: Calfire Fire Hazard Severity Zones



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



Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE

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

**Discussion/Conclusion/Mitigation:**

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

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

- BIO-1** Special Status Animal Species Mitigation plan will reduce biological impacts consistent with BMPs developed with CDFW and USFW;
- BIO-2** Ground Disturbance Timing for Nesting Birds, and Survey will be conducted prior to any construction;
- BIO-3** Special Status Plant Species Mitigation will be developed in conjunction with regulation by CDFW, USFW, and CNPS;
- BIO-4** Plant Survey will be conducted prior to ground disturbance resultant from any discretionary project.
- BIO-5** Riparian and Wetland Conservation mitigation shall apply within the affected ranges of mapped riparian and wetland conservation regions;
- CULTR-1** Historic/Cultural Resources, if found, shall be protected consistent with General Plan Mitigation Measures 4.5-1 and 4.5-2;



- CULTR-2** Human Remains, if discovered, shall be protected consistent with General Plan Mitigation Measure 4.5-3.
- CULTR-3** Archeologist Recommendation; Any significant resources under CEQA should be avoided and significant resources under CEQA and referenced in the accompanying Cultural Resources Report for this project as recommended by Historic Resources Associates, Inc.
- GEO-1** Prior to recordation of any final map, the subdivider shall demonstrate compliance with Amador County Code Sections 14.12.130 regarding sewage disposal.
- HAZ-1** Prior to recordation of any final map, the subdivider shall comply with regulations established by the Amador County Environmental Health Department regarding Hazardous Wastes.
- HAZ-2** Prior to recordation of the final map, the subdivider shall comply with requirements established by the Amador County Environmental Health Department regarding Hazardous Excavations.
- 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 if needed.
- PUB-1** Prior to recordation of any final map, the subdivider shall participate in the annexation to the County's Community Facilities District No. 2006-1.
- REC-1** Developer must adhere to County Code 17.50 regarding Recreation and Fees (Recreation).
- TRA-1** Each proposed parcel must obtain and maintain a primary access onto a County road and obtain all necessary encroachment permits (Chapter 12.10);
- TRA-2** The proposed project must comply with Fire and Life Safety Ordinance (Chapter 15.30 of Amador County Code) (Transportation and Traffic);
- UTL-1** Applicant must verify sufficient water and wastewater disposal services to meet minimum requirements by Amador County Environmental Health Department, prior to final map recordation.
- UTL-2** Prior to recordation of any final map, the subdivider shall provide the Amador County Environmental Health Department with general mineral, general physical, and inorganic chemical analyses for a water well located within the project boundary.
- UTL-3** Prior to recordation of a final map the subdivider shall demonstrate that the yield of at least one well within the project boundary meets the production requirements of Section 14.06.055, Amador County Code.

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

Evaluation of these potentially cumulative impacts may be conducted through two alternative methods as presented by the CA State CEQA Guidelines, the list method and regional growth projections/plan method. As this project is independent and unique to the County, the latter is most appropriately employed to evaluate an individual project's contribution to potential cumulative significant impacts in conjunction with past, current, or reasonably foreseeable future projects. Thresholds of significance may be established independently for the project evaluated depending on potentially cumulative impacts particular to the project under review, but shall reference those established in the 2016 General Plan EIR and be supplemented by other relevant documents as necessary. According to CEQA Guidelines §15064.7, thresholds of significance may include environmental standards, defined as “(1) a quantitative, qualitative, or performance requirement found in an ordinance, resolution, rule, regulation, order, plan, or other environmental requirement; (2) adopted for the purpose of



environmental protection; (3) addresses the environmental effect caused by the project; and, (4) applies to the project under review” (CEQA Guidelines §15064(d)). CEQA states that an EIR may determine a project’s individual contribution to a cumulative impact, and may establish whether the impact would be rendered less than cumulatively considerable with the implementation of mitigation or reduction strategies. Any impacts would only be evaluated with direct associations to the proposed project. If cumulative impacts when combined with the impact product of the specific project are found to be less than significant, minimal explanation is required. For elements of the environmental review for which the project is found to have no impact through the Initial Study, no additional evaluation of cumulative impacts is necessary.

