



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 223-6254
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

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

Early Consultation Application Referral

ACTC	Transportation and Public Works Department
AFPD	Waste Management Department
Amador Air District	Buena Vista Band of Me-Wuk Indians**
Amador LAFCO	Calaveras Band of Mi-Wuk Indians**
Amador Transit	Chicken Ranch Rancheria of Me-Wuk Indians**
Amador Water Agency	Ione Band of Miwok Indians**
Building Department	Jackson Rancheria Band of Miwok Indians**
Cal Fire	Nashville Enterprise Miwok- Maidu-
Caltrans, District 10	Nishinam Tribe**
CDFW, Region 2	Shingle Springs Band of Miwok Indians**
County Counsel	United Auburn Indian Community of the Auburn
Environmental Health Department	Rancheria**
Sheriff's Office	Washoe Tribe of Nevada and California**
Surveying Department	

DATE: November 17, 2021

FROM: Krista Ruesel, Planning Department

PROJECT: Use Permit and Zone Change, UP-21;7-1 and ZC-21;7-1. Lyons Storage proposes a detached single-family residential use with a commercial self-storage, RV, and boat storage facility. The storage uses include one 750 sf. office and seven self-storage buildings totaling 33,650 sf. and containing a maximum of 208 individual units. Existing land use classification is H, Highway Commercial and SPA, Special Planning Area General Plan designation. The project includes a proposed zone change to PD, Planned Development district to allow for combined commercial and residential uses of the 12.90-acre parcel.

Applicant: William & Alma Lyons 1999 Revocable Trust, Representative: Robin Peters, Delta Engineering

Supervisory District: 2

Location: Southwest of the intersection of Camanche Pkwy North and Camanche Rd., North of the Camanche North Shore Subdivision. APN 003-460-044

REVIEW: As part of the preliminary review process, this project is being sent to State, Tribal, and local agencies for their review and comment. The Technical Advisory Committee (TAC) will review the project for environmental impacts and Conditions of Approval during its regular meeting on **Thursday, December 2, 2021** in the Board Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference, accessible through this link: <https://us02web.zoom.us/j/5375128983> or by calling one of the numbers below:

