

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: June 8, 2021**

ITEM 2 Project Description: Tentative Parcel Map No. 2873, proposing the division of ±154 acres into three (3) parcels 10±, 64±, and 79.5± acres in size. Proposed use of the parcels is residential, and all parcels will retain existing X, Special Use District zoning and AG, Agriculture General, General Plan Land Use Designation (40-acre minimum parcel size). The variation in parcel size on this project is due an estate division, and is consistent with County Code Section 17.32.030 which allows the Planning Commission to authorize deviations in lot size provided that there is no more than ten percent increase in density in the overall development. This project does not propose an increase in overall allowable density. (APNs: 008-210-008, 008-210-009)

Applicant: Jean B. Ely, Judy L. Chaffee, and Janet M. Bawart;
Representative Robin Peters, Delta Engineering, Inc.

Supervisory District: 2

Location: 15050 Vaira Ranch Rd. Drytown, CA 95640

A. General Plan Designation: AG- Agriculture General

B. Present Zoning: X, Special Use District

C. Acreage Involved: ±154 acres

D. Review and Recommendation: This project was reviewed by the Technical Advisory Committee (TAC) on **March 11, 2021** for completeness, and again on **April 7, 2021** to prepare conditions and a recommendation for the Planning Commission. TAC has no technical objection to the Planning Commission adopting a Mitigated Negative Declaration (MND) and approving the Parcel Map subject to the conditions, mitigation measures, and findings included in the staff report. This item was continued from the Planning Commission Meeting on May 11, 2021.

E. Planning Commission Action: Following the public hearing, the first action of the Planning Commission should a decision on the adequacy of the proposed Mitigated Negative Declaration. The Commission may then move to approve or deny the project. Approvals of lot size variations require a two-thirds vote of the total membership of the Planning Commission (4 favorable votes), and a finding that the “variation will result in a community which is a substantial improvement over the community which could have been developed by following the requirements set out in Chapters 17.16 through 17.28,” (the standard land division requirements).

F. Recommended Findings: If the Planning Commission moves to approve this project, the following findings are recommended for adoption:

1. The project, as proposed, is consistent with the Amador County General Plan and zoning district at this location.
2. A. 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.
- B. The above Findings (a) through (g) do not apply to Tentative Parcel Map 2873 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 2873 determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation
 - f. Measures and Conditions of Approval – see attached conditions/mitigation measures.
 - g. The CEQA Initial Study prepared for Tentative Parcel Map 2873 determined that no potentially serious health impacts were identified from the project.
 - h. No conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivision have been identified
 - i. The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any application regulations adopted by the State Board of Forestry and Fire protections pursuant to Sections 4290 and 4291 of the Public Resources Code.
 - j. Structural fire protection and suppression services will be available for the subdivision through any of the following entities:
 - i. A county, city, special district, political subdivision of the state, or other entity organized solely to provide fire protection services that it monitored and funded by a county or other public entity; or
 - ii. The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.
 - k. To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.
3. The variation from minimum parcel size designated by the Agricultural General, General Plan Designation, as authorized, will result in a community which is a substantial improvement over the community which could have been developed by following the requirements set out in Chapters 17.16 through 17.28.
4. 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.

5. 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.



427 Broadway
 Jackson, CA 95642
 (209) 223-1441
 FAX (209) 223-5044
 e-mail cse@calstateengineering.com

LETTER OF TRANSMITTAL

Amador County Planning Dept.

810 Court Street

Jackson, CA 95642

DATE: 2/17/21	JOB NO. 200032
ATTENTION:	
RE:	
Vaira Ranch PM 2873 008-210-009 & 008-220-008	

WE ARE SENDING YOU Attached Under separate cover via _____ The following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1			Application form and checklist for Tentative Parcel Map and Subdivision Map Indemnification & agent authorization from J. Ely, J. Chaffee, J. Bawart
2			APN maps Grant Deeds Environmental Information Title Report Vesting Tentative Parcel Map No. 2873 11"x17" and 8 1/2" x 11", 24" x 36" Oak Woodlands report from Foothill Resource Management Cultural Resources Assessment, Windmiller Consulting, Inc.

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 20 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

RECEIVED
Amador County

FEB 17 2021


ENVIRONMENTAL HEALTH

COPY: Ely, Chaffee, Bawart & File

SIGNED: Cal State Engineering, Inc.

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

The following information shall be included with this application:

1. Parcel Map Number 2873
or Subdivision Name and Number _____
2. Subdivider and/or Land Owner Jean Ely, Judy Chaffee, Janet Bawart as tenants in common
Name c/o Delta Engineering, Inc.
Address 33 Main Street Jackson, CA 95642
Phone (209) 223-1441
3. Surveyor Delta Engineering, Inc.
4. Assessor Plat Number 008-210-009; 008-220-008
5. Existing Zoning District X
6. General Plan Classification AG
7. Date Application Submitted February, 2021
8. Proposed Use of Parcels Agriculture/residential-agriculture
9. Special Use Districts (if applicable) _____
10. Source of Water Supply Wells
11. Sewage Disposal System On-site septic system
12. Signature of Landowner/Applicant See statement
(May provide Statement of Authorization in lieu of signature)
13. Signature of Surveyor  FOR DELTA ENGINEERING, INC.

The following shall be included with this application:

- 14. Thirty-five (35) copies of tentative map. PLEASE FOLD MAPS
15 copies: 18" X 26" in size, folded to 6" X 9½" in size
20 copies: 11" X 17" in size, folded in half
- 15. One (1) copy of Assessor Plat Map.
- 16. Two (2) copies of deed(s).
- 17. Two (2) copies of completed environmental information form (sections 29, 30, 31
require description and photos).
- 18. Two (2) copies of preliminary map report.
- 19. One (1) reduced (8½" X 11") reproduction of tentative map.
- 20. Application Fee (see Fee Schedule).
- 21. Copies of Receipts of Environmental Health Department and Public Works
Agency Fees.
- 22. Completed and signed Indemnification Agreement.
- 23. If your project accesses off a State highway, provide encroachment permit or
other pertinent information (e.g., a road maintenance agreement if your project
accesses from a private road connected to a State highway), or state if no
information is available.
- 24. Oak Woodland Study prepared by a Registered Professional Forester pursuant to
PRC 21083.4.

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Amador County

FEB 17 2021

ENVIRONMENTAL HEALTH

B. Jean Ely

1575 Twin Oaks Road

Reno, Nevada 89511

February 4, 2021

Amador County Planning Department
810 Court Street
Jackson, CA 95642

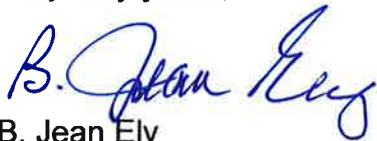
Re: Vaira Ranch parcel map application
15050 Vaira Ranch Road, Drytown
Amador County APN 008-210-009; 008-220-008

To whom it may concern:

I am co-owner of record of the property know as 15050 Vaira Ranch Road Drytown, California which is the subject of a current land division application. I hereby grant consent for and authorize Robin D. Peters, P.E. of Delta Engineering, Inc., to represent me before the County and to act as my agent for the purpose of permitting, entitlements and other matters associated with the subject land division application. Please ensure that copies of all relevant correspondence and notifications are forwarded to Mr. Peters for his consideration.

Thank you for your cooperation. Should you have any questions, please be certain to contact me.

Very truly yours,



B. Jean Ely

cc: Robin D. Peters, P.E. – Delta Engineering, Inc.

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Amador County

FEB 17 2021

ENVIRONMENTAL HEALTH

Judy L. Chaffee

Post Office Box 223

Drytown, California, 95699

February 4, 2021

Amador County Planning Department
810 Court Street
Jackson, CA 95642

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Very truly yours,



Judy L. Chaffee

cc: Robin D. Peters, P.E. – Delta Engineering, Inc.

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Amador County

FEB 17 2021

ENVIRONMENTAL HEALTH

Janet M. Bawart

2010 Harbison D. #A-173

Vacaville, California 95687

February 4, 2021

Amador County Planning Department
810 Court Street
Jackson, CA 95642

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Very truly yours,



Janet M. Bawart

cc: Robin D. Peters, P.E. – Delta Engineering, Inc.

RECEIVED
Amador County

FEB 17 2021

ENVIRONMENTAL HEALTH

INDEMNIFICATION

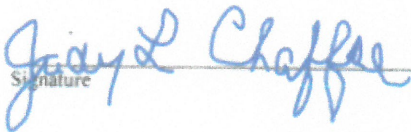
Project: VAIRA RANCH PM 2873

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

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

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

Applicant:


Signature

Owner (if different than Applicant):

Signature

INDEMNIFICATION

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Signature

INDEMNIFICATION


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

Applicant:


Signature

Owner (if different than Applicant):

Signature

Vesting Tentative Parcel Map No. 2873

ENVIRONMENTAL INFORMATION

General Information

Project Name: Vesting Tentative Parcel Map No. 2873 – Vaira Ranch

Applicant & Landowner: Jean B. Ely, Judy L. Chaffee, Janet M. Bawart as
tenants in common
c/o Delta Engineering, Inc.
33 Main Street
Jackson, CA 95642
209-223-1441

Agent: Robin D. Peters, P.E.
Delta Engineering, Inc.
33 Main Street
Jackson, CA 95642
(209) 223-1441
rpeters@deltaengineeringinc.com

Assessor's Parcel No.: 008-210-009; 008-220-008

Existing Zoning District: X

Existing General Plan: AG

Existing Use of Parcels: Agriculture & rural residential

Proposed Use of Parcels: No change

Written Project Description

Parcel Map no. 2873 proposes to divide a single parcel comprising approximately 154 acres into three parcels to complete an estate partition action. Parcels range in size from 10 acres to 79.5 acres. The property is located on Vaira Ranch Road approximately ¾ mile south of the community of Drytown. No changes in land use are proposed.

1. Site Size: Approximately 154 acres.

2. Square Footage of Existing/Proposed Structures:
 - One single-family dwelling approximately 2,400 s.f. in size (Parcel 1)
 - One single family dwelling approximately 1,000 s.f. in size (Parcel 2)
 - One barn approximately 2,000 s.f. in size (Parcel 2)
 - Misc. other outbuildings of various size
3. Number of Floors of Construction: N/A
4. Amount of Off-street Parking: N/A
5. Source of Water: Individual on-site domestic wells
6. Sewage Disposal: Individual on-site septic systems
7. Plans: N/A
8. Proposed Scheduling of Construction: N/A
9. Phasing: Final maps may be recorded in phases with phase boundaries to be determined.
10. Associated Projects: None
11. Land Division Project: See attached Vesting Tentative Parcel Map

Additional Information. Are the following items applicable to the project or its effects?

YES NO

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features of any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes or odors in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity. |

- 24. Site on filled land or has slopes of 10 percent or more.
Ground slopes on the subject property vary, with many areas greater than 10 percent.
- 25. Use or disposal of potentially hazardous materials such as toxic substances, flammables or explosives.
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 28. Does this project have a relationship to a larger project or series of projects?

Environmental Setting

- 29. Existing Site: The project comprises approximately 154 acres of land located on Vaira Ranch Road approximately ¾ miles south of the unincorporated community of Drytown. The project site currently supports a single-family dwelling, an accessory dwelling, a barn and numerous outbuildings of various size, together with associated residential infrastructure and improvements (wells, septic systems, power, etc.). The site slopes gently to moderately, with slopes ranging from nearly level to over 25 percent. Vegetative cover consists primarily of stands of blue oak, gray pine and non-native grasses. Soils are mapped by the USDA as those of the Auburn series. Auburn series soils are well drained, shallow silt loams of amphibolite schist parent. Rancheria Creek, a seasonal drainage, traverses the property.
- 30. Surrounding Properties: Surrounding land uses consist of rural-density single-family dwellings and agriculture (north, south, east and west). Surrounding property sizes range from 4.6 acres to 172 acres.
- 31. Hazardous Excavations: The presence or absence of mine shafts, tunnels, air shafts or open hazardous excavations has not been confirmed.

Proposed Improvements

No improvements are proposed at this time. The proposed division is intended complete an estate partition action.

Military Installations & Airspace Considerations

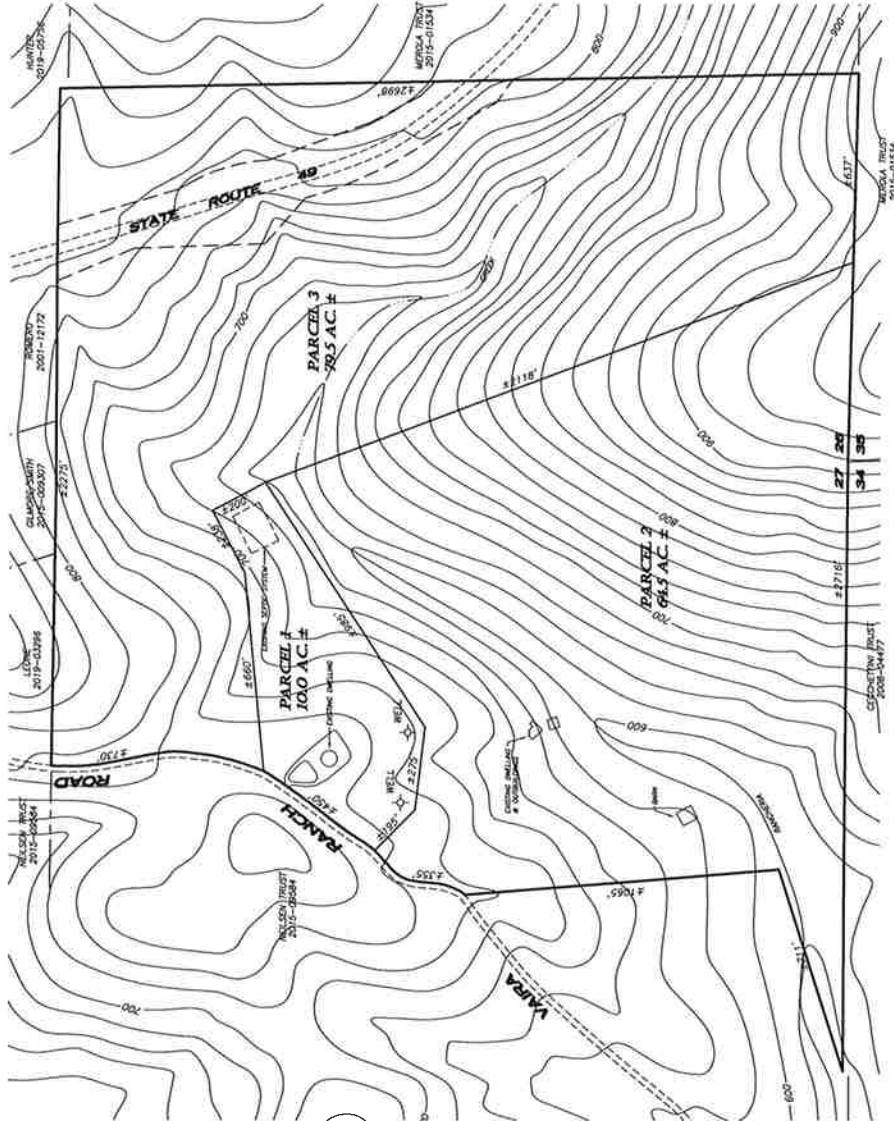
The project site is not located within 1000' of a military installation, beneath a low-level flight path, or within special use airspaces.

REDUCED

VESTING
TENTATIVE PARCEL MAP No. 2873
for
VAIRA RANCH
AMADOR COUNTY, CALIFORNIA
FEBRUARY 2021

BEING A PORTION OF SECTIONS 26 & 27, T.7 N., R.10 E., M.D.M.

1" = 200'
C.I. = 20'



OWNERS & SUBDIVIDERS:
B. Lee By
Delta Engineering, Inc.
1477 Broadway
Oakland, CA 94612
(415) 779-1441

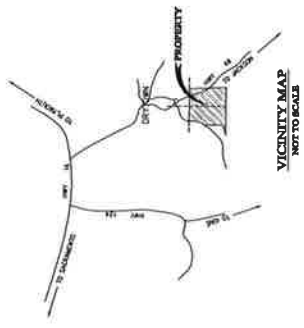
PREPARED BY:
Delta Engineering, Inc.
1477 Broadway
Oakland, CA 94612
(415) 779-1441

- GENERAL NOTES**
1. DEED REFERENCE: NE 1/4, 2013-003189
 2. MAP REFERENCES: N/A
 3. ASSessor's PARCEL NUMBER: 008-210-009 & 008-220-008
 4. TOTAL ACREAGE: 154.5 AC
 5. EXISTING AND PROPOSED PARCELS: 3
 6. EXISTING LAND USE: AGRICULTURAL & RURAL RESIDENTIAL
 7. PROPOSED LAND USE: NO CHANGE
 8. EXISTING ZONING: X
 9. PROPOSED ZONING: X
 10. EXISTING GENERAL PLAN DESIGNATION: AG
 11. PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
 12. WATER SUPPLY: PRIVATE WELLS
 13. EXISTING UTILITY SYSTEMS: GAS, ELECTRIC
 14. PROPOSED UTILITIES: NO CHANGE
 15. POWER: PACIFIC GAS & ELECTRIC CO
 16. TELEPHONE SERVICE: AMADOR COUNTY UNITED SCHOOLS DISTRICT
 17. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
 18. CONTOUR INTERVAL: 20 FEET BASED ON USGS 7.5 QUAD "AMADOR CITY"
 19. BEING A PORTION OF THIS SUBDIVISION IS ESTATE PLANNING
 20. WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS), THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS
 21. BLENDED WITH LOW LEVEL RAINFALL DRAINAGE WITHIN NEARBY NEIGHBORHOODS
 22. DEFINED IN SECTION 21088 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN UNBUILT AREA AS DEFINED IN SECTION 60844

AGENTS CERTIFICATE:
I, AM THE AGENT FOR THE SUBMITTER, WAS COMMENT TO THE FILING OF THIS PARCEL MAP APPLICATION IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE, THE CALIFORNIA SUBDIVISION MAP ACT.

ROBIN D. PETERS, P.E.
FILE NO. 28604

DATE: _____



DELTA ENGINEERING, INC.
ENGINEERING, LAND DEVELOPMENT
1477 BROADWAY
OAKLAND, CA 94612
415-779-1441

Order No. 42050ER

Western Land Title Company, Inc.

Issuing Agent for WESTCOR Land Title Insurance Company
34 Summit Street, Suite A
Jackson, CA 95642
Ph. 209-223-0482 Fax 209-223-0532

California Department of Insurance License No. 222

Date: December 29, 2020

Our Order No.: 42050ER

Reference: Ely, et al

Issued for the use of:
Burton & Swett
Attn: Thomas Swett

When Replying Please Contact:

Escrow Officer : Evelyn Ryan Email: evryan@westernlandtitle.com
Title Officer : Debbie Eliskovich Email: titleonly@westernlandtitle.com

PRELIMINARY REPORT

In response to the above referenced application for a Policy of Title Insurance, **WESTERN LAND TITLE COMPANY, INC.**, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein, hereinafter set forth insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and limitations on Covered Risks of said Policy or Policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the Policy forms should be read. They are available from the Office which issued this Report.

Please read the Exceptions shown or referred to below and the Exceptions and Exclusions set forth in Exhibit A of this Report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the Title Insurance Policy and should be carefully considered. It is important to note that this Preliminary Report is not a written representation as to the conditions of title and may not list all liens, defects and encumbrances affecting title to the land.

This Report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a Policy of Title Insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a Policy of Title Insurance, a Binder or Commitment should be requested.

By: deliskovich
Title Officer

Order No. 42050ER

Proposed Buyer/Borrower: N/A

Property Address: 15050 Vaira Ranch Road, Drytown, CA 95699, as to APN: 008-210-009-000
and Vacant Land, as to APN: 008-220-008-000

Effective Date: December 11, 2020 @ 7:30 a.m.

The form of Policy of Title Insurance contemplated by this Report is:

PARCEL MAP GUARANTEE

The estate or interest in the land described or referred or covered by this Report is:

A FEE

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

B. JEAN ELY, AS HER SEPARATE PROPERTY AS TO AN UNDIVIDED ONE-THIRD INTEREST; JUDY L. CHAFFEE, AS HER SEPARATE PROPERTY AS TO AN UNDIVIDED ONE-THIRD INTEREST; AND JANET M. BAWART, AS HER SEPARATE PROPERTY AS TO AN UNDIVIDED ONE-THIRD INTEREST AS TENANTS IN COMMON

The land referred to in this Report is situated in the County of Amador, State of California and is described as follows:

FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO

EXHIBIT "A"

All that real property situated in the State of California, County of Amador, described as follows:

All those certain lots, places or parcels of land situate, lying and being in the County of Amador, State of California, and bounded and particularly described as follows:

In accordance with the United States Government Official Survey and designated and known per legal subdivision as the West half of the Southwest quarter of Section Twenty-six and the East half of the Southeast quarter of Section Twenty-seven in Township Seven North, Range Ten East, of Mount Diablo Base and Meridian. And that certain piece of land situate in Section 27, in Township 7 North of Range 10 East, Mount Diablo Base and Meridian commencing at the Southwest corner of the East half of the Southeast quarter of said Section 27, thence West line the South line of said Section 27 to a point where a certain fence now used as a division fence intersects said South line, thence Northeasterly on the line of said fence to a point where said fence intersects the West line of the East half of the Southeast quarter of Section 27, thence South on said West line to the place of beginning.