No past, current, or probable future projects were identified in the project vicinity that, when added to project-related impacts, would result in cumulatively considerable impacts. The intent of the project is to stabilize impacts of an existing use and project. The proposed project is not inconsistent with the Amador County General Plan and no cumulatively considerable impacts would occur with development of the proposed project. **Impacts would be less than significant with mitigation incorporated.**

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

**Sources:** Chapters 1 through 21 of this Initial Study.

**References:** Amador County General Plan; Amador County General Plan EIR; Amador Air District; Amador County Municipal Codes; Fish & Wildlife’s IPAC and BIOS databases; Migratory Bird Treaty Act; California Native Plant Society; California Air Resources Board; California Department of Conservation; Migratory Bird Treaty Act; California Department of Forestry and Fire Protection; California Geologic Survey: Alquist-Priolo Earthquake Fault Zones; State Department of Mines & Geology; Superfund Enterprise Management System Database (SEMS); Department of Toxic Substances Control Envirostor Database; Geotracker; Amador County GIS; Amador County Zoning Map; Amador County Municipal Codes; Amador County Soil Survey; California Native American Heritage Commission; Amador Fire Protection District; California Air Resources Board (ARB); California State Water Resources Control Board (CSWRCB); California Stormwater Quality Association (CASQA); California Environmental Quality Act 2019 Guidelines (CEQA); California Public Resources Board; Caltrans District 10 Office of Rural Planning; Amador County Important Farmland Map, 2016; Commenting Department and Agencies; Historic Resource Associates- Cultural Resources Study of the Glavenich Ranch Parcel Split, Tentative Parcel Map No. 2879 (2020); Amador County Community Development Agency and Departments. All sources cited herein are available in the public domain, and are hereby incorporated by reference.

**NOTE:** Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal. Appl. 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>200</u> ft. Plus <u>City of Sutter Creek</u><br><small>(Distance) (Special Instructions: e.g. to end of access road)</small> | <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 PM 2879 Glavenich Trust APN 040-030-059 by placing copies in 36 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:** Tentative Parcel Map No. 2879, proposing the division of 174.4 acres into 4 parcels (35.0, 29.7, 25.11, and 20.19 acres) with a 64.4-acre remainder. The project includes a General Plan Amendment (GPA-20;12-1) from the AG, Agricultural-General (40-acre) land use designation to the AT, Agricultural-Transition (5- to 20-acre) land use designation, and a Zone Change (ZC-20;12-1) that would remove and replace the current zoning of R1A-B5, Single-family Residential and Agricultural with No Further Divisions combining district. The General Plan Amendment and Zone Change would apply to 139.4 acres of the project. (APN: 040-030-059)

**PROPERTY OWNER/APPLICANT:** Glavenich Trust, Representative: Michael Glavenich  
**SUPERVISORIAL DISTRICT:** 4

**LOCATION:** South of Shake Ridge Rd. and north of Sutter Creek Rd, immediately east of Sutter Creek city limits and approximately 1000 feet northeast from the intersection of Shake Ridge Rd. and Golden Hills Dr.

**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  
+1 312 626 6799 US

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

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

**Meeting ID: 537 512 8983**

**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



ROMER PHIL  
4235 MIDDLEBURY WAY  
MATHER, CA 95655

BROOK HAVEN HILL TRUST  
BARFIELD CHARLES H III TRUSTEE  
12861 SHAKE RIDGE RD  
SUTTER CREEK, CA 95685

MARRE NANCY A TRUST  
PO BOX 303  
SUTTER CREEK, CA 95685

WEYRAUCH LINKA K & SHAWN D &  
LIESL C  
C/O WEYRAUCH MARTIN  
14341 RIDGE RD  
SUTTER CREEK, CA 95685

BONNEAU DORIS D REVOCABLE  
LIVING TRUST  
13491 SUTTER CREEK RD  
SUTTER CREEK, CA 95685

GLAVENICH LUKE R REVOCABLE  
LIVING TRUST  
GLAVENICH MICHAEL SUCCESSOR  
TRUSTEE  
12920 SUTTER CREEK RD  
SUTTER CREEK, CA 95685