+1 669 900 6833 US
+1 312 626 6799 US

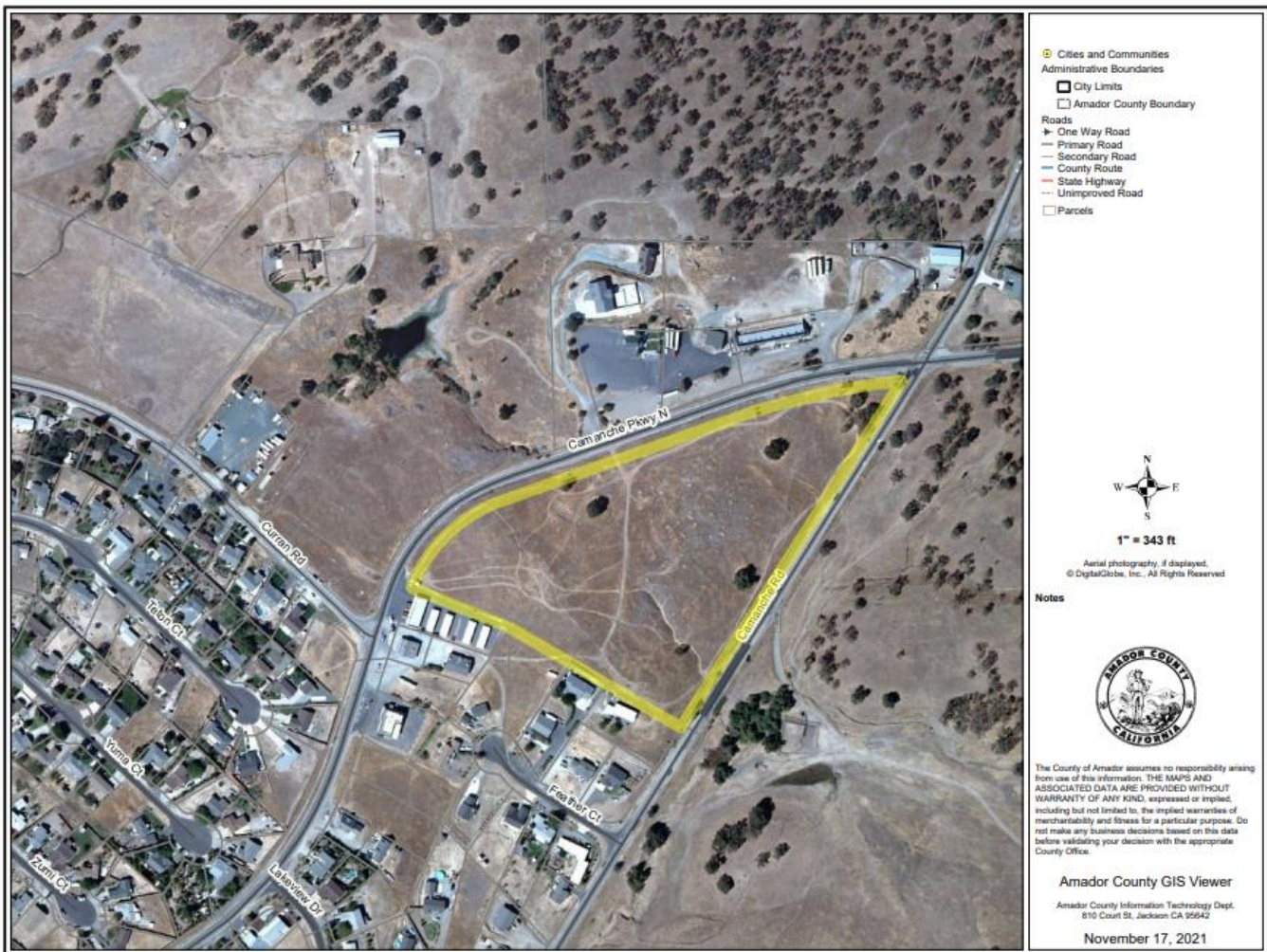
+1 346 248 7799 US
+1 929 205 6099 US

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

Meeting ID: 537 512 8983

At this time staff anticipates that a Mitigated Negative Declaration will be adopted for the project per CEQA Guidelines. Additional TAC meetings may be scheduled at a later date to complete a CEQA Initial Study, prepare mitigation measures and/or conditions of approval, and make recommendations to the Planning Commission.

Project Proposed Location highlighted in yellow:





PLANNING DEPARTMENT
Community Development Agency

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

APPLICATION PROCEDURE FOR USE PERMIT

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



1. Complete the following:

Name of Applicant WILLIAM & ALMA LYONS 1999 REVOCABLE TRUST

Mailing Address PO BOX 4010, IONE, CA 95640

Phone Number (209) 765-5816

Assessor Parcel Number 003-460-044

Use Permit Applied For:

- Private Academic School
- Private Nonprofit Recreational Facility
- Public Building and Use(s)
- Airport, Heliport
- Cemetery
- Radio, Television Transmission Tower
- Club, Lodge, Fraternal Organization
- Dump, Garbage Disposal Site
- Church
- OTHER SINGLE FAMILY DWELLING & STORAGE FACILITY



2. Attach a letter explaining the purpose and need for the Use Permit.



3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).



4. If Applicant is not the property owner, a consent letter must be attached.



5. Assessor Plat Map (can be obtained from the County Surveyor's Office).



6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.



7. Planning Department Filing Fee:	<u>\$ 2950.00</u>
Environmental Health Review Fee:	<u>\$ 720.00</u>
Public Works Agency Review Fee:	<u>\$ 500.00</u>
Amador Fire Protection District Fee:	<u>\$ 176.00</u>



8. Complete an Environmental Information Form.



9. Sign Indemnification Form.

INDEMNIFICATION

Project: Lyons Storage conditional use permit

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

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

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

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

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

Applicant:

Owner (if different than Applicant):

Signature



Signature

**PLANNING DEPARTMENT****APPLICATION FOR ZONE CHANGE**

Application for a zoning change shall include the following:

1. A. Name of Property Owner WILLIAM & ALMA LYONS 1999 REVOCABLE TRUST
Mailing Address PO BOX 4010
IONE, CA 95640
Phone Number (209) 765-5816
- B. Name of Applicant SAME AS OWNER
Mailing Address _____
Phone Number _____
- C. Name of Representative ROBIN D. PETERS
Mailing Address DELTA ENGINEERING, INC.
33 MAIN STREET, JACKSON, CA 95642
Phone Number (209) 223-1441
2. Assessor Parcel Number(s) 003-460-044
3. Letter of application explaining purpose of request, description of proposed uses, and other pertinent information. **Note: It is to your benefit to be as specific as possible with your application information.**
4. Letter of authorization if landowner is being represented by another party.
5. Submit a plot plan of parcel showing location of project in relation to property lines and any existing structures/improvements (roads, parking areas, etc.) on the property as well as all proposed structures/improvements (may wish to make separate maps). NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department (810 Court Street, Jackson, CA) for the purpose of aiding in drawing of the plot plan.
6. Copy of deed(s) to property.
7. Completed Environmental Information Form and Indemnification Agreement.
8. Filing fee of \$_____ (see attached schedule of fees).
9. Application Form to be signed at the time of project presentation in the Planning Department.

INDEMNIFICATION

Project: Lyons Storage zoning amendment

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

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

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

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

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

Applicant:

Owner (if different than Applicant):