EXCEPTING THEREFROM those portions of land granted to the State of California by Deeds recorded January 22, 1929 in Book 47 of Deeds, Page 183, February 23, 1929 in Book 47 of Deeds, Page 228, Amador County Records and January 4, 1988 in Book 532, Page 521, Amador County Official Records

TOGETHER WITH all that portion granted to Clarence I. Vaira, etux lying Easterly of that certain line as established in Boundary Line Agreement filed for record March 30, 1979 in Book 349< page 692, Amador County Official Records.

EXCEPTING THEREFROM all that portion granted to Joseph L. Vaira lying Westerly of that certain line as established in Boundary Line Agreement filed for record March 30, 1979 in Book 349< page 692, Amador County Official Records.

APN: 008-210-009-000 and 008-220-008-000

Order No. 42050ER

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said Policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2020-21, as follows:

Assessor's Parcel No.	:	008-220-009-000
Code Area	:	052-086
1 st Inst.	:	\$2,348.81 PAID
2 nd Inst.	:	\$2,348.81 OPEN
Land	:	\$95,681.00
Improvement Value	:	\$363,429.00
P.P Value	:	\$0
Exemption	:	\$0

The installments shown above include the following charges per installment:

a) County General	:	\$2,295.55
b) ACUSD 2002 Bond	:	\$32.14
c) AFPD Amador Fire Protection Dist.	:	\$21.12

2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.
3. Any right, title, claims, or other interest, and such rights as may be incidental thereto, whether or not shown by the public records to the waters of Rancheria Creek.
4. Right of way to build and maintain a ditch or flume 40 inches wide at bottom and 2-1/2 feet deep over a portion of said land, granted to F.L. Wilson and John M. Wilson, by instrument recorded April 30, 1895 in Book F of Agreements and Powers of Attorney, Page 143, Records of Amador County.
5. Agreement as follows,
Executed by
and Between : Antonio Vaira and Bunker Hill Con. Mining Co.
Upon the terms, covenants and conditions contained therein,
Dated : January 2, 1913
Recorded : February 5, 1914 in Book I of Agreements, Page 59
Amador County Records
6. The effect of a Deed dated March 8, 1928, executed by and between Theresa Garibaldi and Antone Vaira recorded March 14, 1928 in Book 46 of Deeds, page 452, Records of Amador County, wherein they established a common boundary line.
7. Waiver of any claims for damages to said property by reason of the location, construction, landscaping or maintenance of the highway adjoining said property as contained in the Deeds to the State of California as follows:

Recorded	:	January 22, 1929 in Book 47 of Deeds, Page 183 and February 23, 1929 in Book 47 of Deeds, Page 228 Amador County Records
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Order No. 42050ER

8. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument

Granted to : Pacific Telephone and Telegraph Company
For : pole lines and appurtenances and incidental rights thereto
Recorded : July 22, 1959 in Book 84, Page 405
Amador County Official Records

9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument

Granted to : Pacific Telephone and Telegraph Company
For : pole lines and appurtenances and incidental rights thereto
Recorded : January 10, 1977 in Book 300, Page 440
Amador County Official Records

10. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument

Granted to : Pacific Gas and Electric Company and Pacific Telephone and Telegraph Company
For : pole lines and appurtenances and incidental rights thereto
Recorded : January 28, 1983 in Book 421, Page 557
Amador County Official Records

- 11.. Waiver of any claims for damages to said property by reason of the location, construction, landscaping or maintenance of the highway adjoining said property as contained in the Deeds to the State of California as follows:

Recorded : January 4, 1988 in Book 532, Page 521
Amador County Official Records

12. Action as follows:

Plaintiff : Judy L. Chaffee
Defendant : Janet M. Bawart; B. Jean Ely; and DOES 1 through 25, inclusive
Court : Superior Court of the State of California, County of Amador
Case No. : 1-CV-11148
Commenced : July 17, 2019
Purpose : real property claim
As disclosed by or
Notice of Which Recorded : July 22, 2019 as Instrument No. 2019-0005127
Amador County Official Records
Attorney : Thomas M. Swett
Burton & Swett, P.C.
47 Main Street, Sutter Creek, CA 95685
For : Plaintiff

No examination of the case file has been made.

13. NOTE: Information in possession of this Company indicates the possibility of a division of land ownership. If such division is in fact contemplated, the transaction would appear to fall within the purview of the Subdivision Map Act (66410 et seq. Government Code)

As a prerequisite to the Company's participation in land division transactions, compliance with one of the following provisions of the Subdivision Map Act will be required:

- a. The recording of a subdivision map in compliance with statutes or related local ordinances; or
 - b. The recording of a parcel map in compliance with statutes or related local ordinances; or
 - c. The recording of a Certificate of Compliance, as provided by statute; or
 - d. The recording of a waiver as provided by Government Code Section 66428; or
 - e. Submission of other satisfactory evidence of compliance with or non-violation of the Act.
14. NOTE: The requirement that a copy of the tentative or preliminary map be furnished to this company for review.

INFORMATIONAL NOTES

The information herein set forth is supplemental to the Preliminary Report.

- A) According to the public records, there have been no Deed(s) conveying the property in this Report within twenty-four (24) months prior to the date of this Report, except as for:

NONE

- B) Property Address: 15050 Vaira Ranch Road, Drytown, CA 95699, as to APN: 008-210-009-000 and Vacant Land, as to APN: 008-220-008-000

- C) This property appears to be in an unincorporated area

- D) Taxes and assessments, general and special, for the fiscal year 2020-21, have been PAID, as follows:

Assessor's Parcel No.	:	008-220-008-000
Code Area	:	052-086
1 st Inst.	:	\$29.87
2 nd Inst.	:	\$29.87
Land	:	\$5,892.00
Improvement Value	:	\$0
P.P Value	:	\$0
Exemption	:	\$0

The installments shown above include the following charges per installment:

a) County General	:	\$29.46
b) ACUSD 2002 Bond	:	\$0.41

- E) The map attached, if any, may or may not be a survey of the land depicted hereon. This company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

- F) NOTE: RECORDING TIMES FOR AMADOR COUNTY ARE AS FOLLOWS:

9:00 A.M. AND 2:00 P.M.

****RECORDING TIMES MAY DIFFER WITH COVID CLOSURES TO THE COUNTY OFFICES ****

CUT OFF TIME TO RELEASE YOUR RECORDING IS 3:00 P.M. THE DAY PRIOR TO ANTICIPATED RECORDING.

SAME DAY RECORDINGS ARE ALLOWED ONLY UNDER CERTAIN CIRCUMSTANCES.

PLEASE ADVISE US IN ADVANCE OF YOUR PROPOSED RECORDINGS SO THAT WE MAY BEST ACCOMMODATE YOUR NEEDS.

Order No. 42050ER

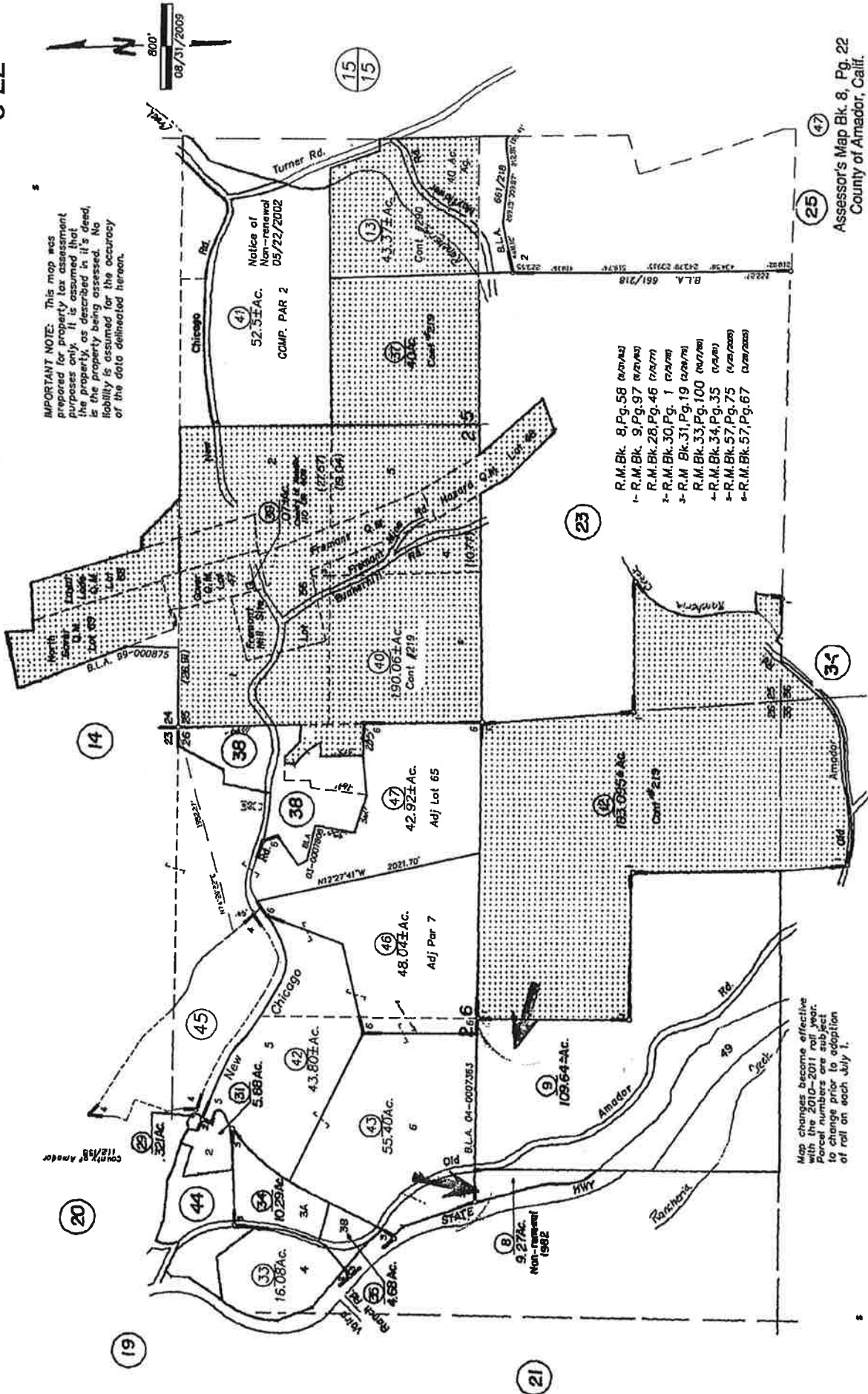
NOTE: PLEASE BE ADVISED THAT OUR COUNTY RECORDER **WILL NOT** ACCEPT FAXED COPIES OF DOCUMENTS FOR RECORDING. ALL DOCUMENTS THAT ARE SENT TO US TO RECORD MUST BE ORIGINAL COPIES.

This Report is subject to a minimum cancellation charge of \$500.00, as required by Section 12404 of Insurance Code and Rule 2 of Department of Insurance Bulletin No. NS-35E.

CALIFORNIA "GOOD FUNDS" LAW

Effective **January 1, 1990**, California Insurance Code Section 12413.1, (Chapter 598, Statutes of 1989), prohibits a Title Insurance Company, controlled Escrow Company, or Underwritten Title Company from disbursing funds, from an Escrow or Sub-escrow account, (**EXCEPT** for funds deposited by **WIRE TRANSFER, ELECTRONIC PAYMENT** or **CASH**) until the day these funds are made available to the depositor pursuant to Part 229 of Title 12 of the Code of Federal Regulations (Reg. CC). Items such as **CASHIER'S CERTIFIED** or **TELLER'S CHECKS** may be available for disbursement on the business day following the business day of deposit; however, other forms of deposit may cause extended delays in closing the escrow or sub-escrow.

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



- R.M.Bk. 8, Pg. 58 (R/M/AS)
- 1-R.M.Bk. 9, Pg. 97 (R/M/AS)
- R.M.Bk. 28, Pg. 46 (R/M/AS)
- 2-R.M.Bk. 30, Pg. 1 (R/M/AS)
- 3-R.M. Bk. 31, Pg. 19 (R/M/AS)
- R.M.Bk. 33, Pg. 100 (R/M/AS)
- 4-R.M.Bk. 34, Pg. 35 (R/M/AS)
- 5-R.M.Bk. 57, Pg. 75 (R/M/AS)
- 6-R.M.Bk. 57, Pg. 67 (R/M/AS)

Map changes become effective with the 2010-2011 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

NOTICE

If this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void. Any person holding an interest in this property may request that the county recorder remove the restrictive covenant language pursuant to subdivision (c) of Section 12956.1 of the Government Code.

NOTICE

In accordance with Sections 18805 and 26131 of the Revenue and Taxation Code, a buyer may be required to withhold an amount equal to three and one-third percent of the sales price in the case of the disposition of California real property interest by either;

1. A seller who is an individual with a last known street address outside of California or when the disbursement instructions authorize the proceeds be sent to a financial intermediary of the seller, OR
2. A corporate seller which has no permanent place of business in California.

The buyer may become subject to penalty for failure to withhold an amount equal to the lesser of 10 percent of the amount required to be withheld or five hundred dollars (\$500.00)

However, notwithstanding any other provision included in the California Statutes referenced above, no buyer will be required to withhold any amount or be subject to penalty for failure to withhold if;

1. The sales price of the California real property conveyed does not exceed one hundred thousand dollars (\$100,000.00), OR
2. The seller executed a written certificate, under the penalty of perjury, certifying that the seller is a resident of California, or if a corporation has a permanent place of business in California, OR
3. The seller, who is an individual, executes a written certificate, under the penalty of perjury, that the California real property being conveyed is the seller's principal residence (as defined in Section 1034 of the Internal Revenue Code).

The seller is subject to penalty for knowingly filing a fraudulent certificate for the purpose of avoiding the withholding requirement.

The California statutes referenced above include provisions which authorize the Franchise Tax Board to grant reduced withholding and waivers from withholding on a case-by-case basis.

The parties to this transaction should seek an attorney's, accountant's or other tax specialist's opinion concerning the effect of this law on this transaction and should not act on any statements made or omitted by the escrow or closing officer.

WESTERN LAND TITLE COMPANY

Privacy Policy Notice

PURPOSE OF THE NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document which notifies you of the policies and practices of **WESTERN LAND TITLE COMPANY**.

We may collect nonpublic personal information about you from the following sources:

Information we receive from you such as on applications or other forms.

Information about your transactions we secure from our files, or from (our affiliates or) others.

Information we receive from a consumer reporting agency.

Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice; no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements;

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.

Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



Notice of Privacy Policy

of

Westcor Land Title Insurance Company

Westcor Land Title Insurance Company ("WLTIC") values its customers and is committed to protecting the privacy of personal information. In keeping with that philosophy, we have developed a Privacy Policy, set out below, that will ensure the continued protection of your nonpublic personal information and inform you about the measures WLTIC takes to safeguard that information.

Who is Covered

We provide our Privacy Policy to each customer when they purchase an WLTIC title insurance policy. Generally, this means that the Privacy Policy is provided to the customer at the closing of the real estate transaction.

Information Collected

In the normal course of business and to provide the necessary services to our customers, we may obtain nonpublic personal information directly from the customer, from customer-related transactions, or from third parties such as our title insurance agents, lenders, appraisers, surveyors or other similar entities.

Access to Information

Access to all nonpublic personal information is limited to those employees who have a need to know in order to perform their jobs. These employees include, but are not limited to, those in departments such as legal, underwriting, claims administration and accounting.

Information Sharing

Generally, WLTIC does not share nonpublic personal information that it collects with anyone other than its policy issuing agents as needed to complete the real estate settlement services and issue its title insurance policy as requested by the consumer. WLTIC may share nonpublic personal information as permitted by law with entities with whom WLTIC has a joint marketing agreement. Entities with whom WLTIC has a joint marketing agreement have agreed to protect the privacy of our customer's nonpublic personal information by utilizing similar precautions and security measures as WLTIC uses to protect this information and to use the information for lawful purposes. WLTIC, however, may share information as required by law in response to a subpoena, to a government regulatory agency or to prevent fraud.

Information Security

WLTIC, at all times, strives to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against its unauthorized access. We maintain physical, electronic and procedural safeguards in compliance with federal standards to protect that information.

The WLTIC Privacy Policy can also be found on WLTIC's website at www.wltic.com.

CLTA PRELIMINARY REPORT FORM Exhibit A (06-05-14)

CLTA STANDARD COVERAGE POLICY - 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:

- a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
- b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
- c. that result in no loss to You; or
- d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:

- a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
- b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

- 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
- 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
- 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

I For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount shown in Schedule A or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount shown in Schedule A or \$2,500.00 (whichever is less)	\$5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. **Risk** Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered 7 or 8.
3. **coverage** Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid for the Insured Mortgage.
4. **value** Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. **or** Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection truth-in-lending law.
6. **laws,** Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records.

This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t]or [T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning)
 - (i) the occupancy, use, or enjoyment of the Land;

- (ii) the character, dimensions, or location of any improvement erected on the Land;
- (iii) the subdivision of land; or
- (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters

- (a) created, suffered, assumed, or agreed to by the Insured Claimant;
- (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is

- (a) a fraudulent conveyance or fraudulent transfer; or
- (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of

such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning)
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or

- value (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
 6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
 8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
 9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
 10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



Amador County Recorder
Kimberly L. Grady

DOC- 2013-0003199-00

REQD BY VAIRA

Wednesday, APR 10, 2013 10:36

Ttl Pd \$10.00

Nbr-0000238094

CT2/R1/1-2

RECORDING REQUESTED BY,
WHEN RECORDED MAIL TO,
AND MAIL TAX STATEMENTS TO
Janet M Bawart
7128 Shelton Lane
Vacaville, CA 95688

GRANT DEED

APN ~~008-210-007~~ and
~~008-220-008~~

The undersigned grantor declares there
is no documentary transfer tax Transfer is
a gift R&T 11930

aka: Janet Bawart

For no consideration, Janet M Bawart (formerly Janet M Permenter), as the
successor trustee of the Vaira Family Trust created November 5, 1992 under trust
agreement dated June 17, 1988, hereby transfers an undivided one-third interest in the
property to B Jean Ely, as her separate property, an undivided one-third interest in the
property to Judy L Chaffee, as her separate property, and the remaining undivided one-
third interest in the property to Janet M Bawart, as her separate property, all to be held by
the three grantees as tenants in common, in and to the real property located in the
unincorporated area of Amador County, State of California, the legal description of which
is attached as Exhibit "A" and incorporated herein by reference

Dated 4/4/13

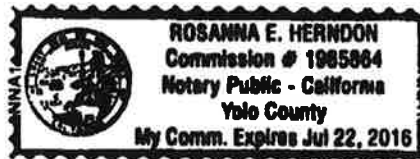
Janet M Bawart aka: Janet Bawart
Trustee of the Vaira Family Trust

State of California)
County of Yolo)

On 04-04-2013, before me, Rosanna E. Herndon, Notary Public
personally appeared Janet Bawart, who proved to me on the basis of satisfactory evidence
to be the person(~~s~~) whose name (~~s~~) is/~~are~~ subscribed to the within instrument and
acknowledged to me that ~~he~~/~~she~~/~~they~~ executed the same in ~~his~~/~~her~~/~~their~~ authorized
capacity(~~ies~~), and that by ~~his~~/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the
entity upon behalf of which the person(~~s~~) acted, executed the instrument
I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct

Witness my hand and official seal

Notary Public Signature



Notary Public Seal

EXHIBIT "A"

The following real property situated in the County of AMADOR, State of CALIFORNIA:

APN: 08-021-0-009 &
08-022-0-008

All those certain lots, pieces or parcels of land situate, lying and being in the County of Amador, State of California, and bounded and particularly described as follows:

In accordance with the United States Government Official Survey and designated and known as per legal subdivision as the West half of the Southwest quarter of Section Twenty-six and the East half of the Southeast quarter of Section Twenty-seven in Township Seven North, Range Ten East, of Mount Diablo Base and Meridian and containing 160 acres of land, more or less. And that certain piece of land situate in Section 27, in Township 7 North of Range 10 East, Mount Diablo Base and Meridian commencing at the Southwest corner of the East half of the Southeast quarter of said Section 27, thence West on the South line of said Section 27 to a point where a certain fence now used as a division fence intersects said South line, thence northeasterly on the line of said fence to a point where said fence intersects the West line of the East half of the Southeast quarter of said Section 27, thence South on said West line to the place of beginning, containing about two acres of land, more or less.