MABREY DAVID A TRUST  
C/O BLAKE A HIGHSMITH TRUSTEE  
877 GOLD FINCH LN  
FORNEY, TX 75126

SUTTER HILL DEVELOPMENT LLC  
C/O SWIFT EDWARD A  
PO BOX 128  
SUTTER CREEK, CA 95685

TRAFALGAR INC  
10801 N WOLFE RD  
CUPERTINO, CA 95014

FREDRICK MATTHEW & JERALYNN  
501 STATE HWY 124  
IONE, CA 95640

CHRISTENSEN TRUST  
CHRISTENSEN STEVE E & DIANE K  
TRUSTEES  
PO BOX 668  
SUTTER CREEK, CA 95685

GARDNER ANDREW BEALE & AMBER  
MIGNON BACH  
12845 LOCUST LN  
SUTTER CREEK, CA 95685

DRAKE EUGENE  
PO BOX 5580  
RIVERSIDE, CA 92517

DRAKE EUGENE  
1845 BIGELOW RD  
RIVERSIDE, CA 92506

FALCO FAMILY TRUST  
FALCO MANUEL G & LILLIANA  
TRUSTEES  
12889 SUTTER CREEK RD  
SUTTER CREEK, CA 95685

LACK DENISE J & JONATHAN A  
PO BOX 423  
SUTTER CREEK, CA 95685

KRAUSE KAREN D REVOCABLE LIVING  
TRUST  
12840 LOCUST LN  
SUTTER CREEK, CA 95685

CONE BRANDON & JAIME J  
PO BOX 629  
SUTTER CREEK, CA 95685

ZEIDERMAN ARNOLD & PEGGY  
FAMILY  
TRUST  
13250 SHAKE RIDGE RD  
SUTTER CREEK, CA 95685

METZGER PAUL K TRUST  
PO BOX 503  
SUTTER CREEK, CA 95685

TAYLOR GERALD  
13470 SUTTER CREEK RD  
SUTTER CREEK, CA 95685-

LA POINT ROBERT L & BARBARA L  
TRUST  
13450 SUTTER CREEK RD  
SUTTER CREEK, CA 95685

MARKS GARY  
12940 SUTTER CREEK RD  
SUTTER CREEK, CA 95685

GLAVENICH MICHAEL R & LEANN R  
FAMILY TRUST - 2013  
12920 SUTTER CREEK RD  
SUTTER CREEK, CA 95685

BRADY ROBERT B & CYNTHIA Y  
12900 SUTTER CREEK RD  
SUTTER CREEK, CA 95685

GARCIA CHRISTOPHER M & KELLI G  
450 BROADMEADOWS DR  
SUTTER CREEK, CA 95685

EROSA R M & KRAFT T C REVOCABLE  
LIVING TRUST-2019  
KRAFT TIFFANY C CO-TRUSTEE  
460 BROADMEADOWS CT  
SUTTER CREEK, CA 95685

VINCIGUERRA TRUST  
VINCIGUERRA CASEY R & JESSICA C  
TRUSTEES  
470 BROADMEADOWS CT  
SUTTER CREEK, CA 95685

RUTHERFORD ZACHARY D & MEGAN  
D LIVING TRUST - 2019  
480 BROADMEADOWS CT  
SUTTER CREEK, CA 95685

APARICIO R REVOCABLE LIVING  
TRUST AGREEMENT  
APARICIO RAMONA J TRUSTEE  
445 HERRINGTON CT  
SUTTER CREEK, CA 95685

CUNHA F & C FAMILY TRUST  
CUNHA FRANK D & CATHERINE J  
TRUSTEES  
125 HERRINGTON CT  
SUTTER CREEK, CA 95685

TATE DR LENORE A LIVING TRUST  
481 HAWKCREST CIR  
SACRAMENTO, CA 95835

MOBLEY TROY C & LISA D  
PO BOX 636  
MOUNTAIN RANCH, CA 95246

MCCOMBS FAMILY TRUST  
MCCOMBS RICHARD A & CAROLYN K  
COTRUSTEES  
185 HERRINGTON CT  
SUTTER CREEK, CA 95685

STODDARD DANIEL LAVERNE &  
MINTON  
JENNIFER MARY  
475 HERRINGTON CT  
SUTTER CREEK, CA 95685

CITY OF SUTTER CREEK  
18 MAIN STREET  
SUTTER CREEK, CA 95685



Krista Ruesel <kruesel@amadorgov.org>

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## Glavenich

1 message

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**Chuck Beatty** <CBeatty@amadorgov.org>  
To: Krista Ruesel <kruesel@amadorgov.org>

Wed, Mar 3, 2021 at 3:21 PM

It will have to comply with 19.50.010, -020, & -030.