Signature

Signature

PRELIMINARY SITE PLAN FOR
ZONING AMENDMENT & CONDITIONAL USE PERMIT

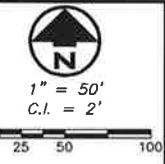
LYONS STORAGE

CAMANCHE PARKWAY NORTH
AMADOR COUNTY, CALIFORNIA
APN 003-460-044

JULY 2021

OWNER:
William & Alma Lyons 1999 Revocable Trust
P.O. Box 4010
Ione, CA 95640

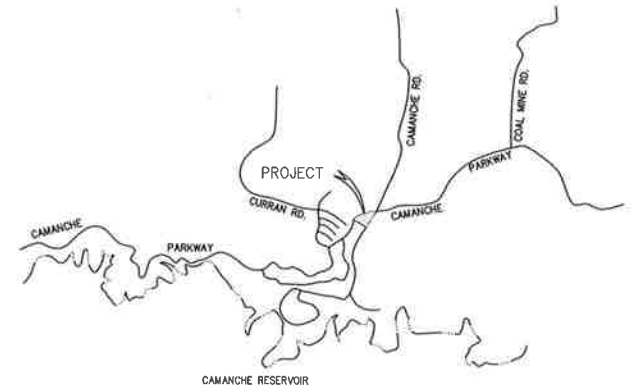
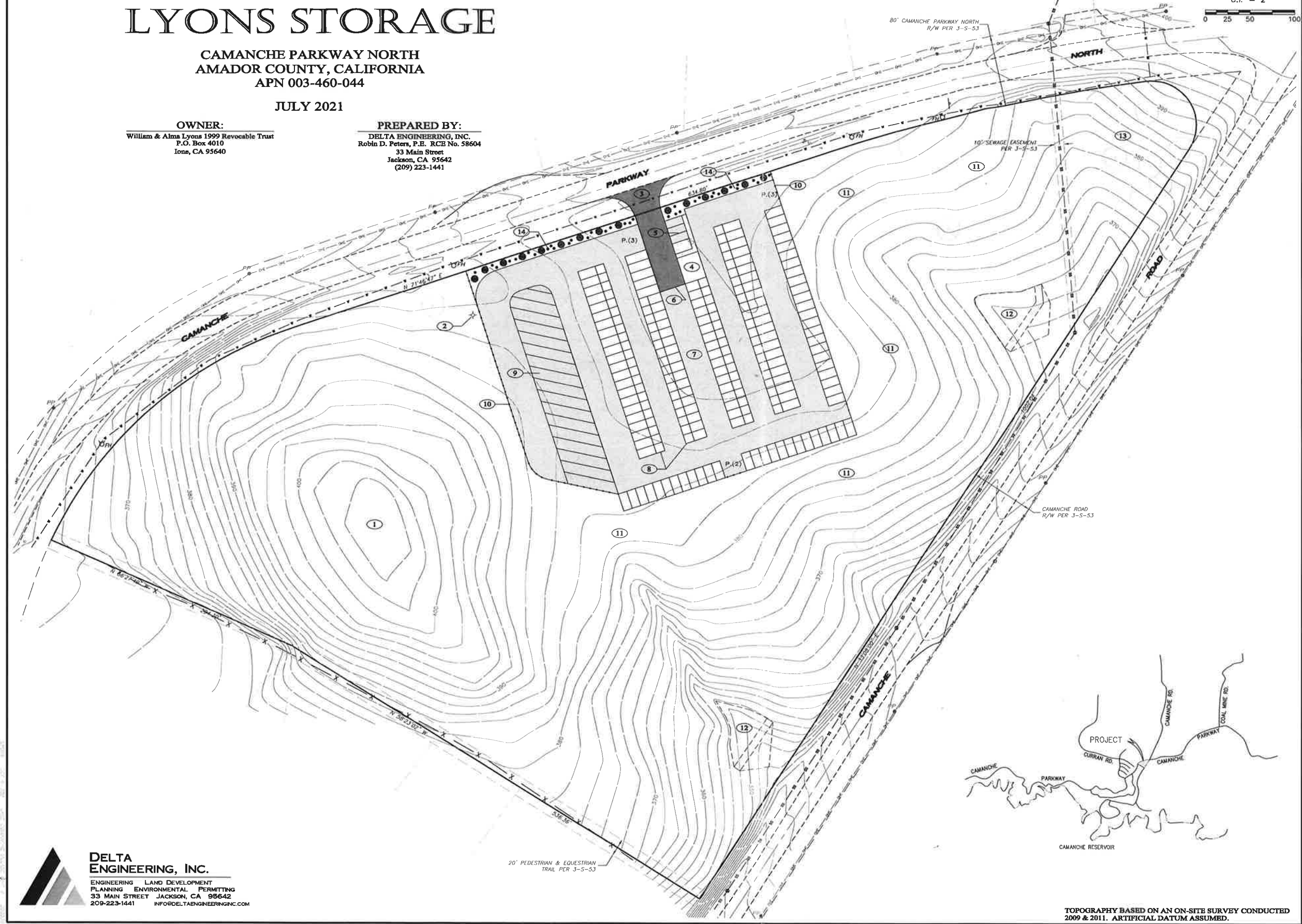
PREPARED BY:
DELTA ENGINEERING, INC.
Robin D. Peters, P.E. RCE No. 58604
33 Main Street
Jackson, CA 95642
(209) 223-1441



- SITE PLAN FEATURES**
- ① SINGLE FAMILY DWELLING (FUTURE)
 - ② DOMESTIC WATER WELL (EXISTING)
 - ③ NEW PAVED ENCROACHMENT, 30' WIDE
 - ④ OFFICE, USE BY APPOINTMENT ONLY
 - ⑤ OFFICE PARKING WITH (1) ACCESSIBLE SPACE & ASSOCIATED ACCESSIBLE PATHWAYS
 - ⑥ MAIN GATE
 - ⑦ PAVED CIRCULATION AISLE, TYP.; WIDTH VARIES
 - ⑧ ENCLOSED SELF STORAGE UNITS. SIZE & CONFIGURATION VARIES. 208 UNITS SHOWN
 - ⑨ OUTDOOR RV & BOAR STORAGE, PAVED
 - ⑩ SECURITY FENCING
 - ⑪ FUTURE RV, BOAT AND/OR SELF STORAGE AREAS. APPROXIMATELY 2.0 ac. SHOWN
 - ⑫ STORMWATER DETENTION FACILITY (SHOWN SCHEMATICALLY)
 - ⑬ ON-SITE WASTEWATER DISPOSAL AREA
 - ⑭ LANDSCAPED BUFFER/SCREEN AREA