'END OF DOCUMENT'



Amador County Recorder
Kimberly L. Grady
DOC- 2013-0003199-00

REQD BY VAIRA
Wednesday, APR 10, 2013 10:36
Ttl Pd \$10.00 Nbr-0000238094
CT2/R1/1-2

RECORDING REQUESTED BY,
WHEN RECORDED MAIL TO,
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Dated 4/4/13

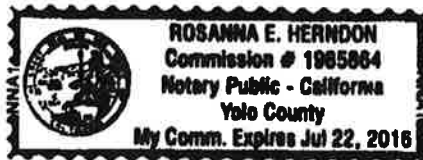

Janet M Bawart aka: Janet Bawart
Trustee of the Vaira Family Trust

State of California)
County of YOLO)

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acknowledged to me that ~~he~~/~~she~~/~~they~~ executed the same in ~~his~~/~~her~~/~~their~~ authorized
capacity(~~ies~~), and that by ~~his~~/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the
entity upon behalf of which the person(~~s~~) acted, executed the instrument
I certify under PENALTY OF PERJURY under the laws of the State of California that the
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Notary Public Signature



Notary Public Seal

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'END OF DOCUMENT'

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

20 December 2020

Dear Mr. Beatty,

At the request of Mr. Robin Peters of Cal State Engineering I visited the Vaira Ranch property (APNs 008-210-009 & 008-220-008) on Vaira Ranch Road with the intent of conducting an Oak Woodlands Assessment as required by the State of California under PRC 21083.4. The proposed project would subdivide the Ely/Chaffe/Bawart property into three parcels of 10 acres, 64.5 acres, and 79.5 acres. No new roads are currently planned to access the three parcels.

As you know, the State of California requires a project, as defined by CEQA, to assess the potential for impacts to native oak woodlands and, if necessary, take mitigating action. My responsibility, as a Registered Professional Forester, is to determine if the vegetative cover on the project area qualifies as native oak woodland (greater than 10% canopy cover of native oaks) and if so, to determine if the proposed project will likely have a significant impact upon that oak woodland.

My assessment of the Vaira Ranch property involved a comprehensive reconnaissance of the property to evaluate the vegetative cover and the potential effect of creating three parcels and if the forest cover qualifies as native oak woodland. I began my evaluation by inspecting the southern portion of the property south of Rancheria Creek where an existing road climbs the north-facing slope above the creek. This area is the most densely forested part of the property. Scattered oaks and smaller groups of oaks exist over the entire property, but the stand of oaks in the proposed parcels 2 and 3 is significant and representative of the diameters and crown sizes of the oaks on the Vaira Ranch property. There are a few other stands of oaks located in the north and eastern side of the property and also groups of 2-5 oak trees scattered over the property.

Though it seemed apparent from aerial photography that the property has sufficient oak canopy to qualify as oak woodland, I performed my due diligence and measured inventory plots, including noting diameters, crown diameters and species present within the largest oak stand of oaks and in two other smaller stands. I also estimated the acreage of the oak forest canopy using a planimeter to calculate the square inches of canopy cover and converted square inches to acres using a factor of 1 sq.in. = 0.92 acres.

The oak trees on the Vaira Ranch property vary in size from small diameter trees (6 inches DBH) to larger trees (20-22 inch DBH) with an average diameter of 15 inches. Canopy diameters vary from 20 feet to 50 feet with an average of 36 feet. The basal area stocking level of the largest oak stand is approximately 76 square feet per acre and the number of trees per acre in that stand is approximately 58 trees per acre.

My estimate of the total area covered with oak canopy is 50 acres. Dividing the total acreage of 154 acres by 50 acres results in an estimated oak canopy coverage of 32.5%. Section 360 of the Fish & Game Code defines native oak woodland as lands having at least 10% of the surface area covered with native oak canopy, excluding commercial species controlled by the Forest Practice Rules. The stocking level and canopy coverage of native oaks that exist on the Vaira Ranch property definitely exceeds the 10% canopy coverage criteria and results in the property having a classification of native oak woodland.

Since the native oak stocking level qualifies the property as oak woodland, the PRC requires an evaluation of the proposed project in terms of its potential for causing an impact on the oak woodland.

My assessment of this question took into account the level of native oak stocking in relation to the location of potential building sites, the topography of the land and the feasibility of road construction for the two new

proposed parcels. Vaira Ranch Road and the existing road that crosses Rancheria Creek are adequate to access the two proposed parcels, so no impacts to oak woodland are anticipated due to road construction. There are at least two potential building sites on each of the two proposed parcels and the removal of oak trees to facilitate residential construction is not likely to result in a significant reduction of the oak woodland.

Given the minor amount of likely construction that might take place in the future and the plan to maintain the property in agricultural production, I feel that the potential for impact to native oak woodlands as a result of this proposed project to be insignificant.

If you have any questions regarding this report, please feel free to call me.

Sincerely,



Steve Q. Cannon
Registered Professional Forester #2316

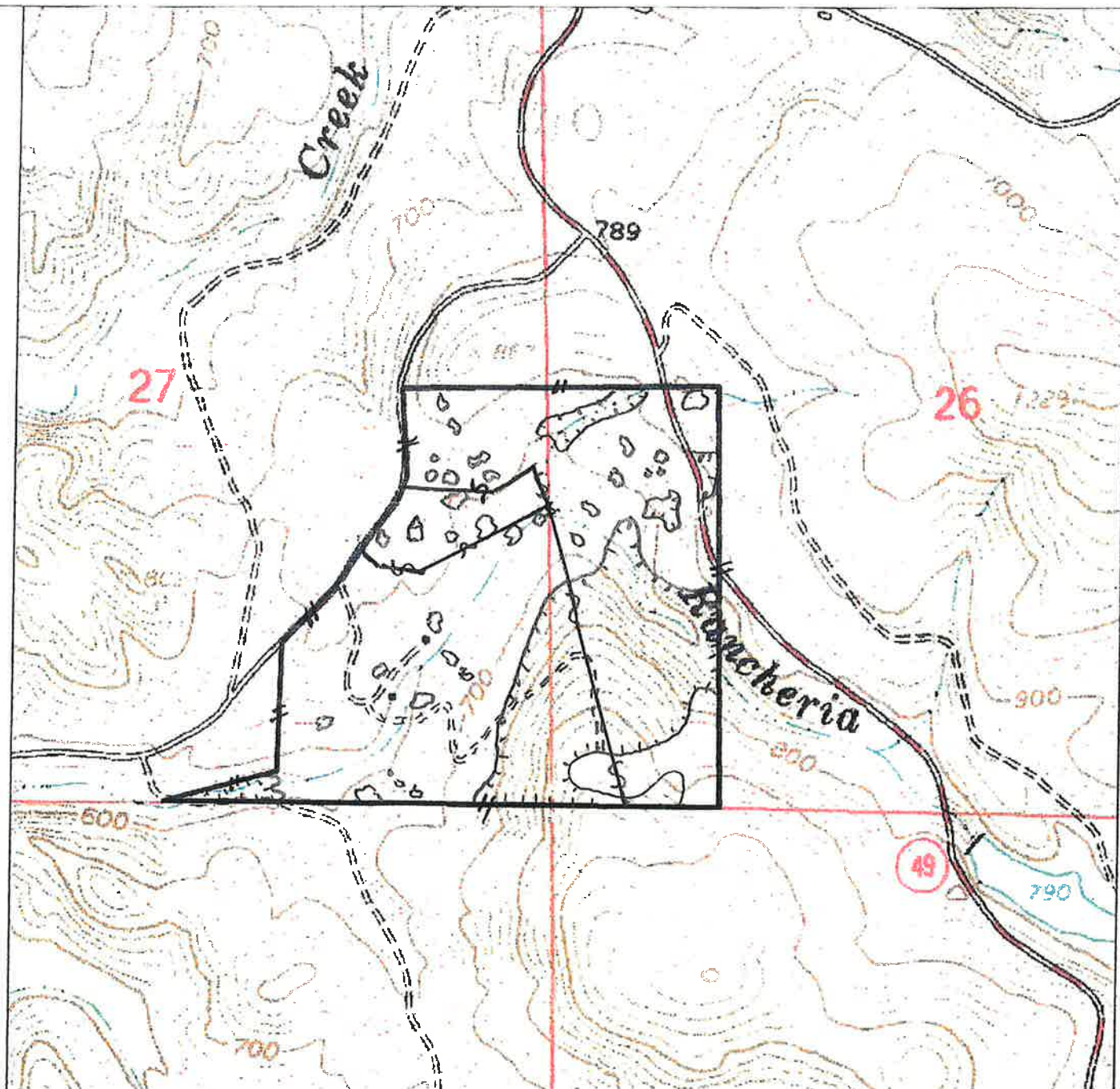
attachment

Vaira Ranch Oak Woodland Assessment

Township 7 North, Range 10 East, Sec. 26 & 27, MDB&M

Amador City 7.5' Quadrangle

Amador County



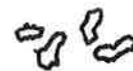
Vaira Ranch Boundary

Proposed Parcel Boundary



Oak Woodland Area

Individual/small groups of oak



Existing Road

Existing structure



Scale



0

1000 ft.

REDUCED



1" = 200'
C.I. = 20'

VESTING TENTATIVE PARCEL MAP No. 2873 for VAIRA RANCH

BEING A PORTION OF SECTIONS 26 & 27, T.7 N., R.10 E., M.D.M.
AMADOR COUNTY, CALIFORNIA
FEBRUARY 2021

OWNERS & SUBDIVIDERS:

B. Jean Ely
Judy L. Chaffee
Janet M. Bawart
c/o Cal State Engineering, Inc.
427 Broadway
Jackson, CA 95642
(209) 223-1441

PREPARED BY:

DELTA ENGINEERING, INC.
Robin D. Peters, P.E. RCE No. 58604
33 Main Street
Jackson, CA 95642
(209) 223-1441

GENERAL NOTES

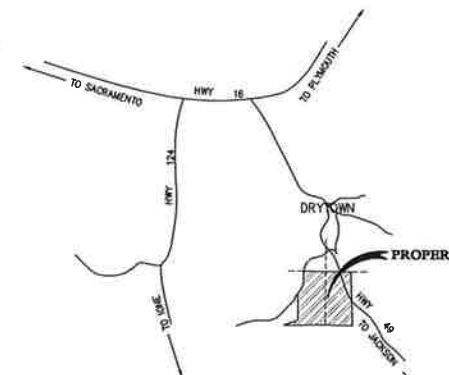
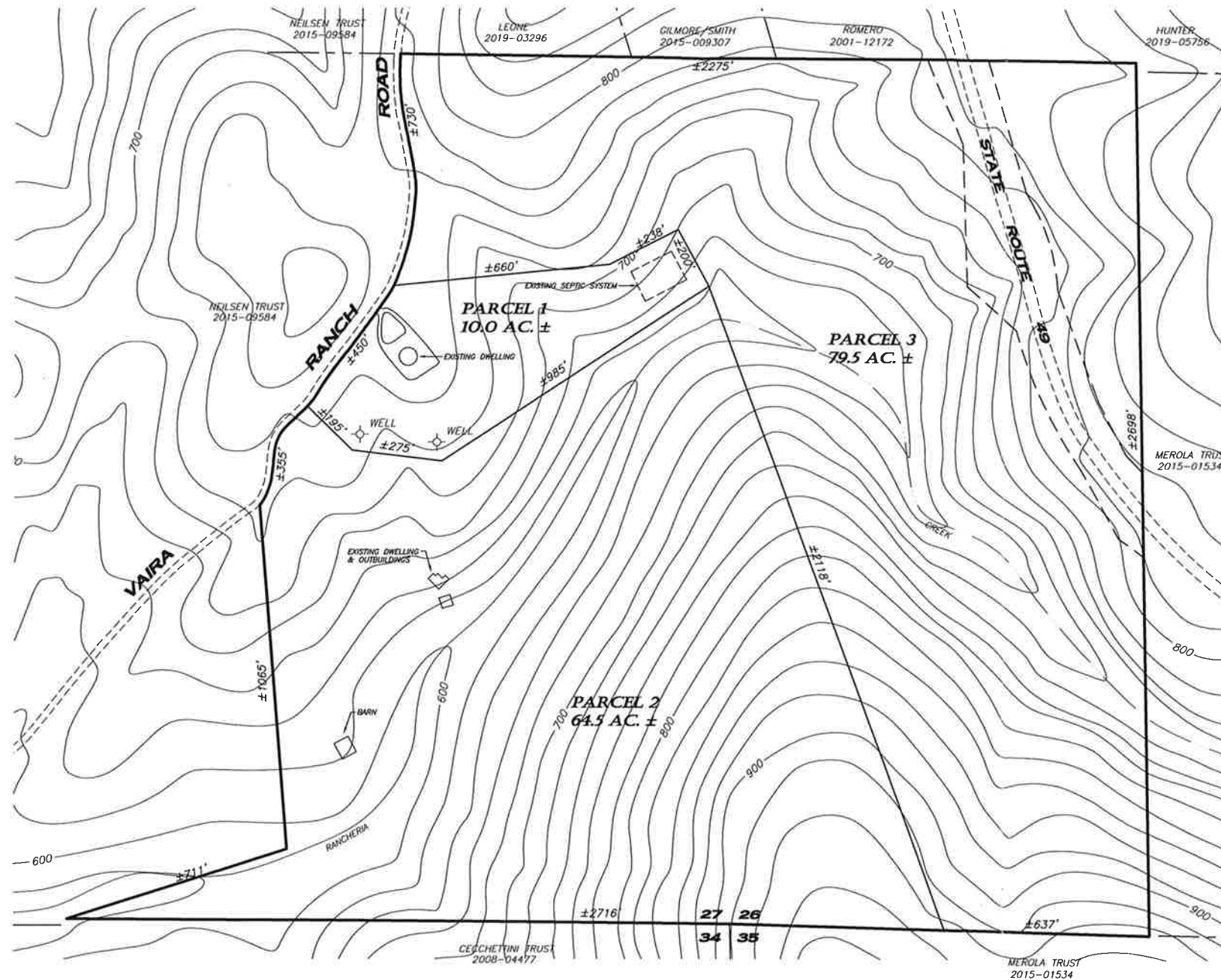
- DEED REFERENCE: INS. NO. 2013-003199
- MAP REFERENCES: N/A
- ASSESSOR'S PARCEL NUMBER: 008-210-009 & 008-220-008
- TOTAL ACREAGE: 154± AC.
- TOTAL NUMBER OF PROPOSED PARCELS: 3
- EXISTING LAND USE: AGRICULTURAL & RURAL RESIDENTIAL
- PROPOSED LAND USE: NO CHANGE
- EXISTING ZONING: X
- PROPOSED ZONING: NO CHANGE
- EXISTING GENERAL PLAN DESIGNATION: AG
- PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
- WATER SUPPLY: PRIVATE WELLS
- SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
- PROPOSED UTILITIES: NO CHANGE
- POWER: PACIFIC GAS & ELECTRIC CO.
- TELEPHONE SERVICE: A.T. & T.
- SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
- FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
- CONTOUR INTERVAL: 20 FEET BASED ON USGS 7.5' QUAD "AMADOR CITY"
- THE PURPOSE OF THIS SUBDIVISION IS ESTATE PLANNING.
- BUILDING SETBACKS ARE TO COMPLY WITH COUNTY ZONING CHAPTER 19.44 AND WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS). THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS.
- THIS PROPERTY IS NOT WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A LOW LEVEL FLIGHT PATH OR WITHIN SPECIAL AIRSPACE AS DEFINED IN SECTION 21098 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN URBANIZED AREA AS DEFINED IN SECTION 65944.

AGENT'S CERTIFICATE:

I AM THE AGENT FOR THE SUBDIVIDERS, WHO CONSENT TO THE FILING OF THIS PARCEL MAP APPLICATION IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 7, DIVISION 2 OF THE CALIFORNIA GOVERNMENT CODE, THE SUBDIVISION MAP ACT.

ROBIN D. PETERS, P.E.
RCE No. 58604

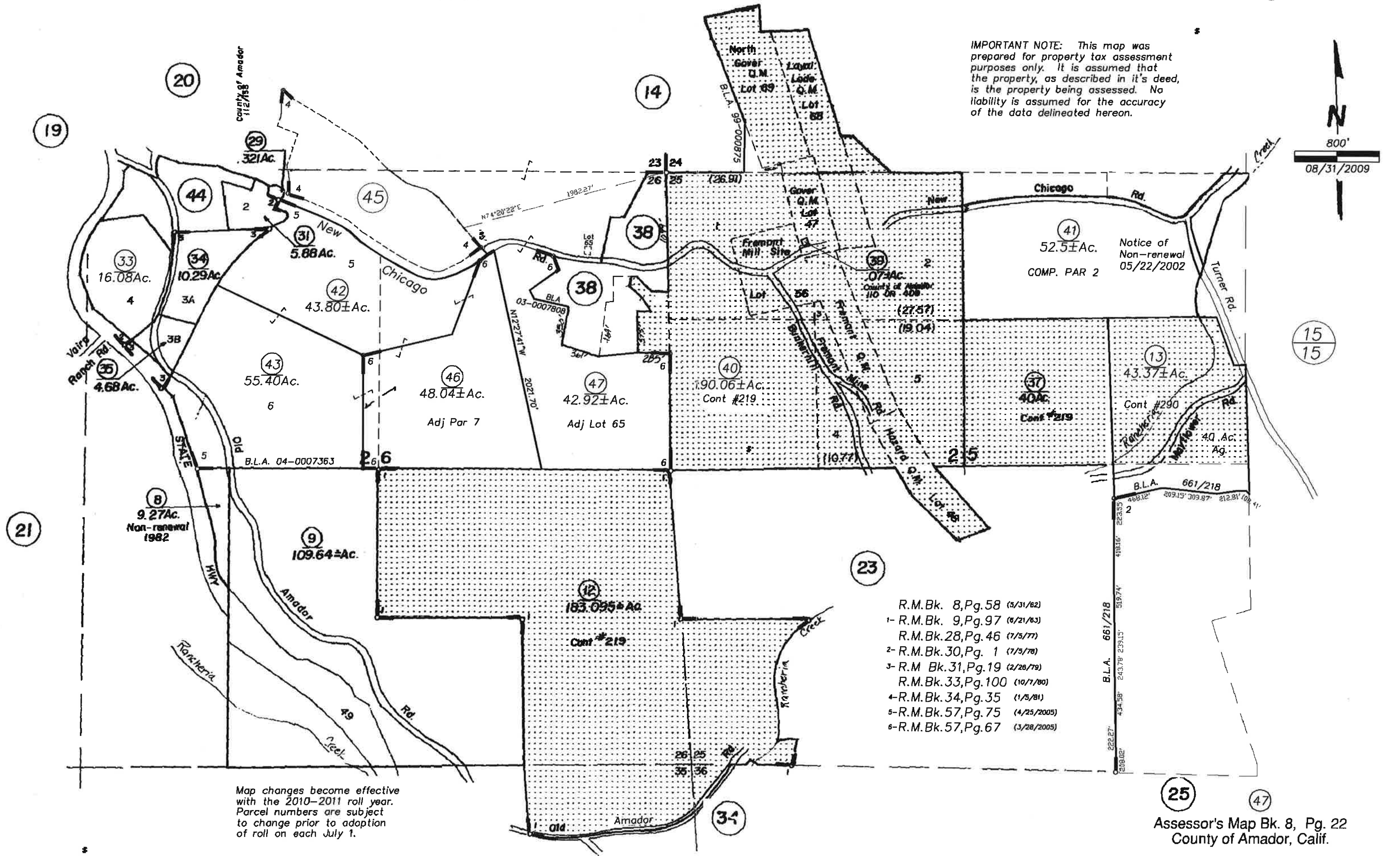
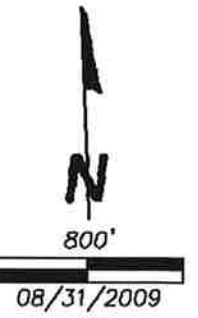
DATE:



VICINITY MAP
NOT TO SCALE

DELTA ENGINEERING, INC.
ENGINEERING LAND DEVELOPMENT
PLANNING ENVIRONMENTAL PERMITTING
33 MAIN STREET JACKSON, CA 95642
209-223-1441 INFO@DELTAENGINEERINGINC.COM

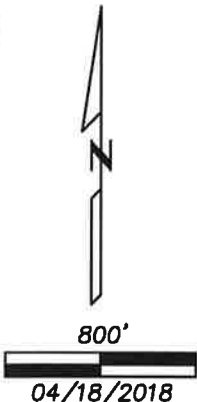
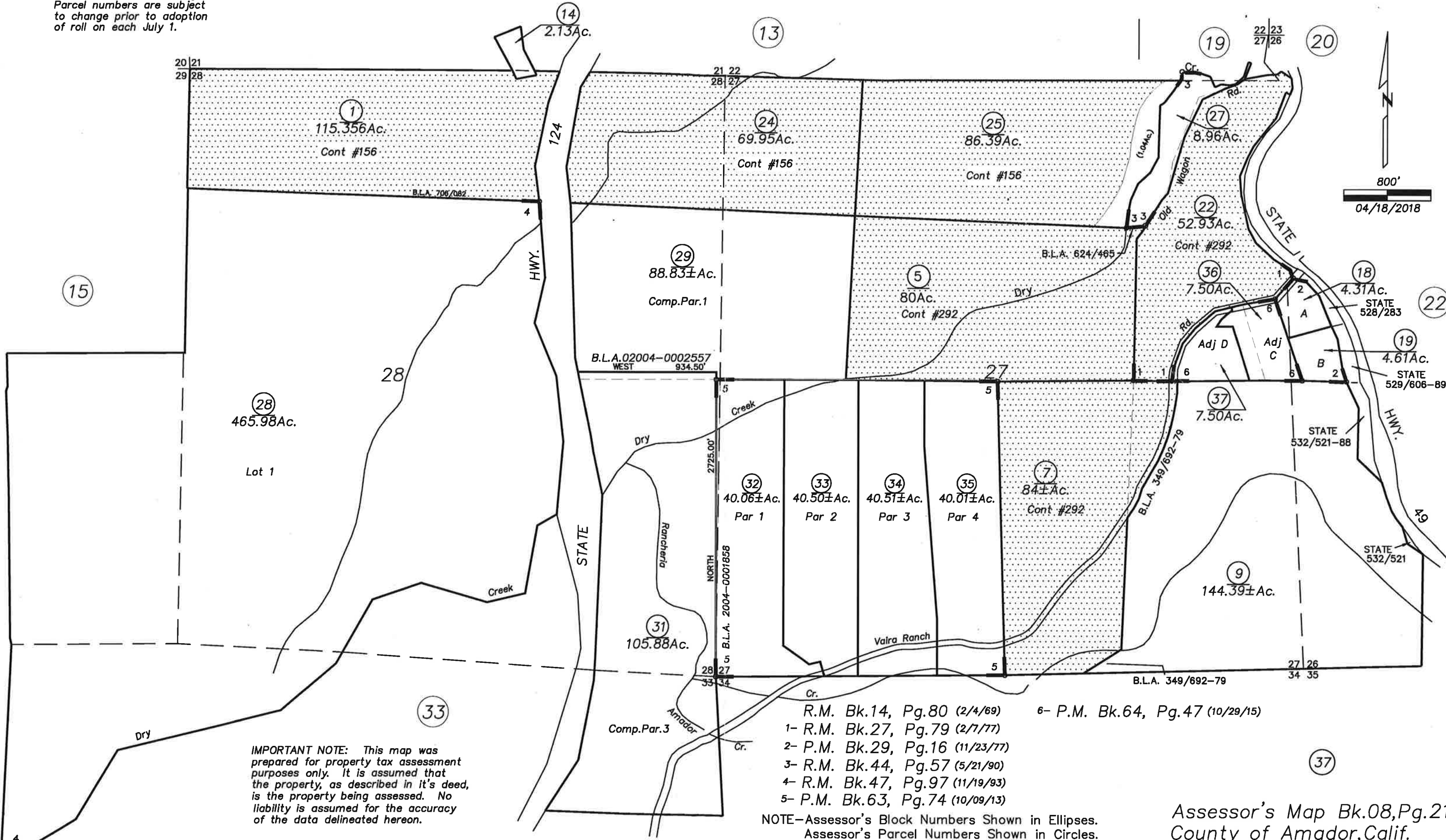
IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.