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Chuck Beatty, AICP  
Planning Director  
Amador County  
209-223-6380



Planning Department <planning@amadorgov.org>

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## 14400 Shakeridge Rd. Project (APN: 015-220-065)

1 message

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**Anna Cheng** <acheng@auburnrancheria.com>  
To: "planning@amadorgov.org" <planning@amadorgov.org>  
Cc: Anna Starkey <astarkey@auburnrancheria.com>

Fri, Mar 5, 2021 at 1:19 PM

Dear Ms. Ruesel,

On behalf of the United Auburn Indian Community, thank you for the notification and opportunity to consult for the above referenced project. We have reviewed the project location and determined that it falls outside of the UAIC's consultation area. Therefore, we will not be commenting on the project. We recommend reaching out to other surrounding Rancherias. Attached below is map of Indian Lands from the Department of the Interior – Indian Affairs for your reference.

Best,

Anna Cheng



**Anna Cheng**  
Tribal Historic Preservation Department | UAIC  
10720 Indian Hill Road  
Auburn, CA 95603  
acheng@auburnrancheria.com | www.auburnrancheria.com

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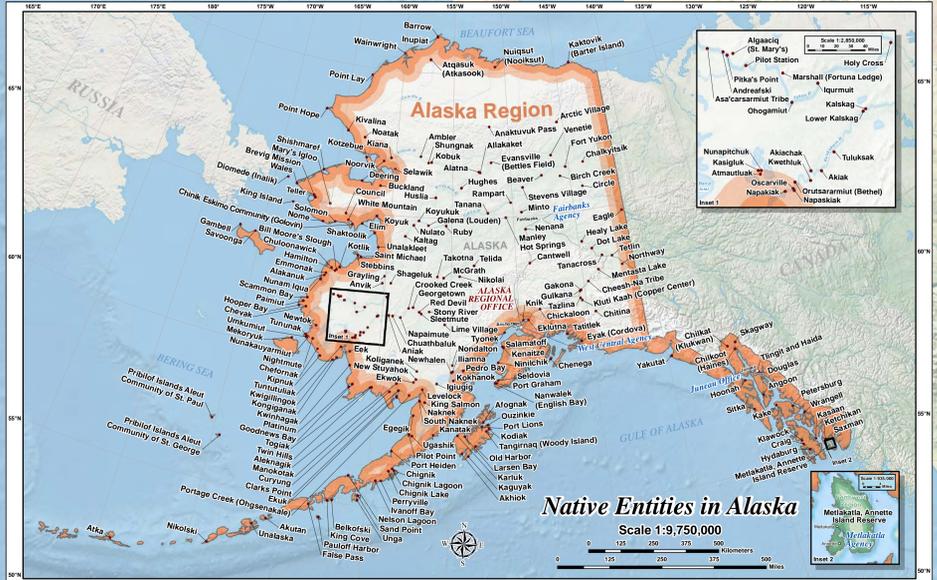
Nothing in this e-mail is intended to constitute an electronic signature for purposes of the Electronic Signatures in Global and National Commerce Act (E-Sign Act), 15, U.S.C. §§ 7001 to 7006 or the Uniform Electronic Transactions Act of any state or the federal government unless a specific statement to the contrary is included in this e-mail.

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 **Map of Indian Lands in the United States.pdf**  
3769K



Federally Recognized Tribal Entity *	ID
Adzevian Tribe of Indians of Oklahoma	1
Adzevian Tribe of Oklahoma	2
Adzevian Tribe of Oklahoma	3
Adzevian Tribe of Oklahoma	4
Adzevian Tribe of Oklahoma	5
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Adzevian Tribe of Oklahoma	51
Adzevian Tribe of Oklahoma	52
Adzevian Tribe of Oklahoma	53
Adzevian Tribe of Oklahoma	54
Adzevian Tribe of Oklahoma	55



**PROJECTION INFORMATION:**  
 All data except the (Alaska) Inset are projected to:  
 Lambert Azimuthal Equal Area  
 Longitude of projection center: 100° West (150° West)  
 Latitude of projection center: 45° North  
 False easting and northing: 0.0

**DATA SOURCES:**  
 1:10M Satellite-derived land cover data and shaded relief with ocean bottom data from NaturalEarthData.com 2015.  
 American Indian Reservation data last updated in 2005 from US Census data and USGS 1:24,000 topographic maps.  
 \*ESRI Data and Maps™ 2008  
 Oklahoma Tribal Statistical Area: Census Bureau (TIGER) data, Eastern Regional Office Natural Resources Department.  
 Scale of 1:4,250,000 valid only when the map page is 32" X 47"

**USE CONSTRAINTS AND REFERENCES:**  
 Updates to Federally Recognized Tribal Land Boundary Data are subject to update by the BIA on a continuous basis, the data presented is the most current available as of the date of this map. This map and related information are prepared strictly for illustrative and reference purposes only and should not be used, and is not intended for survey, engineering or navigation purposes. Any use of trade or product names is for descriptive or required credit acknowledgement only and does not imply endorsement by the United States Government.