LEGEND

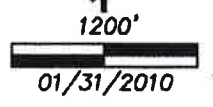
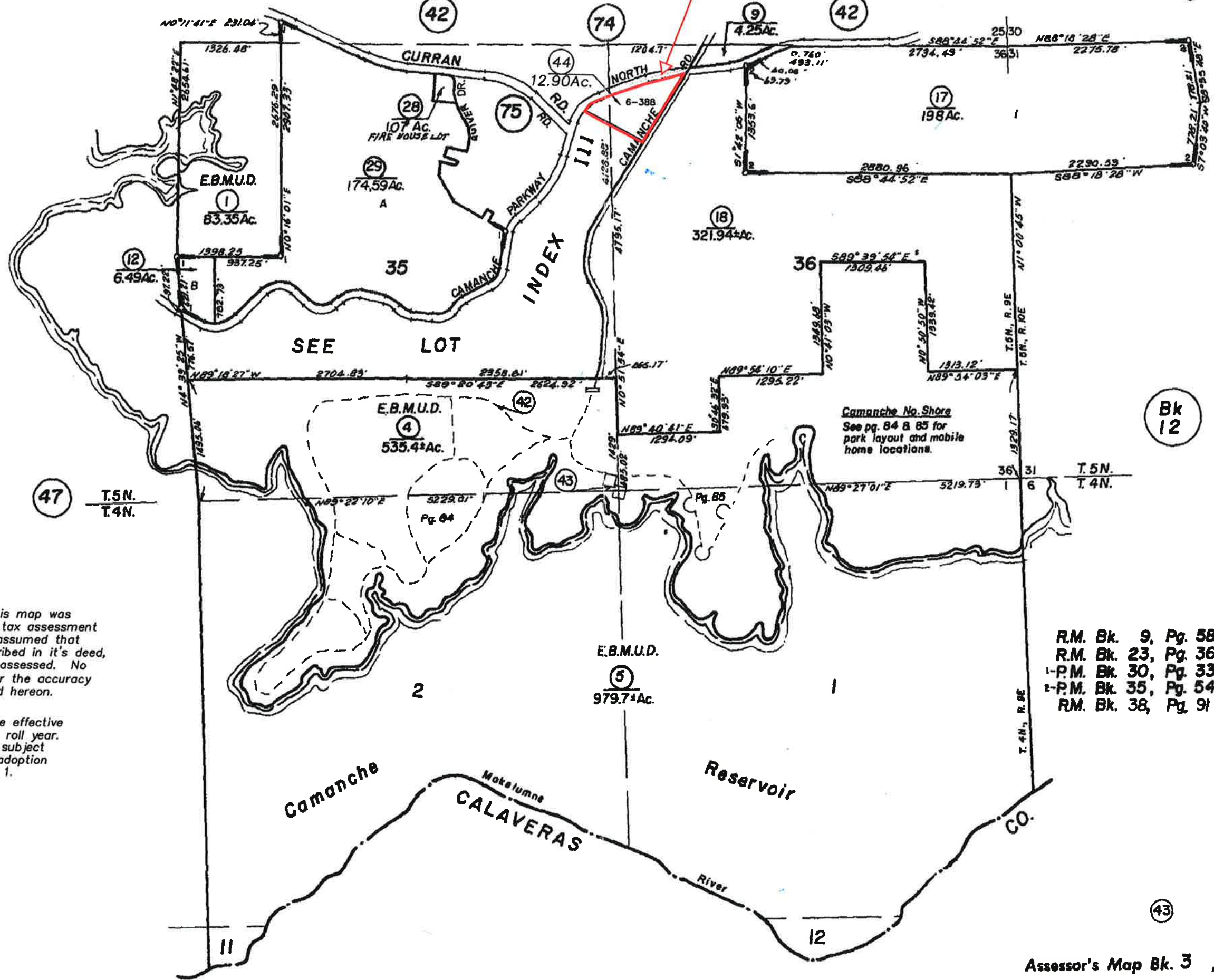
- ENCLOSED SELF STORAGE UNITS
- CONCRETE FLATWORK
- LANDSCAPING & VEGETATION
- CONCRETE OR A.C. CIRCULATION
- A.C. SURFACE - ENCROACHMENT
- INTERNAL PARKING W/ SPACE COUNT
- NEW SECURITY FENCE
- EXISTING FENCE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING OVERHEAD UTILITIES
- EXISTING EDGE OF PAVEMENT



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

TOPOGRAPHY BASED ON AN ON-SITE SURVEY CONDUCTED 2009 & 2011. ARTIFICIAL DATUM ASSUMED.

THIS PROPERTY



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.