- R.M.Bk. 8, Pg. 58 (5/31/82)
- 1- R.M.Bk. 9, Pg. 97 (8/21/83)
- R.M.Bk. 28, Pg. 46 (7/5/77)
- 2- R.M.Bk. 30, Pg. 1 (7/5/78)
- 3- R.M. Bk. 31, Pg. 19 (2/26/79)
- R.M.Bk. 33, Pg. 100 (10/7/80)
- 4- R.M.Bk. 34, Pg. 35 (1/5/81)
- 5- R.M.Bk. 57, Pg. 75 (4/25/2005)
- 6- R.M.Bk. 57, Pg. 67 (3/28/2005)

Map changes become effective with the 2010-2011 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

Map changes become effective with the 2014-2015 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.



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

- R.M. Bk.14, Pg.80 (2/4/69)
 - 1- R.M. Bk.27, Pg.79 (2/7/77)
 - 2- P.M. Bk.29, Pg.16 (11/23/77)
 - 3- R.M. Bk.44, Pg.57 (5/21/90)
 - 4- R.M. Bk.47, Pg.97 (11/19/93)
 - 5- P.M. Bk.63, Pg.74 (10/09/13)
 - 6- P.M. Bk.64, Pg.47 (10/29/15)
- NOTE-Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk.08, Pg.21
County of Amador, Calif.

OFFICIAL RECEIPT
 COUNTY OF AMADOR
 Jackson, California

Date February 17 2021

RECEIVED FROM Cal state Engineering, Inc.

ADDRESS 427 Broadway Jackson, CA 95642

Five-Thousand, One-Hundred Sixty-Nine and $\frac{00}{100}$ DOLLARS (\$ 5169.00)

For Tentative Parcel Map No. 2873 (Tentative PM App. (\$4,423.00),

Ceqa Initial Study (\$696.00), Admin Fee (\$50.00)

APNs: 008-210-009 + 008-220-008

ACCOUNT			How Paid ✓	
Amount Due	\$5,169	.00	Cash	-
Amount Paid	\$5,169	.00	Check	16936
			Money Order	

By Planning Department
Hrista Kuesel Deputy

№ 91738

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date 2-17-21 20.....

RECEIVED FROM Cal State Engineering, Inc.

ADDRESS 427 Broadway Jackson, CA 95642

One Hundred Eighty six Dollars and no/100 DOLLARS (\$ 186.⁰⁰)

For TAC Plan Renew - Fire Perentim (2hr10 min)

TPN: 2973 Vaira Ranch AFD (008-210-009 + 008-220-008)
ck # 16938

ACCOUNT		How Paid ✓	
Amount Due	<u>186</u> —	Cash	
Amount Paid	<u>186</u> —	Check	✓
	<u>0</u>	Money Order	

AFD Department
By Nicole Cook Deputy

№ 91395

INVOICE - FIRST NOTICE

TO: Cal State Engineering
 427 Broadway
 Jackson, CA 95642

Invoice ID IN0029311	Date 2/17/2021
Receipt # AB0128270	

ATTN:
 RE: Cal State Engineering

Date	Program/ Element	Description	Comments	Amount
12/17/21	2603	2603 HOURLY RATE--LAND DEVELOPMENT PROGRAM	PM2873/008210009 008220008	\$ 960.00
12/17/21	9999	9999 Payment		\$ -960.00
Total Due for This Invoice:				\$ 0.00

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Plus	Account Amount Due
\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

**MITIGATED NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

PROJECT: Tentative Parcel Map 2873 Vaira Ranch
LEAD AGENCY: Amador County Planning Department
PROJECT LOCATION: 15050 Vaira Ranch Rd. Drytown, CA 95669 (APNs: 008-210-008, 008-210-009)

PROJECT DESCRIPTION: Tentative Parcel Map No. 2873-Vaira Ranch, proposing the division of ±154 acres into three (3) parcels 10±, 64±, and 79.5± acres in size. Proposed use of the parcels is residential, and all parcels will retain existing X, Special Use District zoning and AG Agriculture General, General Plan Designation (40- acre minimum). This variation in parcel size is consistent with County Code Section 17.32.030 which allows the Planning Commission to authorize deviations in lot size provided that there is no more than ten percent increase in density in the overall development. This project does not propose an increase in overall allowable density. (APNs: 008-210-008, 008-210-009)

PROJECT FINDINGS:

1. The project, as proposed, is consistent with the Amador County General Plan and zoning district at this location.

2. A. 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.

- B. The above Findings (a) through (g) do not apply to Tentative Parcel Map 2873 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 2873 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.

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- g. The CEQA Initial Study prepared for Tentative Parcel Map 2873 determined that no potentially serious health impacts were identified from the project.
 - h. No conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivision have been identified
 - i. The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any application regulations adopted by the State Board of Forestry and Fire protections pursuant to Sections 4290 and 4291 of the Public Resources Code.
 - j. Structural fire protection and suppression services will be available for the subdivision through any of the following entities:
 - 1. A county, city, special district, political subdivision of the state, or other entity organized solely to provide fire protection services that it monitored and funded by a county or other public entity; or
 - 2. The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.
 - k. To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.
3. The variation from minimum parcel size designated by the Agricultural General, General Plan Designation, as authorized, will result in a community which is a substantial improvement over the community which could have been developed by following the requirements set out in Chapters 17.16 through 17.28.
4. 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.
5. 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 June 8, 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 2873 Vaira Ranch

Amador County
Planning Commission Chairperson

Date

File No. _____

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CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM

TENTATIVE PARCEL MAP 2873 Vaira Ranch

APPLICANT: Jean B. Ely, Judy L. Chaffee, and Janet M. Bawart;
Representative Robin Peters, Delta Engineering Inc.

PHONE: (209) 223-1441

PROJECT LOCATION: 15050 Vaira Ranch Rd. Drytown, CA 95669

PROJECT DESCRIPTION: Tentative Parcel Map No. 2873-Vaira Ranch, proposing the division of ±154 acres into three (3) parcels 10±, 64±, and 79.5± acres in size. Proposed use of the parcels is residential, and all parcels will retain existing X, Special Use District zoning and AG Agriculture General, General Plan Designation (40- acre minimum). This variation in parcel size is consistent with County Code Section 17.32.030 which allows the Planning Commission to authorize deviations in lot size provided that there is no more than ten percent increase in density in the overall development. This project does not propose an increase in overall allowable density. (APNs: 008-210-008, 008-210-009)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

PLANNING COMMISSION APPROVAL DATE:

NOTICE OF DETERMINATION DATE:

IMPORTANT NOTES:

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

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

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

SOILS:

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

EASEMENTS:

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

TAXES:

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

PUBLIC REPORT:

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

PUBLIC WORKS FEES:

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

BUILDING PERMITS

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

WASTE DISPOSAL

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

MITIGATION MONITORING AND REPORTING PROGRAM:

14. Special Status Species (BIO-1): Special-status plant and animal species should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individuals to a preservation area, or other actions, subject to the approval of CDFW or USFWS. In the event that any of the endangered, threatened, or special-status plant or animal species identified in the CEQA Initial Study for this project are discovered in the project area, all construction and ground-disturbing activity will be halted immediately. The property owner will then contact the US Department of Fish and Wildlife and Amador County Planning Department to establish additional mitigations according to industry-standard best management practices (BMPs) to mitigate for impacts to these species. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

15. Ground Disturbance Timing for Nesting Birds (BIO-2): To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. The purpose of this survey is to determine the presence or absence of nests in an area to be potentially disturbed. If nests are found, a buffer depending upon the species and as determined by a qualified biologist in consultation with the California Department of Fish and Wildlife and shall be demarcated with bright orange construction fencing. Any vegetation clearing should be schedule outside of the avian nesting season (February 1 through August 31) or survey should be conducted immediately prior to vegetation removal. If active nests are found, vegetation removal should be delayed until the young fledge. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding or nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for ground disturbing activities occurring between September 2 and January 31. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
16. Special-Status Species Plants- (BIO-3): Special-status plant populations should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individual plants to preservation area, or other actions, subject to the approval of CDFW, USFWS, or CNPS. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
17. Plant Survey (BIO-4): Prior to any construction activity, a biological and/or rare plant survey shall be conducted to determine if there are any special-status plants within the project area and which may potentially be disturbed. If special-status species are identified, avoidance zones may be established around plant populations to clearly demarcate areas for avoidance. Where avoidance is infeasible, and the plant subject to removal or potential damage from construction, the project applicant shall develop and implement a mitigation plan pursuant to State and Federal regulation. The mitigation plan shall provide for no net loss of habitat and shall include, but is not limited to, relocation of the affected plants, replanting, and monitoring of relocated and planted specimens, or any other BMPs or conservation practices established by CDFW or USFWS. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
18. Riparian and Wetland Conservation (BIO-5): Complete avoidance of wetlands is conservatively recommended to ensure compliance with wetland laws. Site development shall implement erosion control plans, and best management practices (BMPs) that prevent the discharge of sediment into nearby drainage channels and wetlands. To the extent feasible, any intermittent creeks within the project vicinity shall be preserved, with a 50-foot buffer, limited to construction on either side of the creek. This buffer should be 50 feet in width on each side of the creek as measured from the edge of US Army Corps of Engineers jurisdiction. This mitigation measure shall not apply where it conflicts with hazardous site remediation required by orders from the Central Valley Regional Water Quality Control Board. If complete avoidance of potential jurisdictional Waters of the U.S. or wetlands is not practicable, a wetland delineation should be prepared and submitted to USACE for verification in order to determine the jurisdictional or nonjurisdictional 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.
19. 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:
 - a. Determine if an investigation of cause of death is required;
 - b. 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.

- c. 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.
- d. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.
- e. 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.
- f. 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.

20. Archeologist Recommendations Regarding Historical Resources (CULTR-3): Any significant resources under CEQA should be avoided if and when the parcel(s) is/are sold and a building permit issued for residences or outbuildings. Significant resources under CEQA and referenced in the accompanying Cultural Resources Report for this project shall be stabilized to prevent further deterioration as recommended by Historic Resource Associates. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
21. Sewage Disposal (GEO-1): Prior to recordation of any final map, the subdivider shall demonstrate compliance with Amador County Code Section 14.12.130 by retaining the services of a qualified consultant to complete the following:
 - A. Perform soil profile testing in each sewage disposal site for proposed parcels 2 and 3.
 - B. Perform percolation testing in each sewage disposal site for proposed parcels 2 and 3.
 - C. Unless waived by the Environmental Health Department, perform wet weather testing in the proposed sewage disposal site for proposed parcels 2 and 3.
 - D. Submit a report to the Environmental Health Department for review and approval which includes a plot plan each for proposed parcels 2 and 3, as well as soil profile logs, percolation test results and, if applicable, wet weather testing results. Each plot plan shall locate and dimension the proposed sewage disposal site and include at least one tie to a property corner pin, the locations of pertinent field testing, any existing or proposed wells/springs 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(H) of Amador County Code, the consultant shall include a conceptual disposal system design prepared by a qualified consultant 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.
22. Grading Permits (HYD-1): Prior to the issuance of permits for site-specific development, drainage and grading permits shall be prepared by a licensed civil engineer and submitted to the Amador County Building Department for approval. Drainage plans shall demonstrate that new development would not increase peak storm flows and that adequate capacity exists downstream to accommodate increased stormwater volume. All site-specific development shall implement appropriate stormwater runoff best management practices (BMPs) and design features to protect receiving water quality consistent with Amador County standards, and any required National Pollution Discharge Elimination System (NPDES) permits administered by the State Water Resources Control Board (SWRCB) must be obtained prior to project execution. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
23. Well Water Quality/Water Supply (HYD-2): Prior to recordation of any final map, the subdivider shall provide the Amador County Environmental Health Department with general mineral, general physical, and inorganic chemical analyses for a water well located within the project boundary. The results shall be generated by an accredited laboratory. Test results must demonstrate that the water produced does not exceed any primary maximum contaminant levels listed in California Code of Regulations, Title 22, Table 64431-A. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

- 24. Well Water Quality/Water Supply (Hyd-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. For any parcel created by the final map not containing a well meeting the production standard, record a constructive notice document concurrent with recordation of the final map that will be discovered through title search. The constructive notice statement shall advise interested parties of the following: “Groundwater yield in the area is generally low and has not been demonstrated for this parcel. Any water well intended to support a proposed residence on this parcel must either meet the production standards of Section 14.06.055 or additional storage shall be required to mitigate the lower yield. Interested parties may contact the Amador County Environmental Health Department for additional details.” THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
- 25. Fire Protection Services (PUB-1): To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640 (County Code 17.14.020)4, the developer shall participate in the annexation to the County’s Community Facilities District No. 2006-1 (Fire Protection Services), including execution of a “waiver and consent” to the expedited election procedure, the successful completion of a landowner-vote election authorizing an annual special tax for fire protection services, to be levied on the subject property by means of the County’s secured property tax roll, and payment of the County’s cost in conducting the procedure. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION.
- 26. Amador County Recreation and Fees Ordinance (REC-1): Pursuant to County Code Chapter 17.50 (Ordinance No. 1198-Amador County Recreation and Fees Ordinance) a dedication of land, payment of fees, or a combination of both for park and recreational purposes shall be provided by the developer prior to recordation of the Parcel Map. THE AMADOR COUNTY RECREATION AGENCY SHALL MONITOR THIS CONDITION.
- 27. Access (TRA-1): Each proposed parcel must obtain and maintain a primary access onto a County road and obtain all necessary encroachment permits (Chapter 12.10). THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THIS CONDITION.
- 28. Fire and Life Safety (TRA-2): The project applicant/permittee shall comply with Chapter 15.30 Fire and Life Safety Ordinance. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
- 29. 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.

 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. 2873 Vaira Ranch
APN(s): 008-210-009 & 008-220-008

January 2021

Prepared by:

Krista Ruesel, Planner

Amador County Planning Department

810 Court Street

Jackson, CA 95642

(209) 223-6380



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Project Overview

Project Title:	Tentative Parcel Map 2873 Vaira Ranch
Project Location:	15050 Vaira Ranch Rd. Drytown, CA 95669 APN(s): 008-210-009 and 008-220-008
Property Owner(s):	Jean B. Ely, Judy L. Chaffee, and Janet M. Bawart as tenants in common
Project Representative	Robin D. Peters, P.E. Delta Engineering Inc. 33 Main Street Jackson, CA 95642
Zoning(s):	X, Special Use District
General Plan Designation(s):	AG, Agricultural General
Lead Agency Name and Address:	Amador County Planning Department 810 Court Street, Jackson, Ca 95642
Contact Person/Phone Number:	Krista Ruesel, Planner 209-233-6380
Date Prepared:	March, 2021
Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)	

PROJECT DESCRIPTION

Purpose and Need:

Tentative Parcel Map No. 2873, submitted Delta Engineering Inc. on behalf of the Property Owners, Jean Ely, Judy Chaffee, and Janet Bawart, proposes the division of ±154 acres into three (3) parcels ±10.0 acres, ±64.5 acres, and ±79.5 acres in size. Proposed use of the parcels is residential, and all parcels will retain the existing X, Special Use District zoning and AG, Agricultural General, General Plan Designation. Lot density averaging allows for the 10-acre parcel to fall below the 40.0 acre minimum consistent with past practice regarding subdivision and parcel maps in the County.

Project Location

This project site is located between Vaira Ranch Road (county-maintained) and of State Highway 49 (State-maintained) approximately 1.0 miles north west of the city limits of the Amador City. The property is entirely within the unincorporated County and outside the boundaries of the sphere of influence for Amador City.

Site Characteristics

The existing site is a single ±154 acre parcel bisected by State Highway 49 with APN 008-220-008 (9.27 acres) east of the road. The project site currently supports a single family dwelling, an accessory dwelling, a barn, and numerous out



buildings, along with various residential infrastructure and improvements. The site slopes gently to moderately, with slopes ranging from nearly level to over 25 percent. Vegetative cover consists primarily of blue oak, gray pine, and non-native grasses. Soils are mapped by the USDA as those of the auburn series. Auburn series soils are well drained, shallow silt loams of amphibolite schist parent. Rancheria Creek, a seasonal drainage, traverses the property.

Land Use

The land use will not change drastically as a result of this project other than an increase in potential residential density through the increase in parcels. Per the Amador County Zoning Code, a maximum of two dwellings are allowed per X zoned parcels, increasing the potential residential development from 2 dwellings to 6. The AG, Agricultural Transition General Plan designation has a 40-acre minimum density dependent on the provision of necessary residential services, which is consistent with the proposed parcel map 2873 with the employment of density averaging to allow for the 10-acre parcel (Amador County General Plan, 2016). The current land use for the property is consistent with the residential zoning of the parcel. The proposed parcel configuration is shown in Figure A, with surrounding context shown in Figure B.

Surrounding Land Uses

Surrounding property uses include residential, agricultural, irrigated pasture, and open grazing land.

Access and Transport

Proposed Parcels 1 and 2 would have primary access off of Vaira Ranch Rd. (County-maintained). Proposed Parcel 3 would have access both off of Vaira Ranch Rd. and Highway 49. Traffic would not significantly change through this project due to the relative low growth potential of the increase in parcels. Transportation would include residential traffic, and agricultural-related transportation.

Purpose of the Initial Study

Amador County is processing an application for Tentative Parcel Map 2873 Vaira Ranch splitting one legal parcel into three. This Initial Study evaluates the potential environmental impacts resulting from the proposed parcel split.