**ACKNOWLEDGEMENTS:**  
 Trust Services:  
 Division of Water and Power,  
 Division of Land Titles and Records,  
 Branch of Geospatial Support  
 BIA Regional and Land Titles and Records Offices

# Indian Lands of Federally Recognized Tribes of the United States

Scale 1:4,250,000



**BUREAU OF INDIAN AFFAIRS**  
 DEPARTMENT OF THE INTERIOR  
 OFFICE OF TRUST SERVICES  
 JUNE 2016

- Legend**
- Federally Recognized Tribal Entity \*
  - Alaska Native Village
  - Public Domain Allotment
  - City
  - American Indian Reservation
  - Oklahoma Tribal Statistical Area
  - Trust or Restricted Fee
  - Lake
  - Swamp
  - River
  - Interstate
- \* Does not have land held in trust or restricted fee status



Krista Ruesel <kruesel@amadorgov.org>

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## AMA-49-PM R7.094 Glavenich, TPM NO. 2879

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 7:26 PM

Ms. Ruesel,

Subject: AMA-49-PM R7.094 Glavenich TPM NO. 2879

Thank you for the opportunity to review and comment on the revised application from Luke R. Glavenich for the Tentative Parcel Map No. 2879. The project includes a division of 174.4-acres into four (4) parcels: 35.0-acres, 29.7-acres, 25.11-acres, 20.19-acres, for a total of 110-acres, with an additional parcel at 64.4-acres, with an overall parcel total of five (5) (Assessor Parcel Number 040-030-059).

The proposed Zone Change and General Plan Amendment would only apply to 139.4-acres of the project area of the 174.4 acres. The project includes a General Plan Amendment (GPA-20;12-1) from the Agricultural-General ( A-G / 40-acre) land use designation to the Agricultural-Transition (A-T / 5- to 20-acre) land use designation, and a Zone Change (ZC-20;12-1) that would remove and replace the current zoning of Single-family Residential and Agricultural (R1A-B5) with No Further Divisions combining district.

The property is approximately 2.5 miles from State Route (SR) 49 and Old Route 49 Interchange and is located at 12920 Sutter Creek Road in Sutter Creek, CA. Based on the current revised application for Zone Change, Caltrans has No Comments.

Caltrans comments from the December 15, 2020 letter still stand (See attached letter).

Finally, 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. The appropriate environmental California Environmental Quality Act (CEQA) documents 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 at <https://dot.ca.gov/programs/traffic-operations/ep/applications>.

Should you have any additional questions, please feel free to contact me at (209) 670-9488 or at [paul.bauldry@dot.ca.gov](mailto:paul.bauldry@dot.ca.gov).

Thank you,

**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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 [12-15-20\\_signed\\_Comment\\_Letter\\_AMA\\_49-PM\\_R7\\_094\\_Glavenich \(2\).pdf](#)  
140K

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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 1:47 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]

**DEPARTMENT OF TRANSPORTATION**

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



*Making Conservation  
a California Way of Life.*

December 15, 2020

**AMA-49-PM R7.094  
Glavenich TPM No. 2879  
GPA/ZC  
12920 Sutter Creek Rd**

Chuck Beatty, Planning Director  
Amador County Planning Department  
810 Court Street  
Jackson, Ca. 9562-2132

Dear Mr. Beatty,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Amador County application for the Tentative Parcel Map (TPM) No. 2879. The TPM is for the division of 189± acres into 5 parcels ranging from 20+ acres to 65+ acres in conjunction with a request for a Zone Change (ZC) eliminating the No further Divisions (B5) designation of a 143.5± acre portion of Assessor's Parcel Number 040-030-059 to be designated as Single Family Residential and Agricultural District (R1A), and a request for a General Plan Amendment (GPA) from Agriculture-General to Agricultural-Transition for that same 143.5 acre portion plus an additional 15.5± acres. The project location is south of Shakeridge Road, north of Sutter Creek Road, immediately east of the Sutter Creek city limits. The project site is located approximately 2 miles from Old Route 49 and the State Route (SR) 49 intersection.