Map changes become effective with the 2001-2002 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

- R.M. Bk. 9, Pg. 58
- R.M. Bk. 23, Pg. 36
- 1-P.M. Bk. 30, Pg. 33
- 2-P.M. Bk. 35, Pg. 54
- RM. Bk. 38, Pg. 91 FIRE HOUSE LOT

William Lyons

P.O. Box 4010

Ione, California 95640

May 21, 2021

Amador County Planning Department
810 Court Street
Jackson, CA 95642

Re: Lyons Storage conditional use permit & zoning amendment
Amador County APN 003-460-044; Camanche Parkway

To whom it may concern:

I am the trustee for the owner of record of the property know as Amador County APN 003-460-044, which is the subject of pending applications for a conditional use permit and zoning amendment. I hereby grant consent for and authorize Robin D. Peters, P.E. of Delta Engineering, Inc., to represent us before the County and to act as our agent for the purpose of permitting, entitlements and related matters associated with the subject applications. 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,



William Lyons
Trustee, William & Alma Lyons 1999 Revocable Trust

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

**Lyons Storage
Zoning Amendment & Conditional Use Permit**

ENVIRONMENTAL INFORMATION

General Information

Project Name: Lyons Storage

Applicant & Landowner: William & Alma Lyons 1999 Revocable Trust
P.O. Box 4010
Ione, CA 95640
(209) 765-5816

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.: 003-460-044

Existing Zoning District: H – Highway Commercial

Proposed Zoning District: PD – Planned Development

Existing General Plan: SPA – Special Planning Area

Proposed General Plan: No change

Existing Use of Parcel: Vacant

Proposed Use of Parcel: Residential single family; self storage, RV & boat storage

Project Description

The Lyons Storage facility proposes a combination of enclosed self-storage units and outdoor RV and boat storage, together with a single family dwelling to accommodate an owner or caretaker. The overall property comprises 12.9 acres, however portions of the property slope more moderately toward Camanche Road, so the developed portion of the property will be adjacent to Camanche Parkway North where slopes are gentle. The storage facility's access is via Camanche Parkway North; no direct access to Camanche Road is proposed. A separate, existing encroachment will likely serve the single family dwelling.

The storage facility will be unmanned except for appointments. Customers will access the facility on an as-needed basis through a card-lock entry gate system at the primary entry. Customers will not have access to utilities (e.g. water or dump stations). Initially, a mix of enclosed self storage units (i.e. buildings) and outdoor RV & boat storage spaces will be constructed, however the mix of storage types is expected to vary from time to time as market demands shift and mature. Security fencing and monitoring equipment will be installed, and perimeter landscaping will be maintained along Camanche Parkway North. Initially, approximately 208 enclosed storage units are anticipated, comprising approximately 33, 650 s.f.

Surrounding portions of the initially developed storage facility are additional areas of gently sloping property that are designated for future storage. Again, the mix of storage types in the future storage areas will be driven by future demand, however the types of facilities will be identical to those initially constructed and the overall facility will have a cohesive appearance. Approximately 2.0 acres of future storage space is designated on the site plan in addition to the initially developed area.

Water, power and communications utilities are located within adjacent roadways and easements, and an on-site wastewater disposal area has been identified in the easterly corner of the site. Stormwater runoff will be directed into appropriately sized detention facilities to ensure post-project runoff does not exceed pre-project runoff. Parking demand has been calculated at 5 spaces utilizing Institute of Transportation Engineers guidance. A total of 12 spaces is provided including four external spaces (for visitors to the office) and 8 internal spaces.

1. Site Size: Approximately 12.9 acres.
2. Square Footage of Existing Structures: None.
3. Square Footage of Proposed Structures (approximate):
 - 33,650 s.f. indoor self storage
 - 750 s.f. office
 - 2,500 s.f. single family dwelling
4. Number of Floors of Existing Construction: N/A
5. Amount of Existing Off-street Parking: N/A.
6. Amount of Proposed Off-street Parking: Four off-street parking spaces are provided for intermittent office use, including one accessible space
7. Source of Water: On-site domestic well. Municipal water is also available for fire suppression purposes.
8. Sewage Disposal: On-site septic system

9. Proposed Scheduling of Construction: The first phase of construction is scheduled for calendar year 2021.
10. Phasing: Construction may be phased to correlate with market demand.
11. Associated Projects: None

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

YES NO

- Change in existing features of any lakes or hills, or substantial alteration of ground contours.

Development has been clustered in the gently sloping portions of the site, so very little grading will be required to complete the project.

- Change in scenic views or vistas from existing residential areas, public lands, or roads.

The property is located such that residential areas do not general overlook the property. The facility is adjacent to Camanche Parkway North, however landscaping and screening have been incorporated into the site plan layout.

- Change in pattern, scale or character of the general area of project.

- Significant amounts of solid waste or litter.

- Change in dust, ash, smoke, fumes or odors in the vicinity.

- Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.

The storage facility will be unmanned and as such will consume very little water. The single family dwelling will consume water at typical single family residential rates.

- Substantial change in existing noise or vibration levels in the vicinity.

- Site on filled land or has slopes of 10 percent or more.

The portions of the site proposed for development are gently sloping.

- Use or disposal of potentially hazardous materials such as toxic substances, flammables or explosives.

- Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).

The applicant has identified an acute need for storage, and particularly RV and boat storage, nearer to the Camanche Reservoir recreation areas. By providing recreational equipment storage near these use areas, vehicle miles traveled and fossil fuel consumption is expected to decrease overall compared with existing conditions.

- Does this project have a relationship to a larger project or series of projects?

Environmental Setting

Existing Site:

The project comprises approximately 12.9 acres of land located between Camanche Parkway North and Camanche Road near Camanche Reservoir. The north-central portion of the site slopes very gently to the south; the westerly portion of the site contains a prominent knoll, and the southerly portion of the site is more moderately sloping. Vegetative cover is sparse, consisting primarily of non-native grasses.

