

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: April 12, 2022**

ITEM 3 Request for a zone change (ZC-19;12-1) from the “X,” Special Use zoning district to the “AG,” Exclusive Agriculture zoning district in conjunction with a request for re-enrollment of the same 40 acres into a California Land Conservation Act (Williamson Act) contract. APN: 011-140-036

Applicant: Kristine Cazadd and Jason Cazadd

Supervisory District: 1

Location: 9949 State Highway 88 Jackson, CA 95642

A. General Plan Designation: AG, Agricultural General

B. Present Zoning: X, Special Use District

C. Proposed Zoning: AG, Exclusive Agriculture

D. Acreage Involved: 40 acres

E. Background: The applicant has applied for re-enrollment of approximately 40 acres into a California Land Conservation Act (Williamson Act) contract. The subject parcel was previously included in Contract #222, which was non-renewed by a prior owner in 1990. The intended use of the property is dry pasture grazing for cattle, irrigated vineyard, and accessory agricultural uses. Applications for Williamson Act contracts include a simultaneous request to rezone the property to AG, Exclusive Agriculture, because the permitted uses in the AG zone become the land use limitations of the contract.

This project underwent CEQA review and an Initial Study was prepared due to the potential for increased by-right land uses allowed in the AG zoning district compared to the restrictive by-right uses of the X, Special Use district, which are passive agriculture up to two single-family dwellings. For this reason, the Initial Study was prepared and through the environmental review of the project a Mitigation Monitoring and Reporting Program (MMRP) was drafted to accompany the Mitigated Negative Declaration for the project.

F. Agricultural Advisory Committee Review and Recommendation: This project was reviewed on **March 2, 2022** by the Amador County Agricultural Advisory Committee to determine if the property meets the minimum income potential, agricultural improvement values, and uniqueness characteristics of an agricultural enterprise as required for parcels between 40 and 100 acres. The Committee found that the parcel met the minimum requirements and recommended that the Board of Supervisors approved re-enrollment of the into a Williamson Act contract.

G. TAC Review and Recommendation: The Amador County Technical Advisory Committee (TAC) reviewed the project for completeness on **March 3, 2020**, and again on **March 21, 2022** for the preparation of mitigations, completion of the CEQA Initial Study, and recommendations to the Planning Commission. TAC has no technical objection to the Planning Commission recommending approval of a Mitigated Negative Declaration (MND) and the proposed Zone Change to the Board of Supervisors.

H. Planning Commission Action: Should the Planning Commission recommend approval of the zone change from X, Special Use District to AG, Exclusive Agriculture District to the Board of Supervisors, the findings below are recommended for inclusion with the motion to approve.

I. Recommended Findings: If the Planning Commission moves to recommend approval of this project to the Board of Supervisors, the following findings are recommended for adoption:

1. The project, as proposed, is consistent with the Amador County General Plan Land Use designation for the property;
2. The agricultural preserve will meet the agricultural improvement requirements of the Exclusive Agriculture zoning district for parcels more than 40 acres but less than 100 acres, as outlined in County Code § 19.24.036 D(4); and
3. The approval of this New Williamson Act Contract is contingent upon the Board of Supervisor's approval of Zone Change ZC-21; 12-1 as sanctioned by County Code Section 19.68 Amendments.
4. There are no project-specific significant, unmitigated effects which are peculiar to the project or its site.
5. The establishment, maintenance or operation of the by-right uses accompanying the zone change will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
6. On the basis of the administrative record presented, the Planning Commission find that there is no substantial evidence that the project will have a significant environment and that the Mitigated Negative Declaration included in the Staff Report reflects the Commission's independent judgement and analysis.