Caltrans has the following comments:

- This project is adjacent to Sutter Creek, which is considered waters of the US and State (WOTUS). If impacts to WOTUS are anticipated as a result of the land development, within Caltrans Right of Way (ROW), we will need to see correspondence and/or permit applications with California Dept of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB) and Army Corps of Engineers (ACOE).
- This area is known for Foothill Yellow Legged Frog (FYLF) habitat with recorded historical occurrences noted in CDFW's Databases. If work will impact potential FYLF habitat, within the Caltrans ROW, we will need to see all surveys and correspondences with CDFW.

- There are large, mature trees within the project limits, bordering Caltrans ROW that may provide habitat for nesting birds. If removal of these trees will occur within Caltrans ROW and during migratory bird season (February 15 – September 1), a pre-construction bird survey will be required. If an active bird nest is observed, a protective buffer will be established to protect the nest until the young have fledged. The size of protective buffers will be determined in coordination with CDFW or using applicable species-specific survey and monitoring protocol guidelines.
- Any activity or future work on this project within the Caltrans ROW, will require a detailed plan for the soil work addressing aerially deposited lead (ADL).

**Vehicle Miles Traveled:**

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

**Encroachment Permit:**

If project construction activities encroach into Caltrans ROW, the project proponent must submit an application for an Encroachment Permit to the Caltrans Permit Office. Appropriate environmental 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). CEQA documentation with supporting technical studies will be required when submitting the Encroachment Permit. For more information please visit the Caltrans Website at; <https://dot.ca.gov/programs/traffic-operations/ep/applications>

Mr. Chuck Beatty  
December 15, 2020  
Page 3

If you have any questions or would like to discuss these comments, please contact Lloyd Clark at (209) 941-1982 (Email: [Lloyd.Clark@dot.ca.gov](mailto:Lloyd.Clark@dot.ca.gov)) or me at (209) 483-7234 (email: [Gregoria.Ponce@dot.ca.gov](mailto:Gregoria.Ponce@dot.ca.gov)).

Sincerely,

*Gregoria Ponce'*

Gregoria Ponce, Chief  
Office of Rural Planning

Mr. Chuck Beatty  
December 15, 2020  
Page 4

bc: Environmental – Dominic Vatali, Abul Choudhry  
Traffic Ops – Vu Nguyen, Nin Tran  
Encroachments—Francisco Rodriguez  
IGR



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**TRANSPORTATION & PUBLIC  
WORKS**

PHONE: (209) 223-6429

FAX: (209) 223-6395

WEBSITE: [www.amadorgov.org](http://www.amadorgov.org)

EMAIL: [PublicWorks@amadorgov.org](mailto:PublicWorks@amadorgov.org)

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

## MEMORANDUM

**TO:** Chuck Beatty, Planner III  
**FROM:** Mark Hopkins, Senior Project Manager  
**DATE:** April 11, 2019  
**SUBJECT:** TPM 2879 Glavenich - Proposed Conditions

### DEDICATIONS AND EASEMENTS:

1. Prior to recordation of any Parcel Map, provide an irrevocable offer of dedication for a 30 foot fee right-of-way (From Road Centerline) along Shake Ridge Road and Sutter Creek Road.
2. Prior to recordation of any Parcel Map, provide a private driveway easement for "Road and Utility" purposes to serve Parcel 1, 2, 3, 4 and Remainder from Shake Ridge Road and Sutter Creek Road in accordance with County Code 12.08.035.

### ENCROACHMENT:

3. Prior to recordation of any Parcel Map, obtain an encroachment permit from the Department of Transportation and Public Works for access to Shake Ridge Road and to Sutter Creek Road, and improve the access encroachment to a PW-4 Standard Shared Residential Driveway Connection, including and required appurtenances.

### PRIVATE DRIVEWAY IMPROVEMENTS:

4. Prior to recordation of any Parcel Map, the shared driveway for Parcel 2, 3, and 4 shall conform to the requirements pertaining to common/shared driveways in County Code Chapter 12.08.035 and 15.30.
5. Prior to recordation of any Parcel Map, submit engineered plans for and construct the private driveway from the point of departure for the encroachment from Sutter Creek Road through Parcel 3, 4 to the cul-de-sac of Parcel 2 and from Shake Ridge Road for Parcel 1 and Parcel Remainder.
6. Prior to recordation of any Parcel Map, submit a Recorded Private Road Maintenance Agreement for all parcels served by the private driveway from the point of departure for the driveway from Sutter Creek Road through Parcel 3, 4 to the cul-de-sac of Parcel 2.