Surrounding Properties:

Surrounding land uses consist of a mix of commercial and rural-density residential (northwest, north), residential single family (southwest) and vacant (east).

Hazardous Excavations:

The presence or absence of mine shafts, tunnels, air shafts or open hazardous excavations has not been confirmed.

Proposed Improvements

Proposed improvements may include any or all of the following:


- Paved encroachment and on-site circulation and parking areas
- Self-storage buildings of various sizes and configurations
- Perimeter security fencing
- Identification signage
- Security lighting and monitoring equipment

- Landscaping and related screens
- Stormwater management facilities
- One office building with associated parking and other improvements
- One single family dwelling
- Utilities and ancillary other improvements related to the construction and/or operation of the above facilities.

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

BENEFICIARY'S RECOVERY SERVICE
47 MAIN ST., P.O. BOX 247
SUTTER CREEK CA 95685


 Amador County Recorder
 Sheldon D. Johnson
DOC- 2008-0008830-00
 Check Number 18212
 REQD BY PLACER TITLE SERVICE CO
 Wednesday, OCT 29, 2008 13:15:14
 Ttl Pd \$10.00 Nbr-0000171688
 CT1/R1/1-2

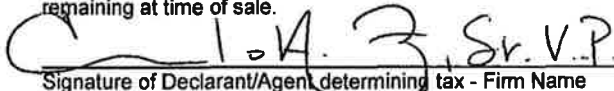
SPLS#: 303317

TSG#: 90-7517

MAIL TAX STATEMENTS TO:

William E. Lyons
P.O. Box 4010
Ione, CA 95640

- DOCUMENTARY TRANSFER TAX \$ 00.00
- Grantee was the foreclosing beneficiary; consideration \$ 394,766.39
- Computed on the consideration or value of property conveyed OR
- Computed on the consideration or value less liens or encumbrances remaining at time of sale.


 Signature of Declarant/Agent determining tax - Firm Name

APN: 003-460-044-000

TRUSTEE'S DEED UPON SALE

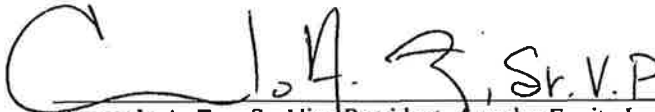
AMADOR EQUITY, INC., a California corporation dba BENEFICIARY'S RECOVERY SERVICE as duly appointed/substituted/successor Trustee and hereinafter referred to as Trustee, does hereby grant and convey, but without covenant or warranty, express or implied, to WILLIAM E. LYONS, Trustee of the William and Alma Lyons 1999 Revocable Trust, (herein called Grantee), that certain real property in the County of AMADOR, State of California, and legally described as:

LOT 6-388 OF LAKE CAMANCHE VILLAGE, UNIT NO. 6, ACCORDING TO THE OFFICAL MAP THEREOF, FILED FOR RECORD FEBRUARY 19, 1971, IN BOOK 3 OF SUBDIVISION MAPS, AT PAGE 53, AMADOR COUNTY RECORDS.

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, Successor Trustee, or Substituted Trustee under that certain Deed of Trust executed by FV HOMES, LLC, a California Limited Liability Company as Trustor(s) in favor of WILLIAM E. LYONS, Trustee of the William and Alma Lyons 1999 Revocable Trust as Beneficiary's dated October 21, 2004 and recorded November 23, 2004 as Instrument No. 2004-16565, of Official Records of AMADOR County, State of California and pursuant to a Notice of Default recorded June 4, 2008 as Instrument No. 2008-0004945, of Official Records of said County, said Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by said Deed of Trust, including, among other things, as applicable, the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of a copy of the Notice of Default or the posting of copies of the Notice of Trustee's Sale or the publication of a copy thereof.

At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said hereinbefore described real property at public auction on October 7, 2008 to said Grantee, said Grantee being the highest bidder therefore, for \$394,766.39 in cash, lawful money of the United States, in full satisfaction of the indebtedness then secured by said Deed of Trust.

Date: 10/29/08


 Consuelo A. Fry, Sr. Vice President, Amador Equity Inc., dba
 Beneficiary's Recovery Service, as Successor Trustee



TECHNICAL MEMORANDUM

July 2, 2021

Re: Lyons Storage
Zoning Amendment & Conditional Use Permit
Amador County APN 003-460-044

Att: None



This office has been retained to evaluate an appropriate passenger vehicle parking demand for the proposed Lyons Storage facility located at the intersection of Camanche Parkway North and Camache Road. The scope of our evaluation included research into published data for similar facilities, and development of a recommendation for the number of passenger vehicle parking spaces required to adequately serve the proposed facility.

Proposed Lyons Storage facility

The Lyons Storage facility proposes to establish self storage (i.e. mini storage, or mini-warehouse storage) uses on the subject property pursuant to approval of a Zoning Amendment and Conditional Use Permit by the County of Amador. The project will consist of one 750 s.f. office building and seven (7) self storage buildings totaling 33,650 s.f. Some of the buildings may be divided into 20-foot wide storage units, however it is also possible that most of the units will be 10 feet wide. For the purposes of this evaluation we assume conservatively that all of the storage units are 10 feet wide, resulting in a total of 208 individual storage units.