Lead Agency

The lead agency is the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect upon the environment. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Amador County is the lead agency for the proposed project, TPM 2873.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF MITIGATED MND/MMRP

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

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



EVALUATION OF ENVIRONMENTAL IMPACTS PER CEQA:

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



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

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

Planning Commissioner Chairperson

Date



Figure A: Tentative Parcel Map No. 2873 Vaira Ranch (2021)

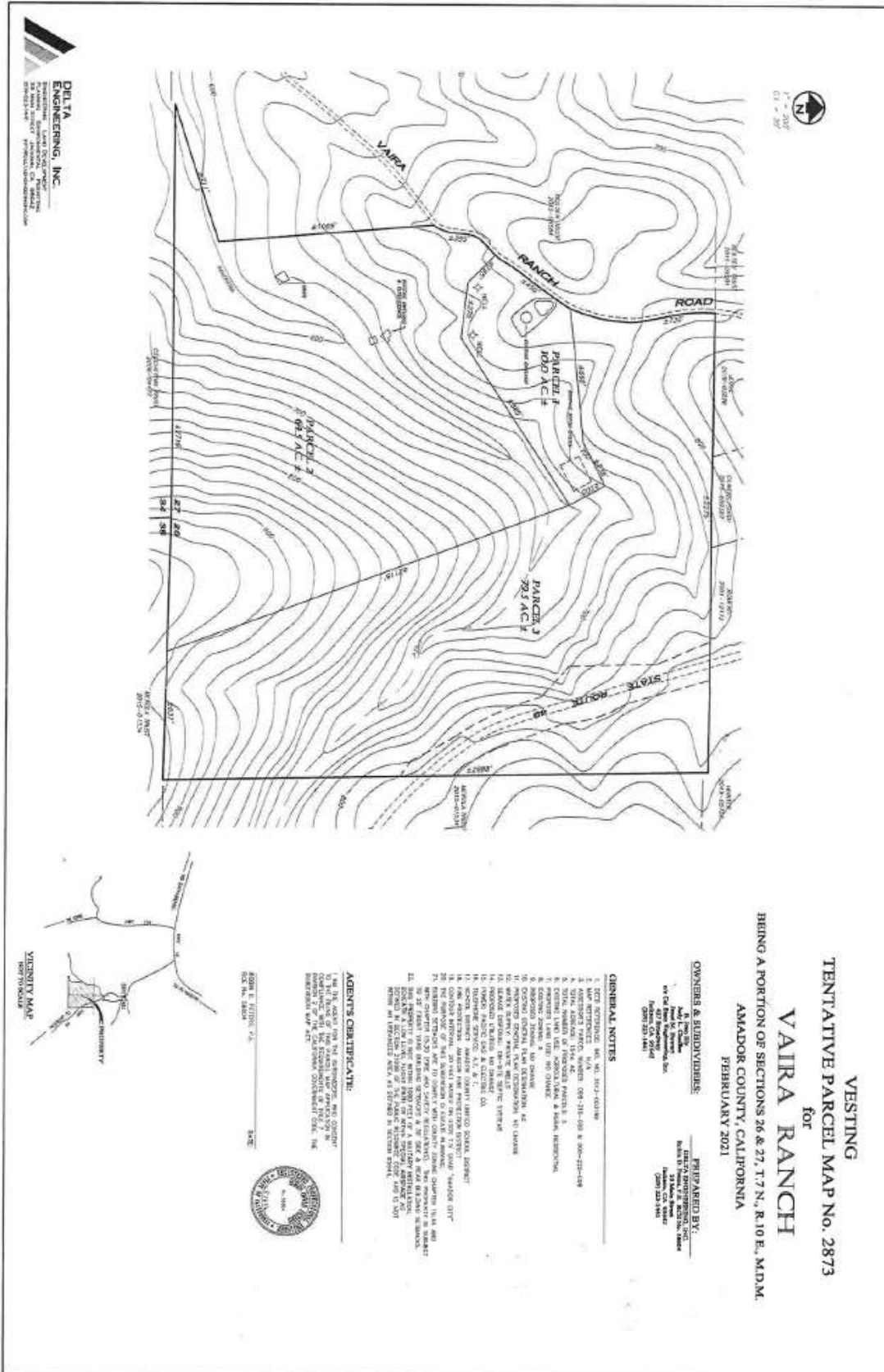




Figure B: Context Map

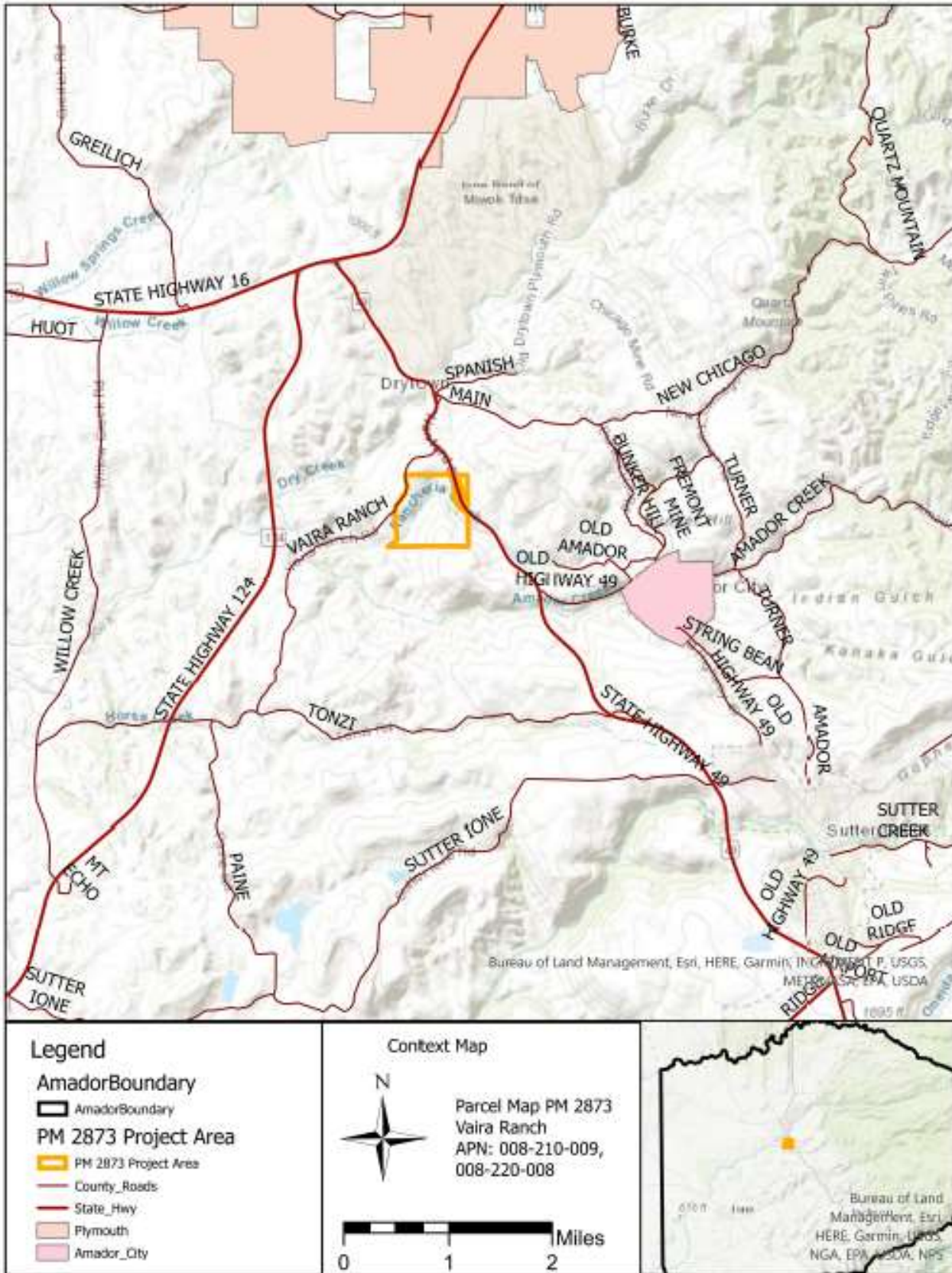




Figure C: Site Map- Aerial

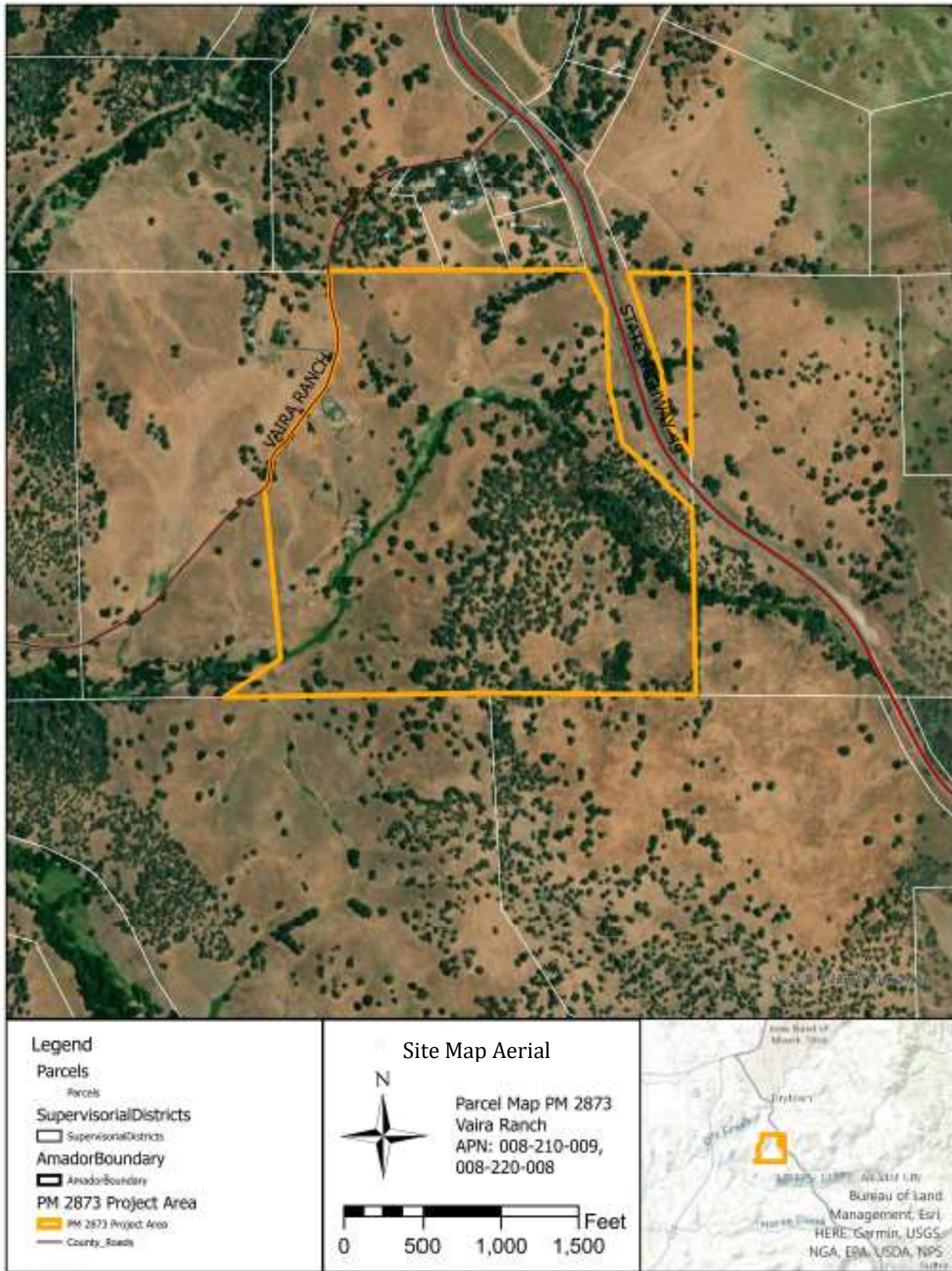




Figure D: Existing Zoning District(s)

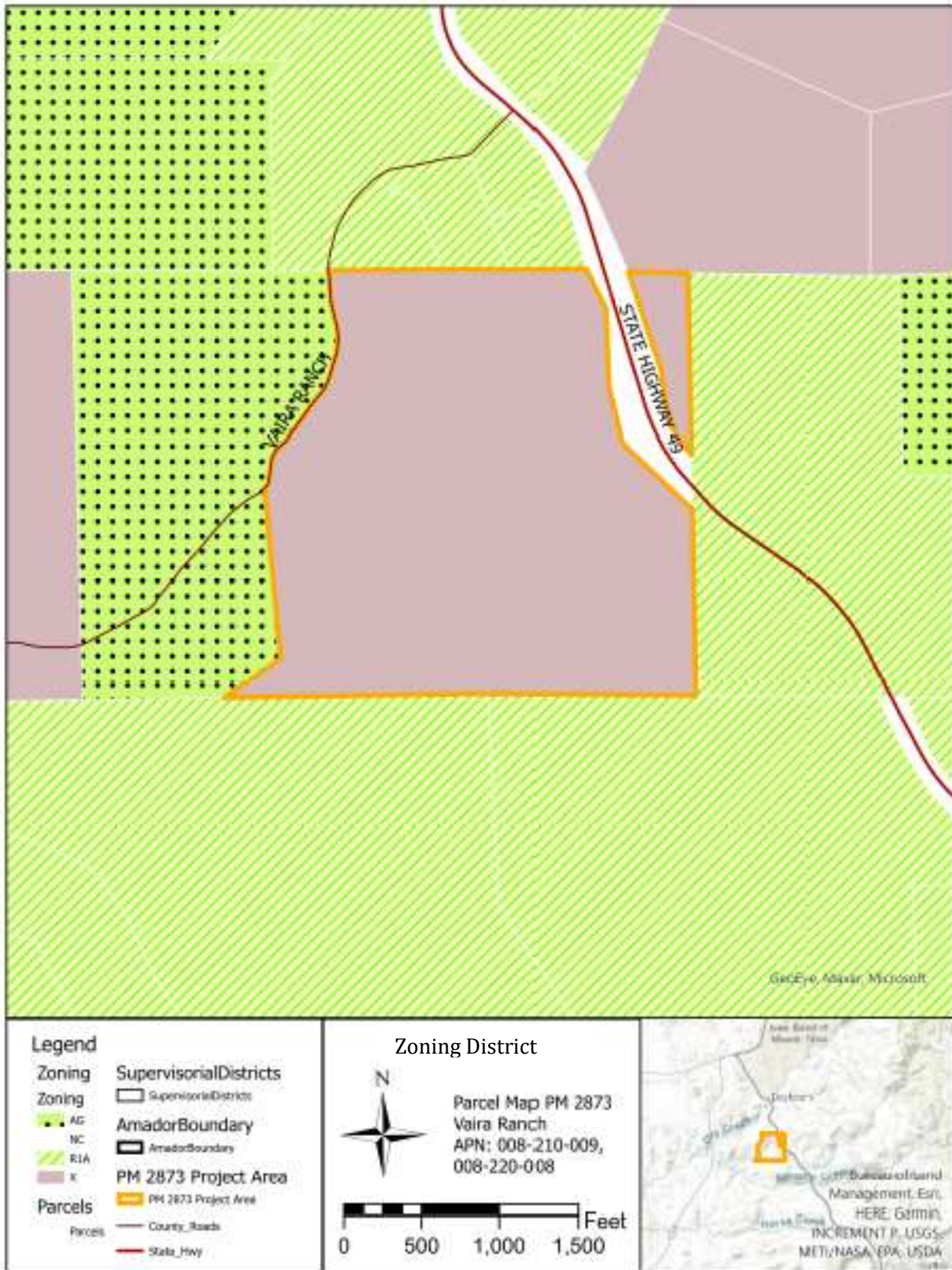
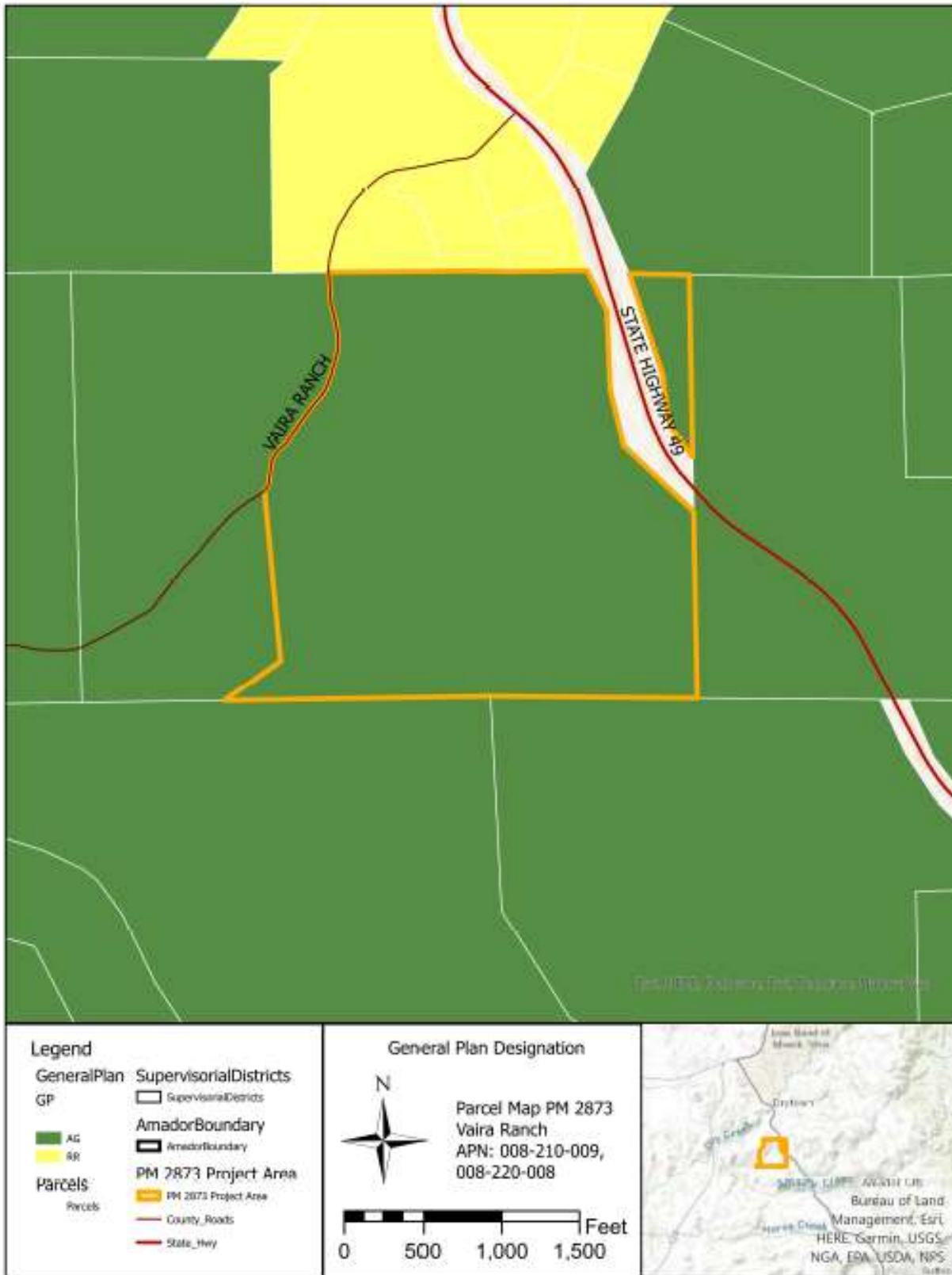




Figure F: Existing General Plan Designation





Chapter 1. AESTHETICS

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

Discussion/Conclusion/Mitigation:

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

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



Chapter 2. AGRICULTURE AND FOREST RESOURCES

<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the CA Dept. of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:</p>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC §12220(g)), timberland (as defined in PRC §4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. Farmland Conversion: The project site is occupied entirely by areas classified as Grazing Land as determined by the USDA Department of Conservation (2016). The proposed parcel split and accompanying potential for increased residential development would not significantly affect any current uses of the property, nor introduce additional uses which would detract from any existing agricultural uses of the property or of nearby properties, nor would this project convert any agricultural areas to non-agricultural uses. The USDA-designated land classification of Grazing Land is not determined as unique agricultural resources. There is a **less than significant impact**.
- B. The property is not enrolled under the California Land Conservation (Williamson) Act nor does it qualify under the income requirements for inclusion into a contract. As the property does not qualify prior to the proposed split, the parcel splits would not affect the property’s ability to qualify and therefore there is a **less than significant impact**.
- C. The area is not zoned for forest land or timberland nor utilized for forest land or timber production, therefore there is **no impact**.



- D. The area is not considered forest land, or zoned as forest land or timberland, therefore there is **no impact**.
- E. This project does not introduce any additional use or impact that would introduce significant changes to nearby property uses. There is a **less than significant impact** to farmland or forest land through this project.

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



Chapter 3. AIR QUALITY

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

Discussion/Conclusion/Mitigation:

- A. The project site is within the jurisdiction of the Amador Air District. Amador Air District is responsible for attaining and maintaining compliance with the NAAQS and CAAQS in the Mountain Counties Air Basin (MCAB) through the regulation of pollution emissions from stationary and industrial sources. As there is no proposed change in use through this tentative map, there is **no impact** to implementation of any applicable air quality plans.
- B. The proposed project would not generate an increase in operational or long-term emissions. The existing development climate of the area is a combination of agricultural and residential uses consistent with the site's current uses. The project will not introduce any additional uses or uses beyond what is allowed by the "X," Special Use 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 Amador City. The area is characterized by scattered residences with dominant agricultural uses. Though there are sensitive receptors a short distance from the project site, the project itself does not introduce any significant increases of air pollution or environmental contaminants which would affect the surrounding populations. For these reasons, there would be no increase the exposure of sensitive receptors to substantial pollutant concentrations. There is **no impact**.
- D. The proposed project would not generate any significantly objectionable odors beyond that which is permitted under the existing uses and this project would not introduce an increase of objectionable odors discernable at property boundaries. This project results in **no impact**.