**MITIGATED NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

PROJECT: Zone Change and New Williamson Act Application (ZC-19;12-1 Cazadd)

LEAD AGENCY: Amador County Planning Department

PROJECT LOCATION: 9949 State Highway 88 Jackson, CA 95642

PROJECT DESCRIPTION: Request for a zone change (ZC-19;12-1) from the "X," Special Use zoning district to the "AG," Exclusive Agriculture zoning district in conjunction with a request for re-enrollment of the same 40 acres into a California Land Conservation Act (Williamson Act) contract. APN: 011-140-036

PUBLIC HEARING: The Amador County Planning Commission conducted a public hearing on the matter on April 12, 2022 at 7:00 p.m. in the Board Chambers of the County Administration Center, 810 Court Street, Jackson, CA, 95642.

PROJECT FINDINGS:

1. The project, as proposed, is consistent with the Amador County General Plan Land Use designation for the property;
2. The agricultural preserve will meet the agricultural improvement requirements of the Exclusive Agriculture zoning district for parcels more than 40 acres but less than 100 acres, as outlined in County Code § 19.24.036 D(4); and
3. The approval of this New Williamson Act Contract is contingent upon the Board of Supervisor's approval of Zone Change ZC-21; 12-1 as sanctioned by County Code Section 19.68 Amendments.
4. There are no project-specific significant, unmitigated effects which are peculiar to the project or its site.
5. The establishment, maintenance or operation of the by-right uses accompanying the zone change will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
6. On the basis of the administrative record presented, the Planning Commission and Board of Supervisors find that there is no substantial evidence that the project will have a significant environment and that the Mitigated Negative Declaration included in the Staff Report reflects the Commission's and Board's independent judgement and analysis.

PREPARATION OF STUDY: Information on file with the Amador County Planning Department, 810 Court Street, Jackson, CA 95642; (209)223-6380; File No.ZC-19;12-1 Cazadd

Chairperson
Amador County Board of Supervisors

Date

File No. _____

Posted On _____

Posting Removed _____



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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

NOTICE OF PUBLIC HEARING

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

PROJECT NAME AND DESCRIPTION: Zone change ZC-19;12-1 Cazadd from the "X," Special Use zoning district to the "AG," Exclusive Agriculture zoning district in conjunction with a request for inclusion of 40 acres into a California Land Conservation Act (CLCA) Contract. APN: 011-140-036

PROPERTY OWNERS: BD Trust
SUPERVISORIAL DISTRICT: 1
LOCATION: 9949 State Highway 88 Jackson, CA 95642

NOTE: SEE MAP ON REVERSE. *The Staff Report will be available online (typically the Tuesday prior to the meeting) for viewing at <http://www.amadorgov.org> in the "Agendas and Minutes" section.*

ENVIRONMENTAL REVIEW PROCESS: In accordance with the California Environmental Quality Act (CEQA), the lead agency, the Amador County Planning Commission, intends to consider the adoption of a Mitigated Negative Declaration, as the project is consistent with the Amador County General Plan and zoning codes. The environmental assessment and application materials appear to be complete and indicate there are no extraordinary or unique environmental issues not normally mitigated for with the County's standard mitigations which would be applied to this type of project. If, during the processing of this application, it is determined that there are state or local issues which cannot be found to be insignificant or adequately mitigated through standard conditions, it may be found by the Planning Commission or Board of Supervisors an Environmental Impact Report (EIR) shall be prepared. The Technical Advisory Committee (TAC) has reviewed this project and has found no technical objection to the approval of this project with the adoption of a Mi Negative Declaration. The required environmental review and comment period for this project will commence on March 23, 2022 and ends on April 12, 2022.

PUBLIC HEARING: Notice is hereby given said Planning Commission will hold a public hearing on this project at the County Administration Center, Board of Supervisors Chambers, 810 Court Street, Jackson, California, on April 12, 2022 at 7:00 p.m. or as soon thereafter as can be heard. Anyone having comments on the project may attend and be heard.