Parking required per Amador County Zoning Code

The Amador County Zoning Code Chapter 19.36 – Parking – does not stipulate a unit parking requirement for self storage facilities. Section 19.36.010(M) states “[t]he planning commission shall fix the parking requirements for any use not listed herein, using the requirements of this section as a guide.” Our experience with the self-storage industry suggests that most zoning codes apply unit parking rates which are much too high for this use, resulting in unnecessarily large parking areas that are unused, are expensive to maintain and which contribute to significant increases in stormwater runoff. We recommend that the number of parking spaces required should be consistent with industry-standard published data for self-storage uses.

Recommended parking demand based on Institute of Transportation Engineers guidance

The Institute of Transportation Engineers (ITE) is an international association of transportation professionals who work to improve mobility and safety for transportation system users world-wide. Founded in 1930, ITE includes transportation professionals such as transportation engineers, transportation planners, consultants, educators, technologists, and researchers. ITE's published traffic and parking generation rates are applied world-wide by regulators as the de-facto standard for zoning & development codes.

The ITE publication "*Parking Generation (4th Edition)*" provides unit parking demands for mini-warehouse (self-storage) uses. The ITE publication defines the use as follows:

"Mini-warehouses are buildings in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access points."

The ITE's published average parking demand for self-storage facilities is as follows:

- *Weekday conditions: 0.14 vehicles per 1,000 square feet of gross floor area, or 1.34 vehicles per each 100 storage units.*
- *Saturday conditions: 0.11 vehicles per 1,000 square feet of gross floor area.*

Applying the ITE weekday unit demand rates to the Lyons Storage facility results in:

$$(33,650 \text{ s.f.}) / (1,000 \text{ s.f.}) \times 0.14 \text{ spaces per } 1,000 \text{ s.f.} = 5 \text{ spaces required}$$

Our own experience with parking demand for small self-storage facilities is entirely consistent with the ITE guidance; that is, for those facilities we are intimately familiar with, parking spaces in excess of six or eight go largely unused even during periods of peak activity.

Parking demand based on other municipalities

We note that other municipalities have adopted self-storage parking demand rates that are roughly consistent with ITE guidance. For example, following are parking demand calculations for the Lyons Storage facility based on unit demand rates from the cities of Long Beach, Pomona, and Temecula (in addition to ITE rates, for comparison):

City/Source	Unit Rate	Square Feet	Parking Required
ITE	0.14 vehicles per 1,000 square feet of gross floor area	33,650	5 spaces
Long Beach	Mini-warehouse (Personal Storage): 3 spaces plus 1 per 100 units	33,650 (208 units)	5 spaces
Pomona	Self-storage facilities: minimum of eight spaces	33,650	8 spaces
Temecula	Self-storage/Mini-storage warehouse facilities: 1 space for every 200 storage units (minimum of 4 spaces)	33,650 (208 units)	4 spaces

Conclusions & recommendations

The purpose of this evaluation was to determine the number of parking spaces required to adequately serve the proposed Lyons Storage facility. Application of guidance data published by the Institute of Transportation Engineers for the proposed use produces a recommended parking demand of five (5) spaces for the proposed facility. Application of parking regulations from a sampling of other municipalities produces a recommended parking demand of between four (4) and eight (8) spaces for the proposed facility.

We recommend application of the Institute of Transportation Engineers data, as those data have been thoroughly vetted by an independent body of transportation experts that is well respected in the industry.

For the Clements Storage facility therefore, we recommend that no fewer than five (5) parking spaces should be required.

We note from experience that approximately four of the required parking spaces should be associated with the office, which is to say they should be located outside of the entry gate and security fencing. One accessible parking space should be required (the accessible space is included in the overall parking count). Finally, required parking should be in addition to any parking spaces located inside of the security fencing which are designated or intended for storage of vehicles, RVs or boats.

End of report.

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date 07-02-2021 20.....

RECEIVED FROM William Lyons

ADDRESS Po Box 4010, Lone 95640

Five Hundred Dollars & no cents DOLLARS (\$ 500.00)

For 003-460-044

ACCOUNT		How Paid ✓	
Amount Due		Cash	
Amount Paid	<u>500 -</u>	Check	<u># 1470</u>
		Money Order	<u># 1470</u>
		Credit Card	

Public Works Department
By R. Susoeff Deputy

No 93112

OFFICIAL RECEIPT
 COUNTY OF AMADOR
 Jackson, California

Date July 7, 2021

RECEIVED FROM Delta Engineering, Inc.

ADDRESS 33 Main St. Jackson, CA 95642

Fifty-eight + $\frac{00}{100}$ DOLLARS (\$ 58.00)

For Remaining payment for App. for UP-21; 7-1 and ZC-21; 7-1 Lyons Residential + Storage Yard, APN 003-460-044

* partial payment see receipt #91760 (ZC: \$1179 + UP \$1069 + CEQA \$710; Admin Fee \$50) of total due (\$3008.00)

ACCOUNT	How Paid ✓
Amount Due \$ 58 .00	Cash
Amount Paid \$ 58 .00	Check 1342
Total Paid \$ 3008 .00	Money Order

By Krista Kuesel Deputy
 Planning Department

№ 91761

OFFICIAL RECEIPT
 COUNTY OF AMADOR
 Jackson, California

Date July 7, 2021

RECEIVED FROM William A Lyons

ADDRESS P.O. Box 4010, Ione, CA 95640

Two-thousand, nine hundred and fifty + $\frac{00}{100}$ DOLLARS (\$ 2950.00)