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



Chapter 4. BIOLOGICAL RESOURCES

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

Discussion/Conclusion/Mitigation:

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

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



Linkages) occupy the site. CDFW IPAC database identified potential habitat area for two (2) 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. 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 1.147 acres of Riverine Environment type R4SBC (Riverine/Intermittent/Streambed/Seasonally Flooded) within the project site. Rancheria Creek crosses the project site from the western border to the eastern border. 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). Responsibility falls upon the property owner to take any precautions or recommendations of the enforcing agency (CDFW or USFWS) regarding impacts to the Riverine Community in the case that further ground-disturbing activities or site development occur, referenced in this document as **Mitigation Measure BIO-5**. However as the proposed parcel split does not include any new construction with this project, there is a **less than significant impact with mitigations incorporated**.
- C. Federally Protected Wetlands (National Wetland Inventory (NWI)): The project site includes .68 acres of Freshwater Forested/Shrub Wetland type PSSC (Palustrine/Scrub-shrub/Seasonally flooded) habitat within the property site. Additionally, there is 0.805 acres of Freshwater Emergent Wetland type PEM1A (Palustrine/Emergent/Persistent/Temporarily Flooded). Any part of this project which would affect these areas would potentially be subject to regulation under Section 404 of the Clean Water Act or other State/Federal statutes, according to the US Fish and Wildlife Service (IPAC, BIOS). Compliance with the regulations of CDFW and the USFWS are included as **Mitigation Measure BIO-5**. There is a **less than significant impact with mitigations incorporated**.
- D. Movement of Fish and Wildlife: The project site contains potential habitat for two migratory bird species as identified by the US Fish and Wildlife Service (IPAC). *Note* "BCC"- Birds of Conservation Concern, "BCR"- only listed BCC in Bird Conservation Regions. These birds are listed in Figure 4(a), below. In addition to the abovementioned Migratory Bird species, Delta Smelt (*Hypomesus transpacificus*) is an anadromous pelagic fish which migrates from the San Joaquin Delta and Suisun Bay estuaries upstream to spawn seasonally. There is no mapped habitat for Delta Smelt in the project location. In the event that any of the special-status species are found within the project site, the proper authorities shall be notified and all construction and/or ground disturbing activity halted so that additional mitigation measures may be prescribed. Mitigation Measures BIO-1 and BIO-2 required to render impacts **less than significant with mitigation incorporated**.
- E. The proposed project would not conflict with local policies adopted for the protection biological resources. Pursuant to General Plan Mitigation Measure 4.4-4b, an Oak Woodland Study was completed by Foothill Resource Management and submitted with the project application. **No impact** would occur.



F. Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. **No impact** would result.

Figure 4a: Migratory Birds List (IPAC 2020)

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

Figure 4b: California Native Plant Society Database Query

Plant List

3 matches found. *Click on scientific name for details*

Search Criteria

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

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

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

Suggested Citation

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

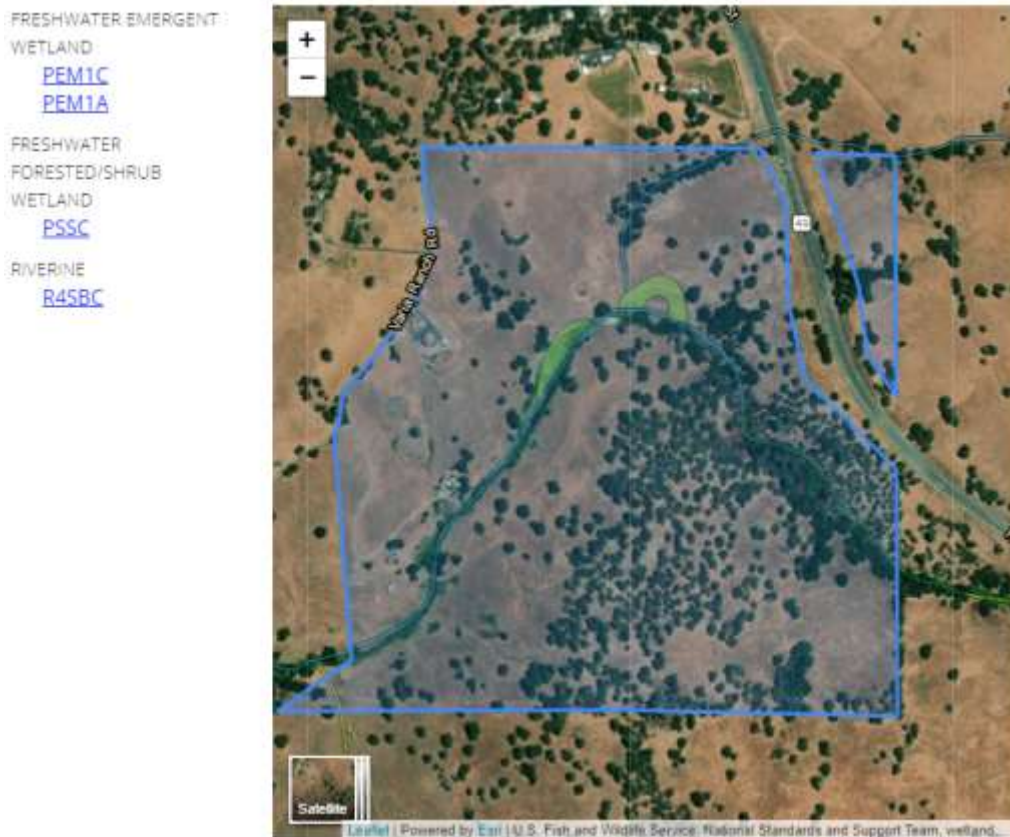


Figure 4c: CNDDDB BIOS Species List

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: National Wetlands Inventory Map





Mitigation Measures:

- BIO-1 Special-Status Species – Animals-** Special-status animal species should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individuals to a preservation area, or other actions, subject to the approval of CDFW, USFWS, or CNPS.
- BIO-2 Ground Disturbance Timing for Nesting Birds.** To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. The purpose of this survey is to determine the presence or absence of nests in an area to be potentially disturbed. If nests are found, a buffer depending upon the species and as determined by a qualified biologist in consultation with the California Department of Fish and Wildlife and shall be demarcated with bright orange construction fencing. Any vegetation clearing should be schedule outside of the avian nesting season (February 1 through August 31) or survey should be conducted immediately prior to vegetation removal. If active nests are found, vegetation removal should be delayed until the young fledge. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for ground disturbing activities occurring between September 2 and January 31.
- BIO-3 Special-Status Species – Plants-** Special-status plant populations should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individual plants to preservation area, or other actions, subject to the approval of CDFW, USFWS, or CNPS.
- BIO-4 Plant Survey-** Prior to any construction activity related to any discretionary project, a biological and/or rare plant survey shall be conducted to determine if there are any special-status plants within the project area and which may potentially be disturbed. Surveys shall be timed according to the blooming period for the target species, and known reference populations will be visited prior to surveys to confirm the species is blooming where known to occur. If special-status species are identified, avoidance zones may be established around plant populations to clearly demarcate areas for avoidance. Avoidance measures and buffer distances may vary between species, and the specific avoidance zone distance will be determined in coordination with the appropriate resource agencies. For individual specimens, highly visible temporary construction fencing shall be placed at least 10 ft. away from the drip line of the plant. No construction activity or grading would be permitted within the buffer zone. Where avoidance is infeasible, and the plant subject to removal or potential damage from construction, the project applicant shall develop and implement a mitigation plan pursuant to State and Federal regulation. The mitigation plan shall provide for no net loss of habitat and shall include, but is not limited to, relocation of the affected plants, replanting, and monitoring of relocated and planted specimens.
- BIO-5 Wetland and Riparian Habitat Protection-** Complete avoidance of wetlands is conservatively recommended to ensure compliance with wetland laws. Site development shall implement erosion control plans, and best management practices (BMPs) that prevent the discharge of sediment into nearby drainage channels and wetlands. To the extent feasible, any intermittent creeks within the project vicinity shall be preserved, with a 50-foot buffer, limited to construction on either side of the creek. This buffer should be 50 feet in width on each side of the creek as measured from the edge of US Army Corps of Engineers jurisdiction. This mitigation measure shall not apply where it conflicts with hazardous site remediation required by orders from the Central Valley Regional Water Quality Control Board. If complete avoidance of potential jurisdictional Waters of the U.S. or wetlands is not practicable, a wetland delineation should be prepared and submitted to USACE for verification in order to determine the jurisdictional or non-jurisdictional nature of the seasonal wetlands and



man-made drainage ditch. If jurisdictional areas will be impacted, wetland permits/and or certification should be obtained from USACE, CDFW, and the RWQCB prior to placement of any fill (e.g., a culvert, fill slope, rock) within potential Waters of the U.S.

Source: California Department of Fish and Wildlife BIOS, U.S. Fish and Wildlife Service IPAC, California Native Plant Society (CNPS) California Department of Fish and Wildlife Habitat Conservation Planning, Migratory Bird Treaty Act, NOAA, National Wetlands Inventory, Vaira Ranch Property Woodlands Assessment, Foothill Resource Management, 2020, Amador County Planning Department,



Chapter 5. CULTURAL RESOURCES

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

Discussion/Conclusion/Mitigation:

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

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

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

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



Mitigation Measures

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

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

Determine if an investigation of cause of death is required;

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

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

Source: Amador County Planning Department, Amador County General Plan Environmental Impact Report, Amador County Implementation Plan 2016, California Health and Safety Code, California Native American Heritage Commission (NAHC), CA Office of Historic Preservation, Cultural Resources Assessment APN 008-210-009 and 080-220-008 Vaira Ranch Parcel Map, Amador County, California 95640, Windmillar Consulting Inc. (2020), State of California Resources Agency Department of Parks and Recreation Primary Records (DPR 523A), Records Search Results for APNs: 015-220-065 NCIC, Amador County Planning Department.



Chapter 6. ENERGY

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

Discussion/Conclusion/Mitigation:

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

Sources: Amador County EAP, Amador County Planning Department.



Chapter 7. GEOLOGY AND SOILS

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

Discussion/Conclusion/Mitigation:

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



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

- B. According to the project location as mapped in *Figure 7a-c* by the Natural Resources Conservation Service (NRCS, 2017), the property where the project is located is characterized by 67.5 acres (44.5%) Auburn very rocky silt loam 3-21% slopes, 68.3 acres (45.0%) auburn very rocky silt loam 31-51% slopes, 0.4 acres (.3%) of exchequer and auburn very rocky loams 31-51% slopes, 10 acres (6.6%) of mine tailings and riverwash, and 5.4 acres (3.5%) of mixed alluvial land. 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**.
- F. Soil conditions within the project site must be determined to be suitable for on-site sewage systems permissible for this type of land division. **Mitigation Measure GEO-1** requires compliance with Amador County Code regarding sewage disposal requirements for proposed parcel splits within the AT General Plan Designation. There is a **less than significant impact with mitigation incorporated**.
- G. The proposed project and would not destroy or greatly impact any known unique geological site or feature. The project site is agriculturally developed and this project does not propose additional uses or development inconsistent with current uses of the project. There is an existing mine on the property, however the parcel division itself does not impact the mine. There is a **less than significant impact**.

Mitigation Measure:

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

- A. Perform soil profile testing in each sewage disposal site for proposed parcels 2 and 3.
- B. Perform percolation testing in each sewage disposal site for proposed parcels 2 and 3.
- C. Unless waived by the Environmental Health Department, perform wet weather testing in the proposed sewage disposal site for proposed parcels 2 and 3.
- D. Submit a report to the Environmental Health Department for review and approval which includes a plot plan each for proposed parcels 2 and 3, as well as soil profile logs, percolation test results and, if applicable, wet weather testing results. Each plot plan shall locate and dimension the proposed sewage disposal site and



include at least one tie to a property corner pin, the locations of pertinent field testing, any existing or proposed wells/springs 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(H) of Amador County Code, the consultant shall include a conceptual disposal system design prepared by a qualified consultant 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.

Figure 7a: Soil Map Unit Legend

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ApD	Auburn silt loam, 0 to 31 percent slopes	0.0	0.0%
AsD	Auburn very rocky silt loam, 3 to 31 percent slopes	67.5	44.5%
AsE	Auburn very rocky silt loam, 31 to 51 percent slopes	68.3	45.0%
ExE	Exchequer and Auburn very rocky loams, 31 to 51 percent slopes	0.4	0.3%
Mn	Mine tailings and Riverwash	10.0	6.6%
Mo	Mixed alluvial land	5.4	3.5%
Totals for Area of Interest		151.5	100.0%



Figure 7b: Soil Map Legend

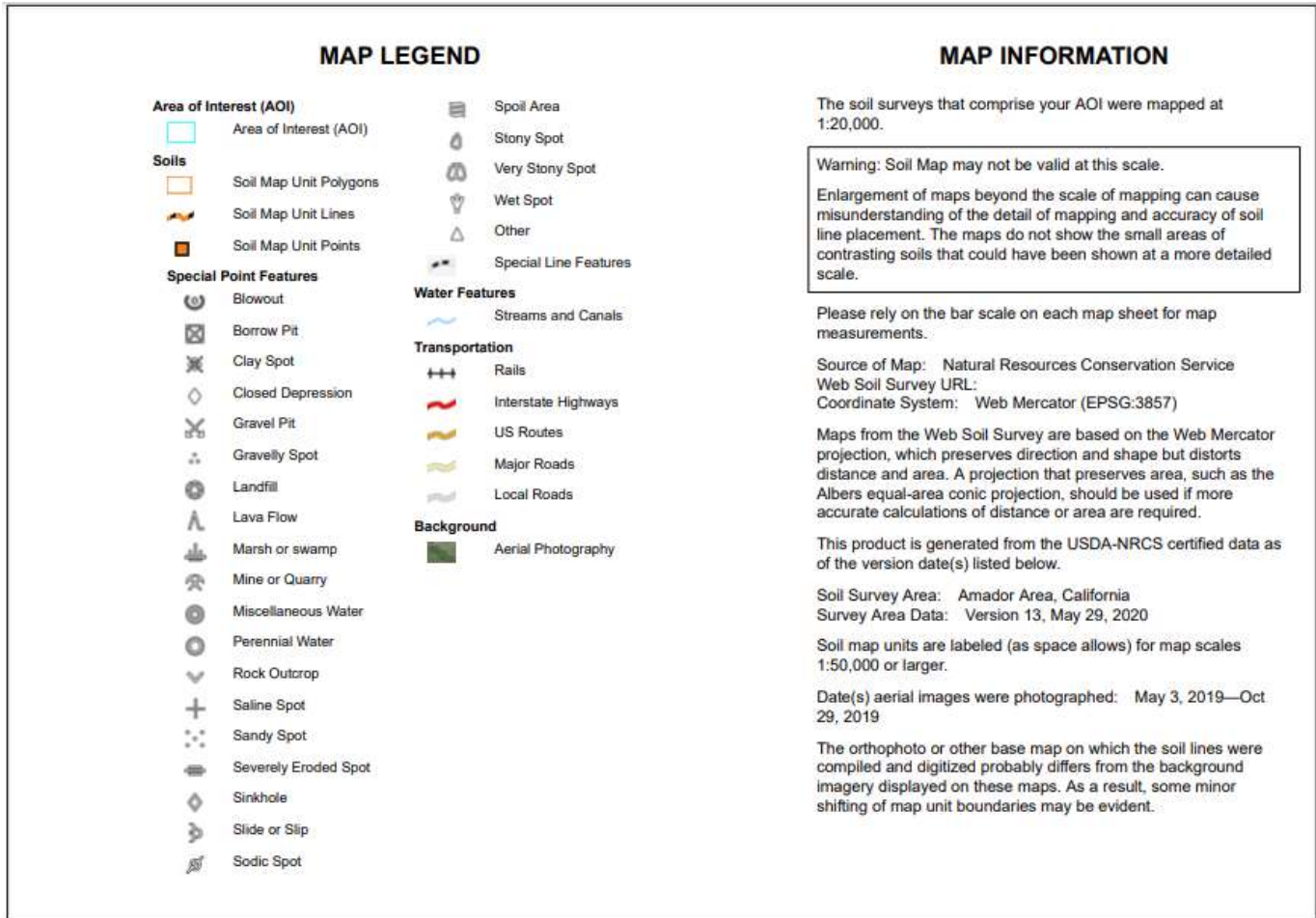
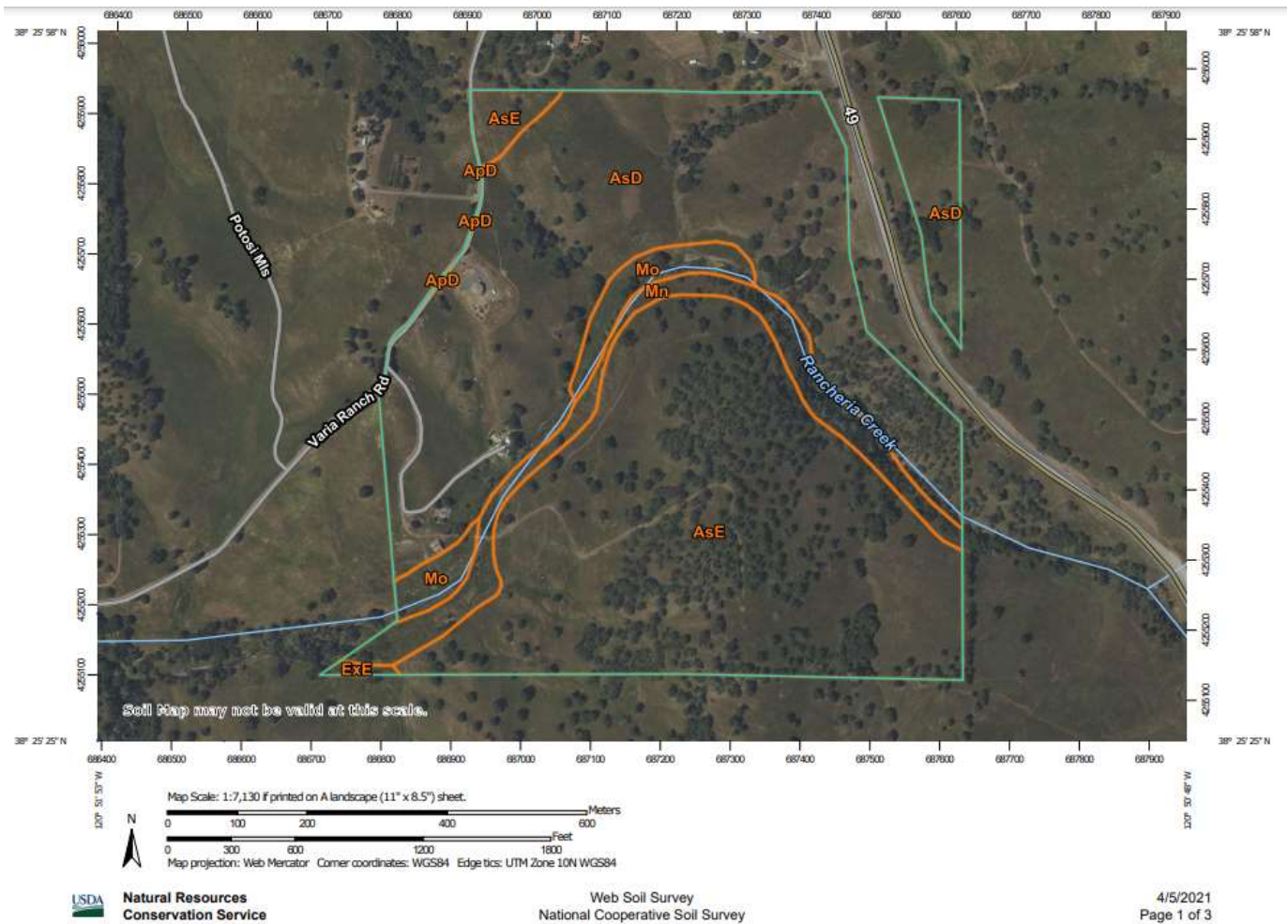




Figure 7c: Soil Map



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



Chapter 8. GREENHOUSE GAS EMISSIONS

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

Discussion/Conclusion/Mitigation:

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

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



Chapter 9. HAZARDS AND HAZARDOUS MATERIALS

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

Discussion/Conclusion/Mitigation:

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



- C. The nearest public schools are located within the 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. As the project does not propose any significant changes in use, intensity, or major construction, there is **no impact** regarding hazardous materials on or near the project site.

- E. The nearest public use airport to the project site is the Westover Field Airport located in Martell, located approximately 5 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. This project is not located near a private airport. There is **no impact** to safety hazards associated with airport operations are anticipated to affect people working or residing within the project site.

- G. Amador County has an adopted Local Hazard Mitigation Plan (LHMP), updated in January of 2014. The proposed project does not include any actions that physically interfere with any emergency response or emergency evacuation plans. There is **no impact**.

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



Chapter 10. HYDROLOGY AND WATER QUALITY

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



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

- A The proposed project would not significantly increase the impermeable surfaces on-site, nor result in an increase in urban storm water runoff. The County requires a grading permit (County Code Chapter 15.40) for any earthmoving in excess of 50 cubic yards. This requirement is included as **Mitigation Measure HYD-1**. The impacts are **less than significant with mitigation incorporated**.
- B The proposed project would not significantly require the use of, or otherwise interfere with, available groundwater supplies with the implementation of **Mitigation Measure HYD-1**. The impacts are **less than significant with mitigation incorporated**.
- Ci-ii The proposed project is not projected to significantly contribute to any increase in erosion, siltation, surface runoff, or redirection of flood flows with implementation of **Mitigation Measure HYD-1**. There is a **less than significant impact with mitigation incorporated**.
- C iii The project would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems with implementation of **Mitigation Measure HYD-1**. There is a **less than significant impact with mitigation incorporated**.
- C iv The project is located in Flood Zone X, meaning that the northern portion of the site is outside of the Standard Flood Height Elevation and of minimal flood hazard (Zone X). The proposed project does not involve the construction of housing on the property. **Impact are less than significant** with respect to placing housing within a 100-year flood hazard area for this project.
- D There is no known risk mapped on the California Department of Conservation CGS Information Warehouse regarding landslides. This parcel map is a division of land which does not propose changes of use or additional development therefore **a less than significant impact** to/from flood flows.
- E The project would not substantially degrade water quality through its operation. Conditions of additional project approval include submission of plans to the Amador County Environmental Health Department, obtainment of a Grading Permit through the Amador County Building Department, included as **Mitigation Measure HYD-1. Mitigation Measure HYD-2 and HYD-3** addresses the water quality of on-site wells. There is **a less than significant impact with mitigations incorporated** regarding water quality resulting from this project.
- F It is highly unlikely that the project would be subject to inundation by seiche, tsunami, or mudflow as the project site is not in any FEMA mapped DFIRM Flood Zones. There would not be substantial risk for property or people through the failure of levees or dams introduced by this project, therefore there is **a less than significant impact** regarding risk or loss.
- G There is no existing water quality control plan or sustainable groundwater management plan in the vicinity of this project. **No impact** would result.