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

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

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

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

Meeting ID: 537 512 8983

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

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

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

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

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

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

AMADOR COUNTY PLANNING COMMISSION

Date of this notice: March 22, 2022

SUBJECT AREA HIGHLIGHTED IN YELLOW



- | | Initial |
|---|-----------|
| 1. Notice of Intent (NOI). | _____ |
| 2. GIS List. <u>1000</u> ft. Plus _____
(Distance) (Special Instructions: e.g. to end of access road) | <u>KR</u> |
| 3. Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or
a. "SPECIAL INSTRUCTIONS." | <u>KR</u> |
| 4. Project Applicant and Representative(s), if applicable. | <u>KR</u> |
| 5. Checked Project file cover for agency distribution. | <u>KR</u> |
| 6. Checked inside file for special requests for notification. | <u>KR</u> |
| 7. Checked old notification list for additional notification. | <u>KR</u> |
| 8. Other – Specify:

_____ | |

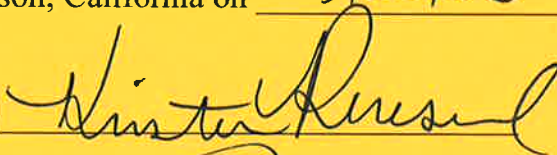
AFFIDAVIT OF SERVICE BY MAIL

I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare I served a copy of the attached public hearing notice regarding 26-1912-1 Corral by placing copies in 11 envelopes addressed to: (see attached list).

Said envelopes were then sealed and postage fully paid thereon and were deposited in the United States Mail on 3/22/22 at Jackson, California.

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

Executed at Jackson, California on 3/22/22

Signed 

Witness 

ELO TRUST
ONETO RUX W SUCCESSOR TRUSTEE
PO BOX 694
JACKSON, CA 95642

MATULICH LINDA L REVOCABLE LIVING
TRUST
143 SPRINGCREEK DR
IONE, CA 95640

CASAZZA ANGELO PETER
908 N MAIN ST
JACKSON, CA 95642

DEBRUZZI HENRY & ONETO EDWIN L &
RUX W
9415 HWY 88
JACKSON, CA 95642

CAZADD JASON R & BREANNA 2018
TRUST
CAZADD JASON R TRUSTEE
9939 HWY 88
JACKSON, CA 95642

BOSKOVICH FRANK P & MARY M TRUST
& MARY
C/O BOSKOVICH PHILLIP
3612 CHESHIRE AVE
CARLSBAD, CA 92010

MATULICH LINDA L REVOCABLE LIVING
TRUST
143 SPRINGCREEK DR
IONE, CA 95640

9999.

BD TRUST
CAZADD KRISTINE E TRUSTEE
10865 SUTTER CIR
SUTTER CREEK, CA 95685

ELO TRUST
ONETO RUX W SUCCESSOR TRUSTEE
PO BOX 694
JACKSON, CA 95642

GOMEZ ADOLFO R & RAQUEL F
9411 HWY 88
JACKSON, CA 95642

copy

ENDORSED
FILED

MAR 22 2022

KIMBERLY L. GRADY, County Clerk
AMADOR COUNTY

By M. MORRIS Deputy

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

PROJECT TITLE: ZC-19;12-1 Cazadd X to AG

LEAD AGENCY: Amador County Board of Supervisors

PROJECT LOCATION: 9949 State Highway 88 Jackson, CA 95642

PROJECT DESCRIPTION: Zone change ZC-19;12-1 Cazadd from the "X," Special Use zoning district to the "AG," Exclusive Agriculture zoning district in conjunction with a request for inclusion of 40 acres into a California Land Conservation Act (CLCA) Contract. APN: 011-140-036

PROJECT FINDINGS: There is no substantial evidence that the approval of the project subject to implementation of the proposed Mitigation Monitoring and Reporting Program, will have a significant adverse effect on the physical environment.

MITIGATED NEGATIVE DECLARATION: A copy of the Mitigated Negative Declaration, proposed rule, and supporting documents are available for review on the current projects page on the Planning departments web site at <https://www.amadorgov.org/departments/planning/current-projects> and at the Planning department at 810 Court Street, Jackson CA, 95642. The required environmental review and comment period for this project will commence from March 23, 2022 until 5:00 pm on April 12, 2022. Comments may also be sent by fax to (209)257-6254 or by email to planning@amadorgov.org.