### PUBLIC ROAD IMPROVEMENTS:

7. Prior to recordation of any Parcel Map, Parcel 2, 3, and 4 must join and submit an amended Recorded Private Road Maintenance Agreement for all parcels served by Sutter Creek Road.

### PUBLIC WORKS FEES:

8. The subdivider shall pay the actual costs of Plan Checking, Inspection, and Testing as provided in Section 17.40 of the County Ordinance prior to recordation of any final map(s). Five percent (5%) of a Licensed Civil Engineer's Estimate of the Improvement Costs will be deposit with the Department of Transportation and Public Works (2-1/2% at the time of submission and 2-1/2% prior to inspection and testing).

cc: File  
Jered Reinking, Director



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## Glavenich PM 2879

1 message

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**Steve Zanetta** <szanetta@amadorgov.org>  
To: Planning Department <planning@amadorgov.org>

Thu, Apr 18, 2019 at 3:51 PM

The Surveying Departments comments are as follows:

Propose unique name for access road.  
Dedicate R/W for new access road on the map.  
Submit Map to the Surveying Dept. for checking.  
Submit a current title report along with the map for checking.  
A preliminary guaranty title report shall be submitted prior to BOS approval of the map.  
Dedicate on the map utility easement per 17.28.030 COC.  
Show on map setback lines per 17.28.090 COC  
Survey and set monuments as shown on the map per 17.28.070 COC.  
Submit a "Public Report" per 17.90.160 COC  
Install street name sign at the intersection of access road.  
Pay Quimby Park fees to the Surveying Dept.

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Steven Zanetta, County Surveyor, PLS No. 6245  
Amador County Surveying Department  
209-223-6371

Earth has its boundaries, but human stupidity is limitless.

Gustave Flaubert (1821-1880)



Planning Department &lt;planning@amadorgov.org&gt;

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## CDFW Comments on TPM2879, Glavenich Property

1 message

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**Boyd, Ian@Wildlife** <Ian.Boyd@wildlife.ca.gov>  
To: "Charles \"Chuck\" Beatty (planning@amadorgov.org)" <planning@amadorgov.org>  
Cc: Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>

Wed, Apr 24, 2019 at 10:45 AM

Hello Mr. Beatty,

Thank you for the opportunity to comment on the Tentative Parcel Map to divide the 189 acre Glavenich property into 5 parcels and changing the zone designations and amending the General Plan land uses (Project). The California Department of Fish and Wildlife (CDFW) has the following comments that may help to guide the environmental impact analysis when developing your anticipated Mitigated Negative Declaration (MND).

1. If during the life of the project, or any subsequent construction, alteration to any portion of a lake or stream bed, bank, or channel will require the landowner to Notify CDFW per Fish and Game Code 1600 et. seq.
2. In addition to the Migratory Bird Treaty Act, please be aware that Fish and Game Codes 3503 and 3503.5 also regulate the disturbance of nesting birds. Please ensure that the anticipated MND include that any future construction activities to avoid disturbance of nesting birds.
3. The Amador County General Plan includes a discussion on the significance of Oak Woodland Habitat and summarizes the mitigation and conservation strategies for the impacts to Oak Woodland habitat. The County requested an assessment of the property to determine if there are Oak Woodlands present on the property and if there would be a significant effect to the environment as result of approving the Project. The current determination by Mr. Cannon (Registered Professional Forester #2316) was made based on logical development locations and conversion of Oak Woodland habitat that are hypothetical in nature. His assessment determined that there is approximately 15 acres of existing Oak Woodland habitat that exists on logical building sites. A loss of 15 acres over 90 acres of Oak Woodland habitat would result in a loss of approximately 17 percent of the Oak Woodland habitat on the site. The application referral does not currently propose any development and it is unclear if there will be any conversion of oak woodland habitat at this time. However, CDFW recommends that the anticipated MND include a threshold of significance for the conversion of Oak woodland habitat on this property and re-evaluate Oak Woodland habitat conversion if development is proposed in the future, to determine if the Project will have a significant effect on the environment. The MND should also propose mitigation for impacts to Oak Woodland habitat if future conversions are determined to have a significant effect on the environment (Pub. Resources Code 21083.4(b)).

CDFW appreciates the opportunity to comment on the Project's Application Referral, and requests that the Amador County consider CDFW's comments should the property owner decide to develop the property at some future time. If you have any questions pertaining to these comments, please contact me at (916) 358-1134 or [ian.boyd@wildlife.ca.gov](mailto:ian.boyd@wildlife.ca.gov).