Mitigation Measures

HYD-1 Grading Permits and Erosion Control: Prior to the issuance of permits for site-specific development, drainage and grading permits shall be prepared by a licensed civil engineer and submitted to the Amador County Building Department for approval. Drainage plans shall demonstrate that new development would not increase peak storm flows and that adequate capacity exists downstream to accommodate increased stormwater volume. All site-specific development shall implement appropriate stormwater runoff best management practices (BMPs) and design features to protect receiving water quality consistent with Amador County



standards, and any required National Pollution Discharge Elimination System (NPDES) permits administered by the State Water Resources Control Board (SWRCB) must be obtained prior to project execution.

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

HYD-3 Well Water Quality/Water Supply: 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. For any parcel created by the final map not containing a well meeting the production standard, record a constructive notice document concurrent with recordation of the final map that will be discovered through title search. The constructive notice statement shall advise interested parties of the following: "Groundwater yield in the area is generally low and has not been demonstrated for this parcel. Any water well intended to support a proposed residence on this parcel must either meet the production standards of Section 14.06.055 or additional storage shall be required to mitigate the lower yield. Interested parties may contact the Amador County Environmental Health Department for additional details." THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

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



Chapter 11. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 proposed project would not divide an established community and is consistent with the General Plan designation of AT, Agriculture Transition. There would be no introduced change in use through this project. This project does not propose an increase in overall density. There is **no impact**.
- B The project is the division of ±154 acres into three parcels (±10 ac, ±64 ac, and ±79.5 ac), respectively. This variation in parcel size is consistent with County Code Section 17.32.030 which allows the Planning Commission to authorize deviations in lot size provided that there is no more than ten percent increase in density in the overall development. Resulting parcels are consistent with the provisions of County Code Chapter 19.24.045, Use Regulations within the X Zoning District as well as the density requirements of the Amador County General Plan (2016). Approvals of lot size variations require a two-thirds vote of the total membership of the Planning Commission (4 favorable votes), and a finding that the “variation will result in a community which is a substantial improvement over the community which could have been developed by following the requirements set out in Chapters 17.16 through 17.28,” (the standard land division requirements). There is an increased potential development density through this project however it is small in scale and remains consistent with the General Plan. The ±10 acre parcel falls below the 40 acre minimum but due to the County’s past practice of density averaging, there is a **less than significant impact**.
- C The project site is not included in any adopted habitat conservation plans or natural community conservation plans. Therefore, the project would not conflict with any such plans and **no impact** would result.

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



Chapter 12. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 This project will not encroach onto any of the other properties and therefore not interfere with any present or future access to known mineral resource areas. Mineral resources are separately referenced in the deed to the property, therefore any separate ownership or mineral rights shall remain unaffected by this project. There are no proposed structures or changes in use, therefore there is **a less than significant impact** to any mineral resources.

Source: Amador County Planning Department, California Geological Survey.



Chapter 13. NOISE

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

Discussion/Conclusion/Mitigation:

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

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



Chapter 14. POPULATION AND HOUSING

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

Discussion/Conclusion/Mitigation:

- A The project would not increase the developmental density allowed on the affected properties as the General Plan designation of AG, Agricultural General, has density limit of 40 acre minimum lot sizes however past practice has allowed density averaging which allows for the proposed ±10-acre parcel. The proposed project would not result in significant increase in traffic to the property and there is no housing displaced through this project. However, there is a slight increase in density therefore there is a **less than significant impact**.
- B & C The existing uses of the property would not be negatively affected in any measurable way and no resident housing stock would be depleted through this project. Increased number of parcels results in a minor increase in potential residential development. There is a **less than significant impact** to available resident housing.

Sources: Amador County Planning Department.



Chapter 15. PUBLIC SERVICES

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

Discussion/Conclusion/Mitigation:

- A The project site is currently served by the Amador Valley Fire Protection District (AFPD). The nearest fire station belongs to the City of Sutter Creek and is located approximately 3 miles southeast of the project site. Mutual aid agreements coordinate protection service between City or Community Fire Protection Jurisdictions, and CalFire. The project requires annexation to Community Facilities District 2006-1, included as Mitigation measure **PUB-1. A less than significant impact with mitigations incorporated** related to fire protection services would occur.
- B The project site is currently served by the Amador County Sheriff’s Department. The nearest Sheriff station is located at 700 Court St., Jackson, which serves the unincorporated area of the County. Proposed improvements would not result in additional demand for sheriff protection services. Mutual aid agreements coordinate police action between City and County police protection service. Ione is located closer to the project site than the Sheriff Department office in Jackson, CA. California Highway Patrol (CHP) also provides police protection associated with the State Highways; the nearest highways to this project are CA State Hwy 49 located east 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

Mitigation Measure

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

Source: Amador County Planning Department.



Chapter 17. TRANSPORTATION / TRAFFIC

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

Discussion/Conclusion/Mitigation:

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



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

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

Mitigation Measures:

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

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

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



Chapter 18. TRIBAL CULTURAL RESOURCES

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

Discussion/Conclusion/Mitigation:

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

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

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

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

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



Springs Band of Miwuk Indians, and the Washoe Tribe of Nevada and California were notified of this project proposal and did not submit materials referencing tribal cultural resources affected by this project. The Cultural Resources Study of the Vaira 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 Vaira Ranch Parcel Split, Tentative Parcel Map No. 2873 (2020), North Central Information Center Records, Department of Parks and Recreation Record (2020).



Chapter 19. UTILITIES AND SERVICE SYSTEMS

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

Discussion/Conclusion/Mitigation:

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



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

Mitigation Measure

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

Sources: Amador County Planning Department, Amador County Environmental Health Department.



Chapter 20. WILDFIRE

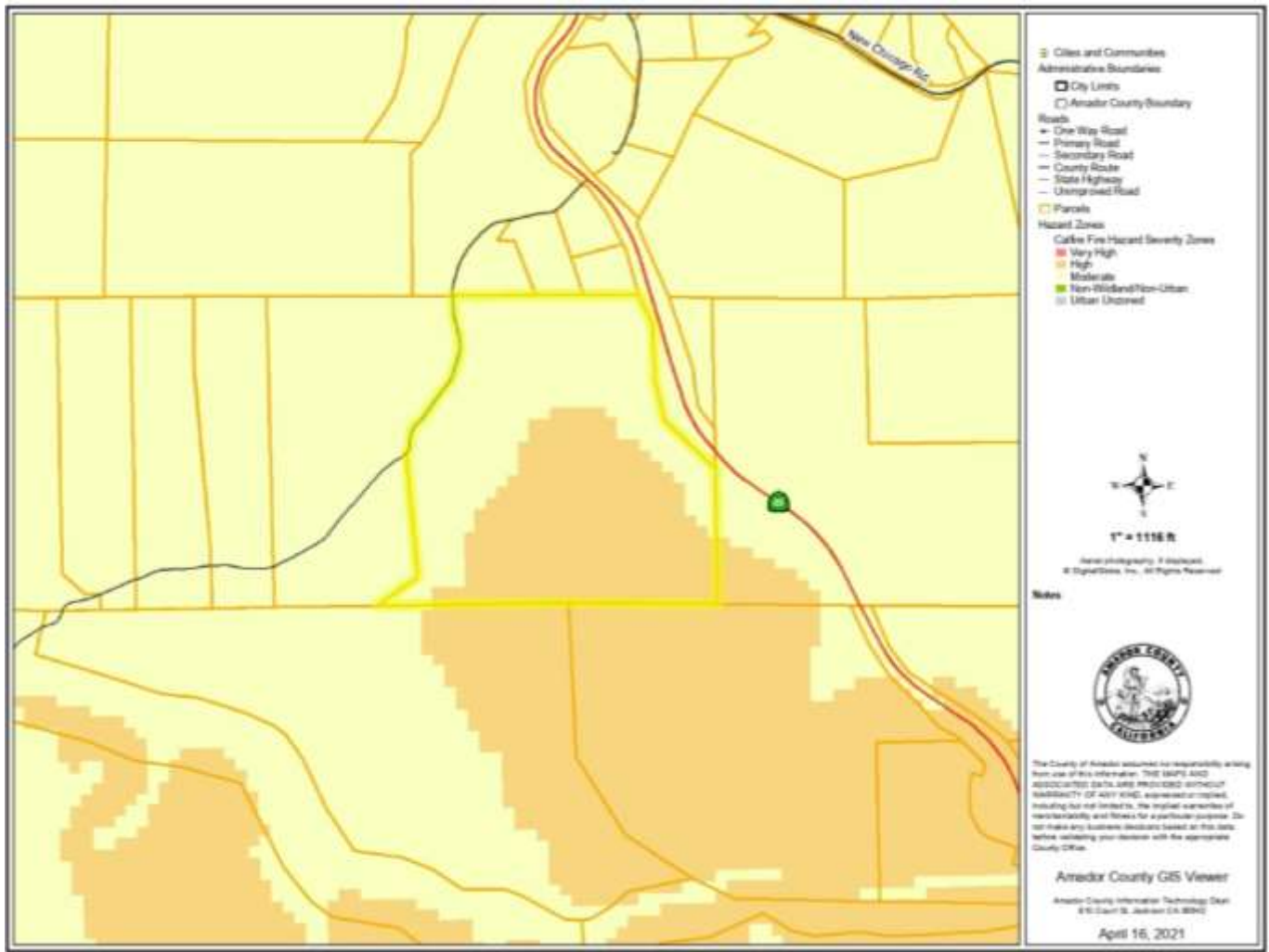
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency 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 High Fire Risk Zones (*Figure 20: Calfire Fire Hazard Severity Zones*) and therefore, shall conform to all standard Fire Safety Regulations as determined by Amador County Fire Department and California Building Code. The project is located approximately 3 miles from the Sutter Creek Fire Station, and therefore will not require any increased fire protection due to this project. There is **no impact**.



Figure 20a: Calfire Fire Hazard Severity Zones



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



Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion/Conclusion/Mitigation:

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

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

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



- CULTR-3** Archeologist Recommendation: Any significant resources under CEQA should be avoided and significant resources under CEQA and referenced in the accompanying Cultural Resources Report for this project shall be stabilized to prevent further deterioration as recommended by Historic Resource Associates.
- GEO-1** Prior to recordation of any final map, the subdivider shall demonstrate compliance with Amador County Code Sections 14.12.130 regarding sewage disposal.
- 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.
- HYD-2** Prior to recordation of any final map, the subdivider shall provide the Amador County Environmental Health Department with general mineral, general physical, and inorganic chemical analyses for a water well located within the project boundary.
- HYD-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.
- PUB-1** Prior to recordation of any final map, the subdivider shall participate in the annexation to the County's Community Facilities District No. 2006-1.
- REC-1** Developer must adhere to County Code 17.50 regarding Recreation and Fees (Recreation).
- TRA-1** Each proposed parcel must obtain and maintain a primary access onto a County road and obtain all necessary encroachment permits (Chapter 12.10);
- TRA-2** The proposed project must comply with Fire and Life Safety Ordinance (Chapter 15.30 of Amador County Code) (Transportation and Traffic);
- UTL-1** Applicant must verify sufficient water and wastewater disposal services to meet minimum requirements by Amador County Environmental Health Department, prior to final map recordation.

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

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



No past, current, or probable future projects were identified in the project vicinity that, when added to project-related impacts, would result in cumulatively considerable impacts. The intent of the project is split a single parcel into three, tripling the potential residential development. Though the parcel split does increase potential density, densities are consistent with that evaluated with 2016 General Plan as the proposed parcel split is consistent with the existing General Plan Designation of AG, Agricultural General (40-acre minimum). 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 Vaira Ranch Parcel Split, Tentative Parcel Map No. 2873 (2020); Amador County Community Development Agency and Departments. All sources cited herein are available in the public domain, and are hereby incorporated by reference.

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



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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

NOTICE OF PUBLIC HEARING

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

PROJECT NAME AND DESCRIPTION: Tentative Parcel Map No. 2873-Vaira Ranch, proposing the division of ± 154 acres into three (3) parcels $10\pm$, $64\pm$, and $79.5\pm$ acres in size. Proposed use of the parcels is residential, and all parcels will retain existing X, Special Use District zoning and AG Agriculture General, General Plan Designation (40- acre minimum). This variation in parcel size is consistent with County Code Section 17.32.030 which allows the Planning Commission to authorize deviations in lot size provided that there is no more than ten percent increase in density in the overall development. This project does not propose an increase in overall allowable density. (APNs: 008-210-009, 008-220-008)

PROPERTY OWNERS: Jean B Ely, Judy L Chaffee, and Janet M Bawart.

SUPERVISORIAL DISTRICT: 2

LOCATION: 15050 Vaira Ranch Road, Drytown, CA 95669.

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

PUBLIC HEARING: Notice is hereby given said Planning Commission will hold a public hearing on this application at the County Administration Center, Board of Supervisors Chambers, 810 Court Street, Jackson, California, on May 11, 2021 at 7:00 p.m. or as soon thereafter as can be heard. Anyone having comments on the project may attend and be heard.

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

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

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

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

Meeting ID: 537 512 8983

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

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

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

Letters of comment regarding this matter received by the County prior to the publication of the Staff Report will be sent to each Planning Commissioner as part of the agenda packet (generally the Tuesday prior to the meeting). The Staff Report will be published online for viewing at www.amadorgov.org in the "Agendas and Minutes" section. Letters received after the Staff Report has been published will be copied and circulated to each Commissioner just prior to the public hearing. Be advised that due to time constraints, the Commissioners may not be able to give letters submitted after the Staff Report is published, as detailed a review as those received earlier. Therefore, it may be to your benefit to attend the hearing and summarize your concerns orally. Letters will not be read aloud at the public hearing. If you have any questions or desire more information, please contact this office.

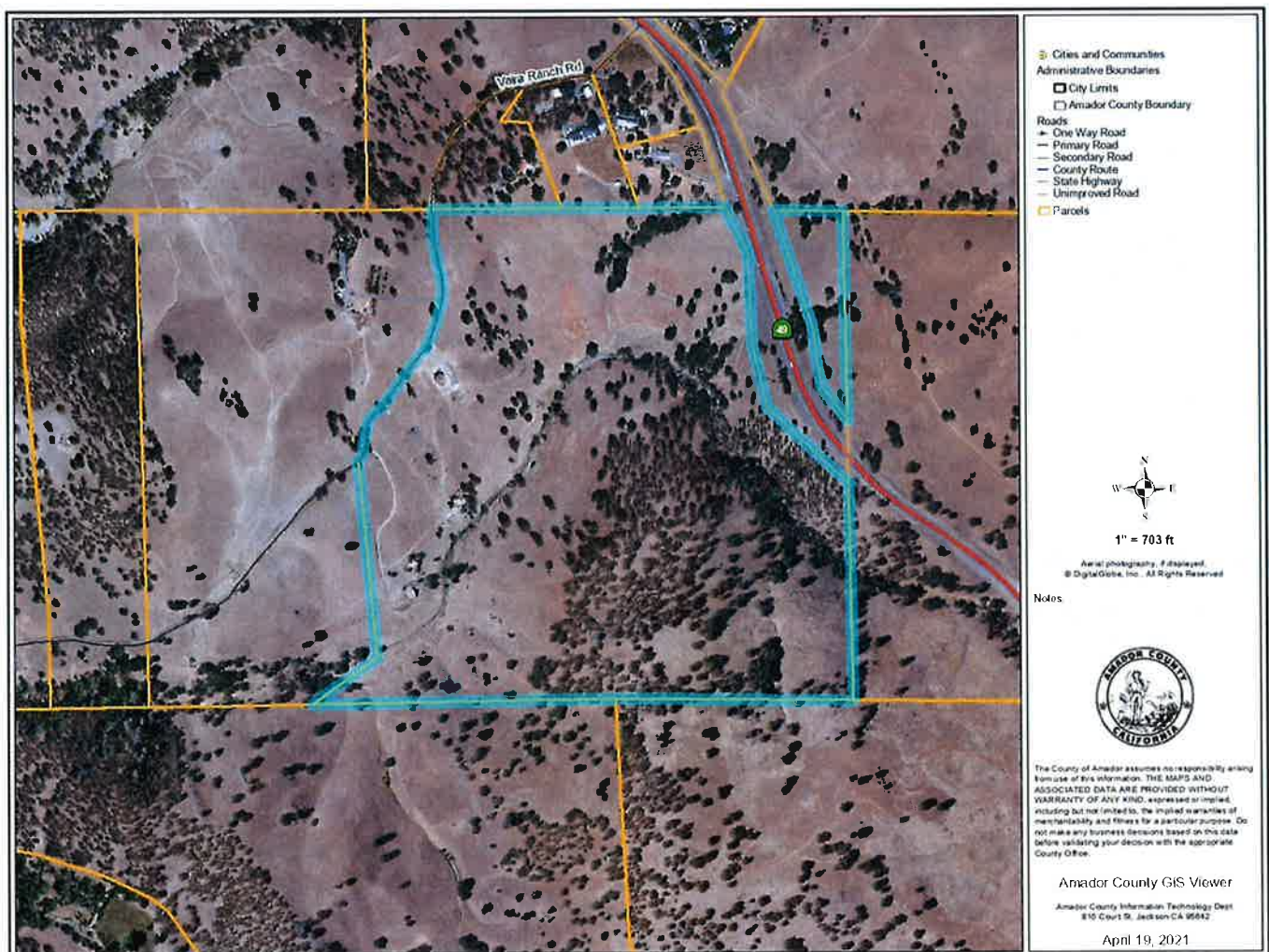
In compliance with the Americans with Disabilities Act, if you are a person with a disability and require special modification or accommodation to participate in this meeting, please contact the Amador County Planning Department, at (209) 223-6380, by email to planning@amadorgov.org. Requests must be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

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

AMADOR COUNTY PLANNING COMMISSION

Date of this notice: April 19, 2021

SUBJECT AREA HIGHLIGHTED BELOW



ELY B JEAN & CHAFFEE JUDY L &
BAWART JANET M
C/O BAWART JANET
2010 HARBISON DR #A173
VACAVILLE, CA 95687

GILMORE JILL & DAVID B & SMITH
GERALD E
PO BOX 27
JACKSON, CA 95642

MEROLA ANTHONY DEAN & ANNETTE
YVONNE TRUST
10365 TAVERNOR RD
WILTON, CA 95693

DRYTOWN WATER DISTRICT
CO NANCY GIBBS
PO BOX 323
IONE, CA 95640

ROMERO JESUS V
15381 HWY 49
DRYTOWN, CA 95699

LEONE LINDA & WILKUS
BARTHOLOMEW
15400 VAIRA RANCH RD BOX#131
DRYTOWN, CA 95699

HUNTER KIMBERLY
6707 MAIN AVE
ORANGEVALE, CA 95662

NEILSEN HOWARD L & CAROLYN
FAMILY
REVOCABLE TRUST
PO BOX 1138
EL DORADO, CA 95623

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ELY B JEAN & CHAFFEE JUDY L &
BAWART JANET M
C/O BAWART JANET
2010 HARBISON DR #A173
VACAVILLE, CA 95687

MEROLA ANTHONY DEAN & ANNETTE
YVONNE TRUST
10365 TAVERNOR RD
WILTON, CA 95693

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

_____ | |

AFFIDAVIT OF SERVICE BY MAIL

I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare I served a copy of the attached public hearing notice regarding PM 2873 Vaira Ranch by placing copies in 9 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 May 14, 2021 at Jackson, California.

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

Executed at Jackson, California on May 14, 2021

Signed 

Witness 



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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

NOTICE OF PUBLIC HEARING

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SUPERVISORIAL DISTRICT: 2

LOCATION: 15050 Vaira Ranch Road, Drytown, CA 95669.

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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 **June 8, 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.