PUBLIC HEARING: The Amador County Planning Commission will conduct a public hearing on the matter on April 12, 2022 at 7:00 p.m. in the Board Chambers of the County Administration Center, 810 Court Street, Jackson, CA, 95642. Anyone having comments on the project may attend and be heard. Information on file with the Amador County Planning Department, 810 Court Street, Jackson, CA 95642; (209)223-6380; File No. ZC-19;12-1 Cazadd.


Krista Ruesel, Planner

3/22/2022
Date:

File No. - N/A

Posted On 03/22/2022

Posting Removed _____

MITIGATION MONITORING AND REPORTING PROGRAM

For Zone Change ZC-19;12-1 Cazadd X to AG

APPLICANT: Kristine Cazadd and Jason Cazadd

PROJECT LOCATION: 9949 State Highway 88 Jackson, CA 95642

APN: 011-140-036

PROJECT DESCRIPTION: Zone change ZC-19;12-1 Cazadd from the “X,” Special Use zoning district to the “AG,” Exclusive Agriculture zoning district in conjunction with a request for inclusion of 40 acres into a California Land Conservation Act (CLCA) Contract. APN: 011-140-036

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

PLANNING COMMISSION RECOMMENDATION DATE: April 12, 2022

BOARD OF SUPERVISORS APPROVAL DATE: May 10, 2022

NOTICE OF DETERMINATION DATE:

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

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

MITIGATION MONITORING AND REPORTING PROGRAM

1. **Commercial Light and Glare (AES-1):** Commercial Light and Glare: Any lighting installations must be compliant with County regulations, and be conditioned to incorporate measures to reduce light and reflectance pursuant to Amador County General Plan Mitigation Measure 4.1-4. This includes measures to reduce light and reflectance including limitation of all installed lighting with this project to full-cutoff, fully-shielded fixtures directed downwards with color correlative temperature (CCT) less than or equal to 3000K. Motion sensors and automatic shutoffs shall be used to limit all lighting fixtures in use after facility is closed to the public or after 10:00 p.m.
2. **Visual Impact (AES-2):** Measures shall be taken to mitigate aesthetic impact to nearby properties. These measures may include, but are not limited to the inclusion landscape buffers along the residential bordering property lines, security fencing color palette consisting of neutral color(s) or color(s) matching adjacent structures, and screening of the proposed utility and ancillary other improvements related to the construction and/or operation of the commercial facilities.
3. **Air Quality Best Management Practices (BMPs):** Permittee shall meet requirements that may be deemed necessary by the Air District based upon site conditions and operations. The project shall require that idling times for vehicles be limited to a maximum of 5 minutes to reduce operational emissions of criteria pollutants per General Plan Mitigation Measure 4.3-2a
4. **Special-Status Species (BIO-1):** Special-Status Species – Animals- Special-status animal species should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individuals to a preservation area, or other actions, subject to the approval of CDFW, USFWS, or CNPS. Prior to ground

disturbing activity, a Biological Resource Analysis shall be prepared to document the presence of any special status species, and the project site plan shall be modified to avoid disturbance to those species as determined necessary by the County and CDFW, USFWS, or CNPS.