Thank you,

Ian Boyd

Environmental Scientist

Habitat Conservation Program

North Central Region (Region 2)

[1701 Nimbus Rd., Suite A](mailto:ian.boyd@wildlife.ca.gov)

4/24/2019

County of Amador Mail - CDFW Comments on TPM2879, Glavenich Property

[Rancho Cordova, CA 95670](#)

916-358-1134

[ian.boyd@wildlife.ca.gov](mailto:ian.boyd@wildlife.ca.gov)





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## Glavenich Conditions....at last!

2 messages

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**Michelle Opalenik** <mopalenik@amadorgov.org>  
To: Ruslan Bratan <rbratan@amadorgov.org>  
Cc: Planning Department <planning@amadorgov.org>

Tue, May 4, 2021 at 8:47 AM

### **SEWAGE DISPOSAL**

Prior to recordation of any final map, the subdivider shall demonstrate compliance with Chapter 14.12 of Amador County Code, and the regulations adopted pursuant to that Code, by completing the following for Parcels 1, 2, 3, and 4 and the remainder:

- A. Perform soil profile testing in the sewage disposal site for each proposed parcel.
- B. Perform percolation testing in the sewage disposal site for each proposed parcel.
- C. For each designated sewage disposal site, submit the following for review and approval: Results of percolation testing and a conceptual on-site sewage disposal system design with scaled plot plan prepared by a qualified consultant. Conceptual design and plot plan shall include typical trench cross section, linear footage of trench required per bedroom, location and dimensions of the proposed sewage disposal system, topography in the disposal site, locations of field testing, any existing or proposed wells within 200 feet of the disposal site, and any waterways within 100 feet of the disposal site. If the disposal site does not comply with the criteria for conventional sewage disposal pursuant to Section 14.12.010 of Amador County Code, the qualified consultant shall include a conceptual disposal system design which includes, at a minimum, a typical trench cross section, a foot print or layout of the disposal system, topography in the disposal site, and required linear footage per bedroom. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

### **WATER SUPPLY**

Prior to recordation of a final map the subdivider shall demonstrate that the yield of at least two wells within the project boundary meets the production requirements of Section 14.06.055, Amador County Code. Each water well must either meet the production standards of Section 14.06.055 or additional storage shall be required to mitigate the lower yield. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

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

### **HUMAN HEALTH**

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

to the satisfaction of the Environmental Health Department prior to the recordation of any final map. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

### **SECURING HAZARDOUS EXCAVATIONS**

Prior to recordation of any final map the subdivider shall submit a letter from a registered civil engineer, registered geologist, or other qualified consultant indicating that review of the property within the project boundary reveals no hazardous excavations. Should any hazardous excavations exist, the subdivider shall properly secure all hazardous excavations within the project boundary by: 1) Re-contouring manmade steep slopes to 2:1 or less, 2) providing durable and sturdy cover or fencing, as well as posting, to prevent unauthorized access, and/or 3) filling the excavation in a manner satisfactory to the Amador County Environmental Health Department. The locations of any adits, tunnels, air shafts or other ground workings which cannot be filled and compacted to reasonably match native soil conditions shall be accurately located on the final map or attached thereto so as to provide constructive notice to interested parties. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

--

*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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**Amador County Planning Department** <[planning@amadorgov.org](mailto:planning@amadorgov.org)>  
To: Michelle Opalenik <[mopalenik@amadorgov.org](mailto:mopalenik@amadorgov.org)>

Tue, May 4, 2021 at 9:26 AM

Received, thank you! I have added this to the project record and will work on adding it to the COAs.

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

[Quoted text hidden]



Krista Ruesel &lt;kruesel@amadorgov.org&gt;

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## Staff Referral Memo for Tentative Parcel Map, Zone Change, and General Plan Amendment 2879 Glavenich

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

Wed, May 29, 2019 at 12:55 PM

To: Krista Ruesel &lt;kruesel@amadorgov.org&gt;

Cc: Walter White &lt;wwwwhite@amadorgov.org&gt;

Please require annexation into CFD 2006-1 as a condition of this project.

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

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On Thu, Apr 11, 2019 at 5:17 PM Krista Ruesel <kruesel@amadorgov.org> wrote:

Hello,

See attached for the Staff Referral Memo and Application Form for Tentative PM 2879.

 **Glavenich TPM 2879 Referral Packet.pdf**

Thank you,

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