

# **CONDITIONS OF APPROVAL** **AND MITIGATION MONITORING PROGRAM**

TENTATIVE PARCEL MAP 2851 Bunker Hill

**APPLICANT:** Pheasant Hill Partners, LLC

**PHONE:** (209) 549-1015

**PROJECT LOCATION:** 10976 Last Chance Alley, Amador City, CA 95601

**PROJECT DESCRIPTION:** Tentative Parcel Map No. 2851, by Pheasant Hill Partners, LLC, proposes the division of 36+/- acres into 4 parcels of 5.66, 6.12, 6.57, and 17.93 acres. The project is located along Last Chance Alley and Bunker Hill Road, immediately north of the Amador City corporate limits (APN 008-230-044).

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration

**PLANNING COMMISSION APPROVAL DATE:**

**NOTICE OF INTENT:**

**NOTICE OF DETERMINATION DATE:**

**TENTATIVE PARCEL MAP EXPIRATION DATE:**

## **IMPORTANT NOTES:**

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

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

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1. **FISH AND WILDLIFE 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 Wildlife Filing Fee for a Notice of Determination or a Certificate of Fee Exemption from Fish and Wildlife.* THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

## **PARCEL MAP RECORDATION CONDITIONS:**

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.  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.

TAXES:

8. 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:

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

PUBLIC WORKS FEES:

10. 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

11. 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

12. Prior to recordation of the final map, 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:

13. 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.

14. 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.
15. 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.
16. 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.
17. Riparian and Wetland Conservation (BIO-5): Compete avoidance of wetlands is conservatively recommended to ensure compliance with wetland laws. Site development shall implement erosion control plans, and best management practices (BMPs) that prevent the discharge of sediment into nearby drainage channels and wetlands. To the extent feasible, any intermittent creeks within the project vicinity shall be preserved, with a 50-foot buffer, limited to construction on either side of the creek. This buffer should be 50 feet in width on each side of the creek as measured from the edge of US Army Corps of Engineers jurisdiction. This mitigation measure shall not apply where it conflicts with hazardous site remediation required by orders from the Central Valley Regional Water Quality Control Board. If complete avoidance of potential jurisdictional Waters of the U.S. or wetlands is not practicable, a wetland delineation should be prepared and submitted to USACE for verification in order to determine the jurisdictional or 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.

18. Historic and Cultural Resources (CULTR-1) (CULTR-2): In the event the permittee encounters any historic, archaeological, paleontological, or tribal resource (such as chipped or ground stone, fossil-bearing rock, large quantities of shell, historic debris, building foundations, or human bone) during any construction undertaken to comply with these Use Permit conditions, permittee shall stop work immediately within a 100 ft. radius of the find and retain the services of a qualified professional for the purpose of recording, protecting, or curating the discovery as appropriate. The qualified professional shall be required to submit to the Planning Department a written report concerning the importance of the resource and the need to preserve the resource or otherwise reduce impacts of the project. The permittee shall notify the Amador County Planning Department of the find and provide proof to the Planning Department that any/all recommendations and requirements of the qualified professional have been complied with. Additionally in the case that human remains are discovered on site, the following steps must be taken in accordance with Amador County FEIR Mitigation Measure 4.5-15 Cultural Resources, per Section 7050.5 of the California Health and Safety Code, The Amador County coroner shall, within two working days:
- 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.

19. Archeologist Recommendations Regarding Historical Resources (CULTR-3): Archeologist Recommendation: It is recommended that the Bunker Hill Mine site be avoided. The boundaries of the Bunker Hill Mine have been placed in open space per the proposed parcel map. If avoidance and preservation are not feasible, and the resource will be impacted by future projects and entitlements, then the resource will need to be mitigated through additional studies. (Patrick GIS Group Bunker Hill Parcel Map Project, 2018). THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
20. Sewage Disposal (GEO-1): Prior to recordation of any final map, the subdivider shall demonstrate compliance with Amador County Code Section 14.12.130 by retaining the services of a qualified consultant to complete the following for each proposed parcel:
- A. Perform soil profile testing in the proposed sewage disposal site for the parcel.
  - B. Perform percolation testing in the proposed sewage disposal site for the parcel.
  - C. Unless waived by the Environmental Health Department, perform wet weather testing in the proposed sewage disposal site for the parcel.
  - D. Submit a report to the Environmental Health Department for review and approval which includes a plot plan for each proposed parcel, 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 CONDITION.

21. Hazards and Hazardous Materials (HAZ-1): Prior to recordation of any final map the subdivider shall submit a report prepared by a qualified professional having experience with historic mine waste materials which details each of the following: chemical mine waste hazards, their location and character; a workplan for remediation of identified hazards; and a schedule for implementation of required remedial actions. Following implementation of remedial actions, provide a remedial action completion report which documents remedial actions implemented and noting any deviations from the remedial action workplan. The remedial action completion report shall contain certification by a qualified professional that remedial action measures were implemented in accordance with the remedial action workplan and that in his or her professional opinion the area subject to remediation has been stabilized in accordance with the best practices of the industry in a manner consistent with its intended future use(s). THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
22. Securing Hazardous Excavations (HAZ-2): Prior to recordation of any final map the subdivider shall submit a letter from a registered civil engineer, registered geologist, or other qualified consultant indicating that review of the property within the project boundary reveals no hazardous excavations. Should any hazardous excavations exist, the subdivider shall properly secure all hazardous excavations within the project boundary by: 1) Re-contouring manmade steep slopes to 2:1 or less, 2) providing durable and sturdy cover or fencing, as well as posting, to prevent unauthorized access, and/or 3) filling the excavation in a manner satisfactory to the Amador County Environmental Health Department. The locations of any adits, tunnels, air shafts or other ground workings which cannot be filled and compacted to reasonably match native soil conditions shall be accurately located on the final map or attached thereto so as to provide constructive notice to interested parties. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
23. Grading Permits (HYD-1): Prior to the issuance of permits for site-specific development, drainage and grading permits shall be prepared by a licensed civil engineer and submitted to the Amador County Building Department for approval. Drainage plans shall demonstrate that new development would not increase peak storm flows and that adequate capacity exists downstream to accommodate increased stormwater volume. All site-specific development shall implement appropriate stormwater runoff best management practices (BMPs) and design features to protect receiving water quality consistent with Amador County standards, and any required National Pollution Discharge Elimination System (NPDES) permits administered by the State Water Resources Control Board (SWRCB) must be obtained prior to project execution. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
24. Mineral Resources (MINR-1): Any Final Map(s) for the project shall include the location of Mineral Resource Zone 2, as identified in the Amador County General Plan Final EIR. Development within any Mineral Resource Zone shall be substantially the same as the proposed building envelopes displayed on the Tentative Map to reduce the loss of mineral resource availability.
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)<sup>4</sup>, 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. Well Water Quality/Water Supply (UTL-2): The subdivider has reported that each proposed parcel has secured a service connection to a public water supply. For each proposed parcel, subdivider shall either: Submit documentation that the parcel is connected to an approved public water system or submit a written “will serve” commitment issued by the water district for a future connection. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

Chairperson Amador County Planning Commission		Date
Applicant		Date

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| <ul style="list-style-type: none"> <li>(1) Applicant</li> <li>(2) Amador Air District</li> <li>(3) Building Department</li> <li>(4) Environmental Health Department</li> <li>(5) Transportation and Public Works Department</li> </ul> | <ul style="list-style-type: none"> <li>(6) Waste Management Department</li> <li>(7) Amador Fire Protection District</li> <li>(8) CA Department of Fish and Wildlife</li> <li>(9) Planning Department</li> </ul> |
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