5. Ground Disturbance Timing for Nesting Birds (BIO-2): To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. The purpose of this survey is to determine the presence or absence of nests in an area to be potentially disturbed. If nests are found, a buffer depending upon the species and as determined by a qualified biologist in consultation with the California Department of Fish and Wildlife and shall be demarcated with bright orange construction fencing. Any vegetation clearing should be schedule outside of the avian nesting season (February 1 through August 31) or survey should be conducted immediately prior to vegetation removal. If active nests are found, vegetation removal should be delayed until the young fledge. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for ground disturbing activities occurring between September 2 and January 31. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
6. 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. Prior to any construction activity, a biological and/or rare plant survey may be required to 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.
7. Plant Survey (BIO-4): Prior to any construction activity related to any discretionary project, a biological and/or rare plant survey shall be conducted to determine if there are any special-status plants within the project area and which may potentially be disturbed. Surveys shall be timed according to the blooming period for the target species, and known reference populations will be visited prior to surveys to confirm the species is blooming where known to occur. If special-status species are identified, avoidance zones may be established around plant populations to clearly demarcate areas for avoidance. Avoidance measures and buffer distances may vary between species, and the specific avoidance zone distance will be determined in coordination with the appropriate resource agencies. For individual specimens, highly visible temporary construction fencing shall be placed at least 10 ft. away from the drip line of the plant. No construction activity or grading would be permitted within the buffer zone. Where avoidance is infeasible, and the plant subject to removal or potential damage from construction, the project applicant shall develop and implement a mitigation plan pursuant to State and Federal regulation. The mitigation plan shall provide for no net loss of habitat and shall include, but is not limited to, relocation of the affected plants, replanting, and monitoring of relocated and planted specimens.
8. Wetland and Riparian Habitat (BIO-5): Wetland and Riparian Habitat (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 are found, a buffer depending upon the species and as determined by a qualified biologist in consultation with the California Department of Fish and Wildlife and shall be demarcated with bright orange construction fencing.. No ground disturbing or other construction activities shall occur within this buffer until the County and CDFW approved biologist has confirmed that there is no unmitigated impact to existing

riparian or wetland habit.

9. Historic and Cultural Resources (CULTR-1) (CULTR-2): In the event the permittee encounters any historic, archaeological, paleontological, or tribal resource (such as chipped or ground stone, fossil-bearing rock, large quantities of shell, historic debris, building foundations, or human bone) during any construction undertaken to comply with these Use Permit conditions, permittee shall stop work immediately within a 100 ft. radius of the find and retain the services of a qualified professional for the purpose of recording, protecting, or curating the discovery as appropriate. The qualified professional shall be required to submit to the Planning Department a written report concerning the importance of the resource and the need to preserve the resource or otherwise reduce impacts of the project. The permittee shall notify the Amador County Planning Department of the find and provide proof to the Planning Department that any/all recommendations and requirements of the qualified professional have been complied with. Additionally in the case that human remains are discovered on site, the following steps must be taken in accordance with Amador County General Plan Mitigation Measure 4.5-15 Cultural Resources, per Section 7050.5 of the California Health and Safety Code. The Amador County Coroner shall, within two working days:
 - i. Determine if an investigation of cause of death is required;
 - ii. Determine if the remains are most likely that of Native American origin, and if so suspected, the coroner shall notify the California Native American Heritage Commission (NAHC) within 24 hours of making his or her determination.
 - iii. The descendants of the deceased Native Americans shall make a recommendation to the operator/permittee for the means of handling the remains and any associated grave goods as provided in Public Resources Code (PRC) Section 5097.98.
 - iv. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.
 - v. The descendants may, with the permission of the landowner or their representative, inspect the site of the discovered Native American remains and may recommend possible treatment or disposition within 24 hours of their notification.
 - vi. Whenever the NAHC is unable to identify a descendent, or the descendent identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendent and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.
10. Hazardous Materials Upset and Release (HAZ-1): The applicant shall at all times be in full compliance with the regulatory standards of the Unified Program regarding hazardous materials business plan requirements, hazardous waste generation, treatment or storage, aboveground petroleum storage, and underground tanks. If a hazardous materials business plan is required, the emergency response portion shall include a plan for the evacuation of visitors in the event of a hazardous materials incident.
11. Grading Permits and Erosion Control (HYD-1): Prior to the issuance of permits for site-specific development, drainage and grading permits shall be prepared by a licensed civil engineer and submitted to the Amador County Building Department for approval. Drainage plans shall demonstrate that new development would not increase peak storm flows and that adequate capacity exists downstream to accommodate increased stormwater volume. All site-specific development shall implement appropriate stormwater runoff best management practices (BMPs) and design features to protect receiving water quality consistent with Amador County standards, and any required National Pollution Discharge Elimination System (NPDES) permits administered by the State Water Resources Control Board (SWRCB) must be obtained prior to project execution.