For Application for Use Permit and Zone Change, UP-21; 7-1 and ZC 21; 7-1 for PD zoning and

Residential with Commercial Storage Yard, APN: 003-460-044

ACCOUNT	How Paid ✓
Amount Due \$ 2950.00 ^{2950.00}	Cash
Amount Paid \$ 2950 .00	Check
* Remaining Due: \$ 58 .00	Money Order 1476
(Zone Change App \$1179.00 Use Permit App \$1069.00 CEQA Review \$ 710.00 Admin Fee + \$ 50.00 = 2908.00)	

* partial payment → see receipt 91761
 By Krista Kuesel Deputy
 Planning Department

№ 91760



Planning Department <planning@amadorgov.org>

TAC Referral: Lyons Self-Storage and Residential Use Permit and Zone Change (UP-21;7-1 and ZC-21;7-1 Lyons)

AFPD Headquarters <afpdhdq@amadorgov.org>

Wed, Nov 17, 2021 at 1:04 PM

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

CFD annexation condition needs to be met.

Thanks,
Nicole Cook
Amador Fire Protection District
[810 Court Street](#)
[Jackson, CA 95642](#)
209-223-6391-phone
209-223-6646-fax

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

[Quoted text hidden]



Krista Ruesel <kruesel@amadorgov.org>

AMA-88, Use Permit, UP-21;7-1 and Zone Change, ZC-21;7-1

1 message

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

Thu, Jul 22, 2021 at 6:54 AM

Ms. Ruesel,

The California Department of Transportation (Caltrans) appreciates the opportunity to again review and comment on the Use Permit, UP-21;7-1 and Zone Change, ZC-21;7-1 application for the Lyons Storage Project.

The project proposes a detached single-family residential use with commercial self-storage, recreational vehicles (RV), and boat storage facility. The storage uses include one 750 square feet (sf). Office and seven (7) self-storage buildings totaling 33,650 sf. and containing a maximum of 208 individual units. Existing land use classification is Highway Commercial (H) and Special Planning Area (SPA) General Plan designation. The project includes a proposed zone change to the Planned Development (PD) District to allow for combined commercial and residential uses of the 12.90-acre parcel.

The project is located southwest of the intersection of Camanche Parkway North and Camanche Road, north of the Camanche North Shore Subdivision located on Assessor Parcel Number (APN) 003-460-044.

Based on the project's description, Caltrans has no comments at this time.

If there are any future changes to the scope of work or developments on parcels, Caltrans requests to review those changes and/or developments.

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

Sincerely,

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](#)



TAC Project Referral - UP-21;7-1 and ZC-21;7-1 Lyons Storage

AFPD Headquarters <afpdhdq@amadorgov.org>

Tue, Jul 20, 2021 at 9:24 AM

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

CFD Annexation conditions need to be met prior to approval.

Thank you,

Nicole Cook
Amador Fire Protection District
[810 Court Street](#)
[Jackson, CA 95642](#)
209-223-6391-phone
209-223-6646-fax

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

[Quoted text hidden]

**CEQA APPENDIX G:
ENVIRONMENTAL CHECKLIST FORM**

NOTE: The following is a sample form and may be tailored to satisfy individual agencies' needs and project circumstances. It may be used to meet the requirements for an initial study when the criteria set forth in CEQA Guidelines have been met. Substantial evidence of potential impacts that are not listed on this form must also be considered. The sample questions in this form are intended to encourage thoughtful assessment of impacts, and do not necessarily represent thresholds of significance.

1. Project title: _____
2. Lead agency name and address:

3. Contact person and phone number: _____
4. Project location: _____
5. Project sponsor's name and address:

6. General plan designation: _____ 7. Zoning: _____
8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

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

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun? _____

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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.

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- 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.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- 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.
- 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.

Signature

Date

Signature

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 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

SAMPLE QUESTION

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

I. AESTHETICS. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> |

II. AGRICULTURE AND FORESTRY RESOURCES.

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 California Department 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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

III. 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:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable 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 type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IV. BIOLOGICAL RESOURCES:

Would the project:

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 California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input 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, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

V. CULTURAL RESOURCES. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

VI. GEOLOGY AND SOILS. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic 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 type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VII. GREENHOUSE GAS EMISSIONS.

Would the project:

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 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 type="checkbox"/>

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

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 type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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 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 type="checkbox"/>
h) 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 type="checkbox"/>

IX. HYDROLOGY AND WATER QUALITY.

Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input 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 of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) 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 type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) 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 type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>X. LAND USE AND PLANNING.</u> Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XI. MINERAL RESOURCES. Would the project:

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 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 plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XII. NOISE. Would the project result in:

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 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 type="checkbox"/>
c) A 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 type="checkbox"/>
d) A 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 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 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 type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. POPULATION AND HOUSING. Would the project:

- 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)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XIV. PUBLIC SERVICES.

- a) Would the project 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:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XV. RECREATION.

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVI. TRANSPORTATION/TRAFFIC. Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input 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 type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVII. TRIBAL CULTURAL RESOURCES.

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 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:

a) 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), or

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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XVIII. UTILITIES AND SERVICE SYSTEMS.

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors*, (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.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.

Revised 2016

Authority: Public Resources Code sections 21083 and 21083.09

Reference: Public Resources Code sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3/ 21084.2 and 21084.3