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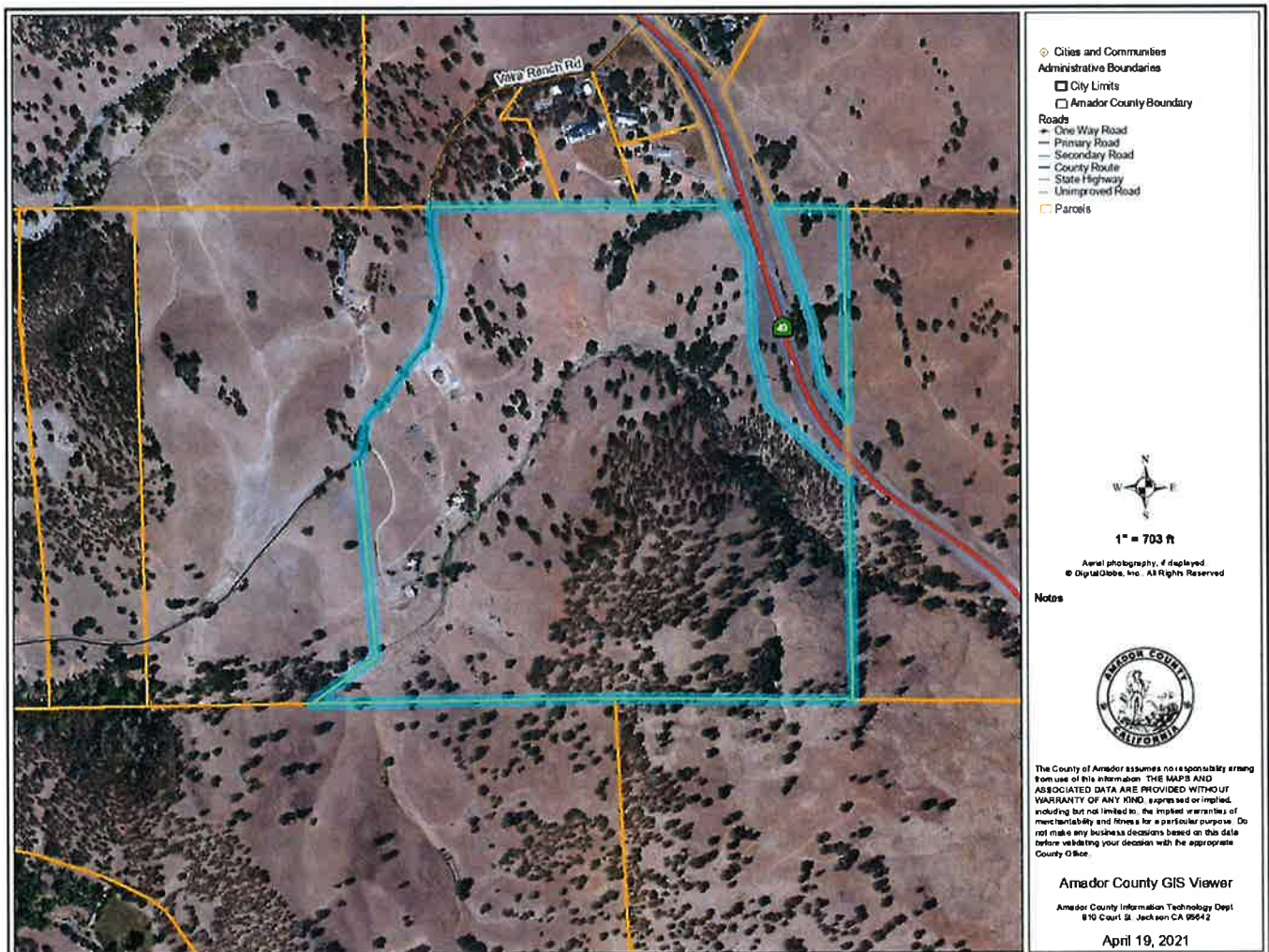
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AMADOR COUNTY PLANNING COMMISSION
Date of this notice: May 14, 2021

SUBJECT AREA HIGHLIGHTED BELOW



~~C G DI ARIE VINEYARD & WINERY LLC
PO BOX 589
MOUNT AUKUM, CA 95656~~

NEILSEN HOWARD L & CAROLYN FAMILY
REVOCABLE TRUST
PO BOX 1138
EL DORADO, CA 95623

ELY B JEAN & CHAFFEE JUDY L &
BAWART JANET M
C/O BAWART JANET
2010 HARBISON DR #A173
VACAVILLE, CA 956873925

ROMERO JESUS V
15381 HWY 49
DRYTOWN, CA 95699

~~NEILSEN HOWARD L & CAROLYN FAMILY
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PO BOX 1138
EL DORADO, CA 95623~~

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GERALD E
PO BOX 27
JACKSON, CA 95642

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15400 VAIRA RANCH RD BOX#131
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10365 TAVERNOR RD
WILTON, CA 95693

HUNTER KIMBERLY
6707 MAIN AVE
ORANGEVALE, CA 95662-3616

~~MEROLA ANTHONY DEAN & ANNETTE
YVONNE TRUST
10365 TAVERNOR RD
WILTON, CA 95693~~



15050 Vaira Ranch Rd Project (APNs:008-210-008, 008-210-009)

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

Fri, Mar 5, 2021 at 1:14 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

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.

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



Federally Recognized Tribal Entity *	ID
Adzev-Shawnee Tribe of Indians of Oklahoma	1
Adzev-Shawnee Tribe of Oklahoma	2
Adzev-Shawnee Tribe of Oklahoma	3
Adzev-Shawnee Tribe of Oklahoma	4
Adzev-Shawnee Tribe of Oklahoma	5
Adzev-Shawnee Tribe of Oklahoma	6
Adzev-Shawnee Tribe of Oklahoma	7
Adzev-Shawnee Tribe of Oklahoma	8
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Adzev-Shawnee Tribe of Oklahoma	51
Adzev-Shawnee Tribe of Oklahoma	52
Adzev-Shawnee Tribe of Oklahoma	53
Adzev-Shawnee Tribe of Oklahoma	54
Adzev-Shawnee 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

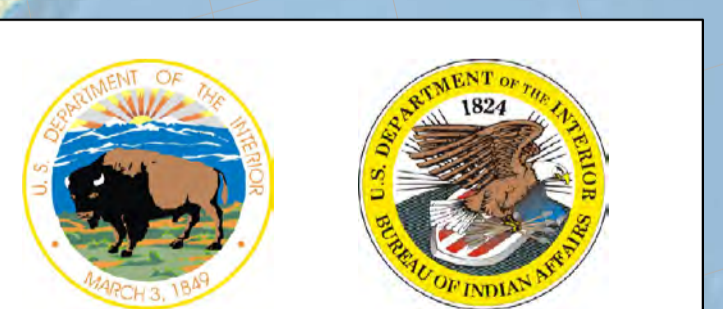
DATA SOURCES:
 1:10M Satellite-derived land cover data and shaded relief with ocean bottom data from NaturalEarthData.com 2015.
 American Indian Reservation data last updated in 2005 from US Census data and USGS 1:24,000 topographic maps.
 *ESRI Data and Maps™ 2008
 Oklahoma Tribal Statistical Area: 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



Planning Department <planning@amadorgov.org>

Request for additional information Vaira TPM 2873

3 messages

Michelle Opalenik <mopalenik@amadorgov.org>
To: Robin Peters <rpeters@calstateengineering.com>
Cc: Planning Department <planning@amadorgov.org>

Mon, Mar 8, 2021 at 5:29 PM

Please see attached. Thank you!

--

Michelle Opalenik

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

 **Signed Memo to Delta 3_8_2021.pdf**
66K

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

Tue, Mar 9, 2021 at 8:55 AM

Received, thank you. I will add this to the project record. Have you already forwarded this to the project applicant?

-Krista

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

[Quoted text hidden]

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

Tue, Mar 9, 2021 at 8:57 AM

Applicant rep Robin Peters called and said he would provide answers hopefully today.

Michelle

[Quoted text hidden]



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
ENVIRONMENTAL HEALTH DEPARTMENT

PHONE: (209) 223-6439
FAX: (209) 223-6228
WEBSITE: www.co.amador.ca.us
EMAIL: ACEH@amadorgov.org

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

MEMORANDUM

To: Robin Peters, PE, Delta Engineering
Project Representative

From: Michelle Opalenik 
Amador County Environmental Health Department

cc: Amador County Planning Department

Date: March 8, 2021

Re: **Vaira Tentative Parcel Map No. 2873**

In preparation for the March 11, 2021 meeting of the Technical Advisory Committee, the Environmental Health Department is seeking some clarification on the existing and intended water sources and on-site sewage disposal systems for the three proposed parcels.

Proposed Parcel 1

Does the area labelled "septic system" on the Tentative Parcel Map indicate the location of the pressure-dosed onsite wastewater system installed under permit #11423 in 2008? Does this system currently serve the structure marked "existing dwelling" on proposed Parcel 1?

Two wells are noted within the boundary of proposed Parcel 1. Are these the two wells constructed in 2006? (Permit #3626 and Permit #3657?) Are these wells only to serve the dwelling on proposed Parcel 1?

Proposed Parcel 2

An "existing dwelling" is depicted on the Tentative Parcel Map. What is known about the sewage disposal system for this dwelling? What is currently the water source for this dwelling? There are two "spring fed" steel water storage tanks located within the project boundary. Is the spring located on proposed Parcel 2? Is it intended for human consumption? Please add the spring and tanks to the map.

Proposed Parcel 3

Is the Department correct in understanding that Proposed Parcel 3 is entirely undeveloped?

Thank you for assisting with this Department's review of the project.



MEMORANDUM

March 9, 2021

To: Michelle Opalenik
Amador County Environmental Health Department

From: Robin D. Peters, P.E.
Delta Engineering, Inc.

Cc: Amador County Planning Department

Re: Vaira Ranch Vesting Tentative Parcel Map 2873

Attachments: Revision 1 of VTPM

Michelle -

Thank you for your memorandum of March 8. I offer the following information that should answer your questions. In addition, we've added the spring and storage tanks on Parcel 2 to the map, and attach the revised map for your inspection.

Proposed Parcel 1

The septic system shown on Parcel 1 currently serves the existing dwelling on Parcel 1. This is a pressure dosed system designed in late-2006 and installed soon thereafter. The two wells noted within the boundary of proposed Parcel 1 were constructed in 2006. These wells serve only the existing dwelling on Parcel 1.

Proposed Parcel 2

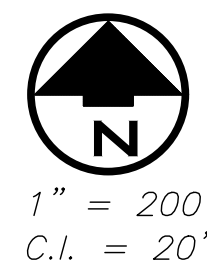
The existing dwelling on proposed Parcel 2 is very old, and one of the property owners reports that nothing is known about the sewage disposal system serving the dwelling. The water source for this dwelling is a spring which fills two water storage tanks just above the dwelling. The spring and storage tanks deliver potable water to the existing dwelling on proposed Parcel 2; they have both been added to the tentative map.

Proposed Parcel 3

Proposed Parcel 3 is entirely undeveloped.

Please circle back with any other questions or comments.

Robin



VESTING TENTATIVE PARCEL MAP No. 2873 for VAIRA RANCH

BEING A PORTION OF SECTIONS 26 & 27, T.7 N., R.10 E., M.D.M.
AMADOR COUNTY, CALIFORNIA
REVISED MARCH 9, 2021

OWNERS & SUBDIVIDERS:

B. Jean Ely
Judy L. Chaffee
Janet M. Bawart
c/o Cal State Engineering, Inc.
427 Broadway
Jackson, CA 95642
(209) 223-1441

PREPARED BY:

DELTA ENGINEERING, INC.
Robin D. Peters, P.E. RCE No. 58604
33 Main Street
Jackson, CA 95642
(209) 223-1441

GENERAL NOTES

1. DEED REFERENCE: INS. NO. 2013-003199
2. MAP REFERENCES: N/A
3. ASSESSOR'S PARCEL NUMBER: 008-210-009 & 008-220-008
4. TOTAL ACREAGE: 154± AC.
5. TOTAL NUMBER OF PROPOSED PARCELS: 3
6. EXISTING LAND USE: AGRICULTURAL & RURAL RESIDENTIAL
7. PROPOSED LAND USE: NO CHANGE
8. EXISTING ZONING: X
9. PROPOSED ZONING: NO CHANGE
10. EXISTING GENERAL PLAN DESIGNATION: AG
11. PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
12. WATER SUPPLY: PRIVATE WELLS
13. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
14. PROPOSED UTILITIES: NO CHANGE
15. POWER: PACIFIC GAS & ELECTRIC CO.
16. TELEPHONE SERVICE: A.T. & T.
17. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
18. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
19. CONTOUR INTERVAL: 20 FEET BASED ON USGS 7.5' QUAD "AMADOR CITY"
20. THE PURPOSE OF THIS SUBDIVISION IS ESTATE PLANNING.
21. BUILDING SETBACKS ARE TO COMPLY WITH COUNTY ZONING CHAPTER 19.44 AND WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS). THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS.
22. THIS PROPERTY IS NOT WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A LOW LEVEL FLIGHT PATH OR WITHIN SPECIAL AIRSPACE AS DEFINED IN SECTION 21098 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN URBANIZED AREA AS DEFINED IN SECTION 65944.

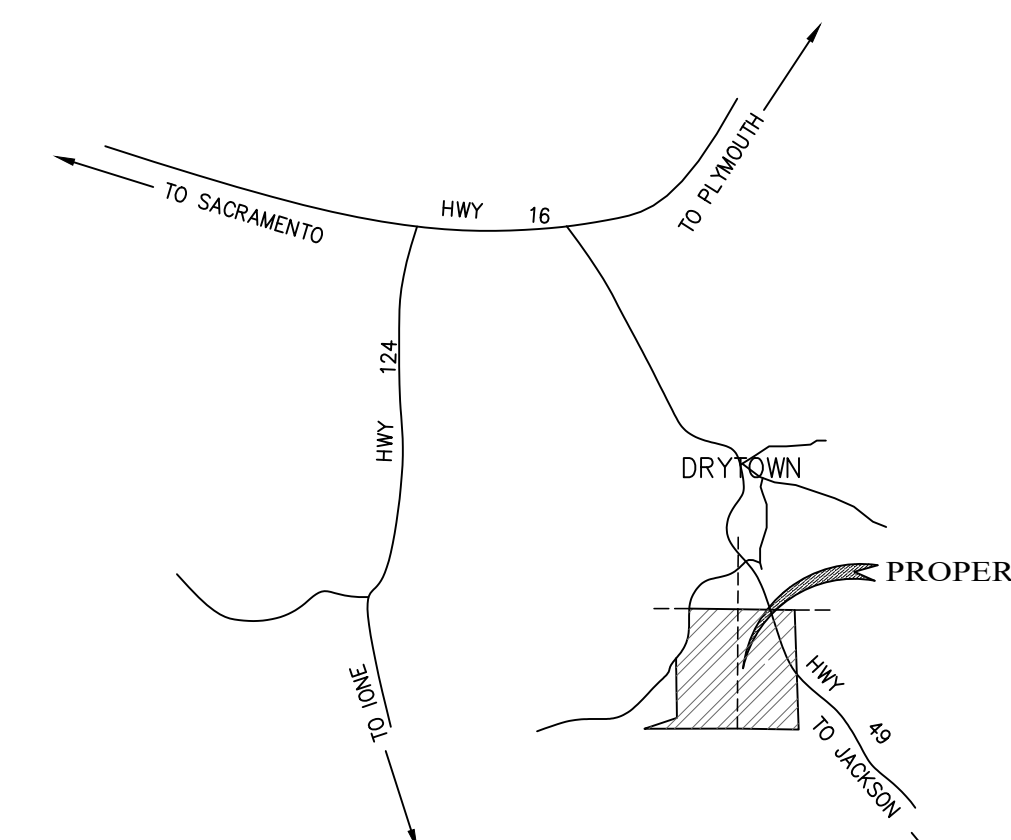
AGENT'S CERTIFICATE:

I AM THE AGENT FOR THE SUBDIVIDERS, WHO CONSENT TO THE FILING OF THIS PARCEL MAP APPLICATION IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 7 DIVISION 2 OF THE CALIFORNIA GOVERNMENT CODE, THE SUBDIVISION MAP ACT.

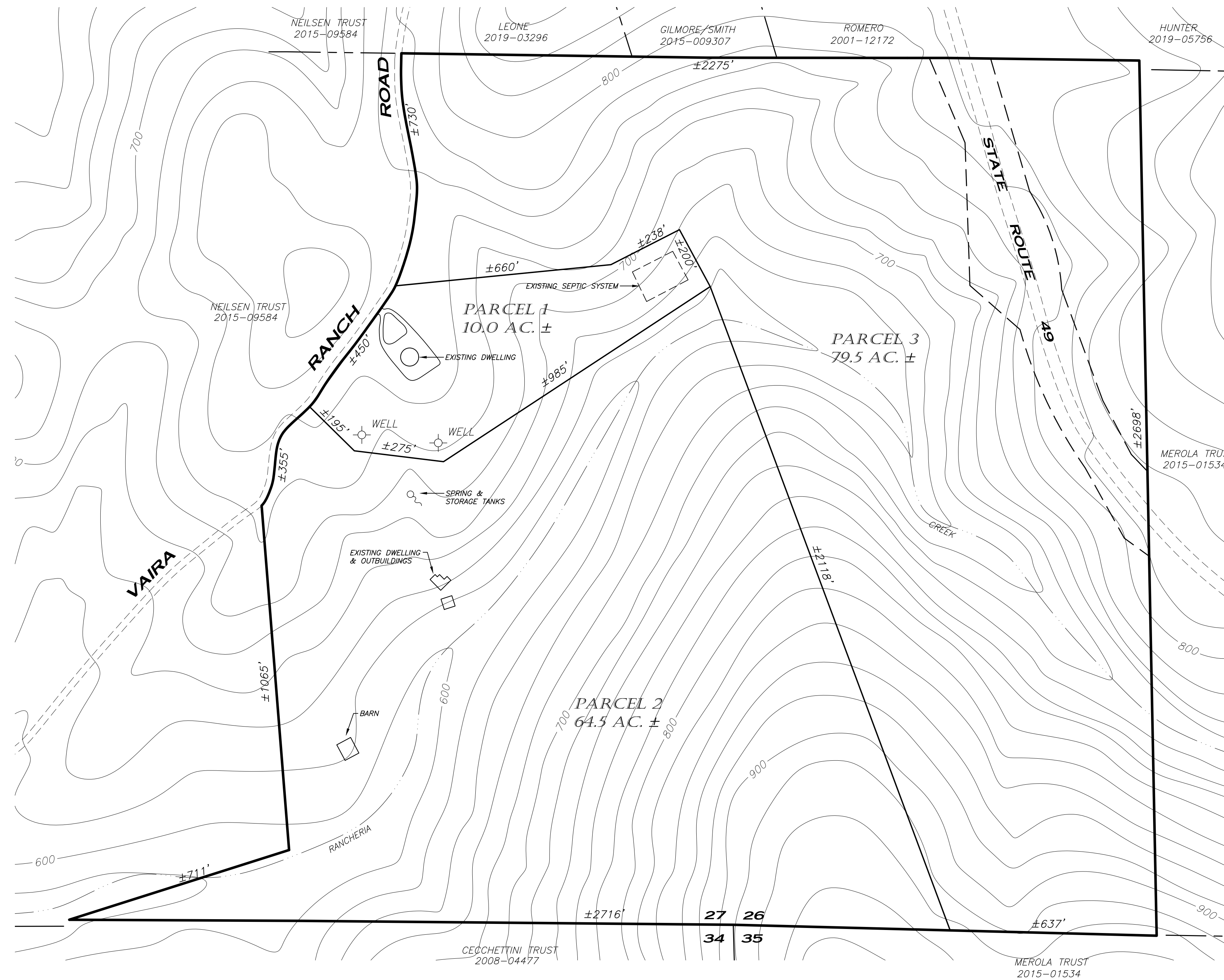


ROBIN D. PETERS, P.E.
RCE No. 58604

DATE:



VICINITY MAP
NOT TO SCALE



VAIRA RANCH VPM - AMADOR CO. #200023

DELTA ENGINEERING, INC.
ENGINEERING LAND DEVELOPMENT
PLANNING ENVIRONMENTAL PERMITTING
33 MAIN STREET JACKSON, CA 95642
209-223-1441 INFO@DELTAENGINEERING.COM



Krista Ruesel <kruesel@amadorgov.org>

AMA, SR 49, PM 12.64, Vesting Tentative Parcel Map No. 2873

2 messages

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 7:39 PM

Ms. Ruesel,

Subject: AMA, SR 49, PM 12.64, Vesting Tentative Parcel Map No. 2873 - Vaira Ranch Road

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on Vaira Ranch—Vesting Tentative Parcel Map No. 2873. The applicant is proposing the division of one parcel of 154-acres into three (3) parcels: 10-acres, 64-acres, and 79.5-acres total. The proposed use of the parcels is residential, and all parcels will retain the existing Special Use District (X) zoning, and General Agriculture General Plan (AG) Designation. The project is located at [15050 Vaira Ranch Road, Drytown, CA](#). (Assessor Parcel Number 008-210-009; 008-220-008). Access to State Route (SR) 49 is located 2500 feet northeast of Vaira Ranch Road and SR49 intersection.

Caltrans, at this time, has No Comments based on the project description, and if any new development is proposed in the future to please keep Caltrans informed.

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

If you have any questions please contact me at Paul.Bauldry@dot.ca.gov or (209) 670-9488.

Kind regards,

Paul Bauldry

Caltrans District 10

Office of Rural Planning

Division of Planning, Local Assistance, and Environmental

1976 E. Dr. Martin Luther King Jr Blvd.

[Stockton CA 95205](#)

Telework: 209.670.9488

Krista Ruesel <kruesel@amadorgov.org>
To: "Bauldry, Paul@DOT" <paul.bauldry@dot.ca.gov>

Tue, Mar 9, 2021 at 1:53 PM

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

Take care,

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

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