12. Access and Encroachments (TRA-1): The property must maintain and obtain all necessary encroachment permits (Chapter 12.10) required for the proposed uses, as regulated by the Amador County Department of Transportation and Public Works and Caltrans.
13. Fire and Life Safety (TRA-2): The project applicant/permittee shall comply with Chapter 15.30 Fire and Life Safety Ordinance.
14. Sewage Disposal and Wastewater Systems (GEO-1 and UTL-1): Any future structures intended to have plumbing shall be provided wastewater disposal in compliance with Chapter 14.12 of Amador County Code, and the regulations adopted pursuant to that Code. An on-site sewage disposal system shall be designed by a qualified consultant, such as a registered professional engineer, registered environmental health specialist, or licensed engineering geologist experienced in on-site sewage disposal system design. The design must be approved by, and constructed under permit from, the Amador County Environmental Health Department.

Where, for either existing on-site sewage disposal system, a future change in the character of use is proposed in accordance with an activity allowed under an AG zoning designation, the applicant will be required to do the following: Retain the services of a qualified professional to review the existing OWTS and the proposed use(s) and submit a report to the Department certifying that the existing OWTS may be expected to provide acceptable service for the proposed use or to specify any modifications, expansion replacement or treatment that would be needed for such certification to be possible.

15. Well Water Quality (UTL-2): The applicant is responsible for providing a reliable and adequate supply of pure, wholesome, healthful, and potable water. Applicant shall obtain a State of California Domestic Water System Permit in the event future uses, as allowed by zoning, result in regularly serving 25 or more people daily for at least 60 days out of the year. Even if the threshold of a public water system is not met, a Cal-Code water system permit (a local permit) shall be obtained in the event project proponent constructs a catering on premise kitchen as allowed by zoning.
16. Food Safety: Food sales and service must comply with the requirements of the California Retail Food Code and the limitations of the zoning designation. Food service for on-site consumption during the events authorized by zoning must be catered by a permitted individual or business. Alternatively, construction of a food preparation facility for catering on-premises indoor or outdoor functions shall require approval of the Amador County Environmental Health Department; such a food facility shall require an operating permit from the Amador County Environmental Health Department and will also be subject to potable water requirements.
17. Waste Disposal: Prior to activation of the use permit, the applicant must submit a will serve statement stating that the current solid waste disposal service is sufficient to serve the intended use and maintain compliance with Amador County regulations regarding solid waste disposal for the life of the use permit.
18. Commercial Event Activities Monitoring and Reporting (CUM-1): If commercial events are to take place on the premises, the property owner shall monitor commercial uses and report said monitoring results to the Planning Department. Specifically, by the 30th day of January following each calendar year during which commercial events and related permitted uses were undertaken, provide to the Planning Department a report containing the following information:
 - a. The number of and type of events conducted during the calendar year, and the date each event was conducted;
 - b. The number of guests attending each event;
 - c. Vehicular parking conditions observed during each event (i.e. adequacy of parking conditions, and how any parking problems were addressed);
 - d. Amplified sound conditions for each event (i.e. when amplified sound began, whether it was indoors or outdoors, when amplified sound was terminated and/or moved indoors, etc.);
 - e. Days and hours of operation;

- f. A log of complaints received about permitted activities, if any; and
- g. A letter certifying that to the best of the permittee’s knowledge and belief, all activities permitted by rights of the zoning were undertaken in conformance with the Mitigation Monitoring and Reporting Program.

Amador County Planning Commission Chairperson	Date
Project Applicant	Date

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

CEQA INITIAL STUDY

Zone Change ZC-19;12-1 Cazadd X to AG
APN: 011-140-036

March 2022

Prepared by:

Krista Ruesel, Planner

Amador County Planning Department

810 Court Street

Jackson, CA 95642

(209) 223-6380



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Project Overview

Project Title:	Zone Change ZC-19;12-1 Cazadd
Project Location:	9949 State Highway 88 Jackson, CA 95642 APN: 011-140-035
Property Owner(s)	Kristine Cazadd, Trustee of the BD Trust
Project Representative	Kristine Cazadd and Jason Cazadd
Zoning(s):	X, Special Use District. Proposed: AG, Exclusive Agriculture
General Plan Designation(s):	AG, Agriculture General
Lead Agency Name and Address:	Amador County Planning Department 810 Court Street, Jackson, Ca 95642
Contact Person/Phone Number:	Krista Ruesel, Planner 209-233-6380
Date Prepared:	March 2022
Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)	

PROJECT DESCRIPTION

Project Location

This project site is located along the major arterial of Highway 88, just southwest of the city limits of the incorporated City of Sutter Creek and under 2 miles from the unincorporated community of Martell. The property is entirely within the unincorporated County and outside the boundaries or the sphere of influence of any incorporated municipality.

Site Characteristics

The existing site is a single ±40-acre parcel. The property is characterized by 10 acres of Vineyards, and 25 acres of grazing pasture. Existing improvements consist of an improved barn/storage structure, a pond, and a wine cave. There is also an existing single-family residence.

Land Use

Potential uses included those listed under the County Code Regulations under the AG Zoning District (19.24.036). These uses include “by-right” uses including agricultural uses and certain limited commercial uses. Due to the change in potential uses from the X, Special Use District (19.24.030), and AG, Exclusive Agriculture District, this initial study must evaluate potential environmental impacts accompanying the allowed, by-right uses. The Zoning District Regulations for



the X and AG zoning districts are included under Appendices A and B. For the purposes of this study, the most potentially impactful uses will be prioritized as potential, reasonably foreseeable, used and development of the property. Additional, conditional uses under the proposed zoning AG zoning district will not be evaluated as future discretionary permitting would require its own individual CEQA analysis. The X Zoning District Regulations allow the following uses:

“19.24.030 X district regulations. (A) Uses permitted include all uses not otherwise prohibited by law, subject to securing a use permit as specified in this title; provided, however, that agricultural uses as defined in this title, shall not be subject to a use permit.”

Therefore, the scope of evaluated potential impacts in this study shall be limited to those relating to the following possible uses allowed under the AG district and not by-right within the X district. Those with the more objectively intense uses are bolded from the list below:

- Grazing, maintaining, breeding, training, raising, and **boarding of horses for commercial purposes**
- Growing and harvesting of timber, Christmas trees, or other plants;
- One residence per 40 acres within the Contract
- **Veterinary clinics and services, animal hospitals, kennels;**
- Nonintensive recreation when carried on as a clearly secondary activity in conjunction with a bona fide agricultural operation, including but not limited to fishing, hiking, hunting, rifle and pistol practice range, skeet field, archery range, or gun club when such activities do not involve the construction of any permanent structure;
- **Sale of food products produced on the premises;**
- Airport or aircraft landing facilities for use of owner or tenant of the property or for agricultural service use;
- The following uses when carried on as a clearly secondary occupation in conjunction with a bona fide agricultural operation, where no more than ten percent of the total land is used and where no more than three persons other than the owner are employed in such activities, and which are owned and operated by the owner or occupant of the premises:
 - **Manufacturing, maintenance, repair, servicing, storage, sale or rental of agricultural machinery, implements and equipment of all kind,**
 - **Storage or sale of farm supplies of all kinds, including but not limited to fertilizers, agricultural minerals, and pesticides,**
 - Transportation of agricultural products, supplies, or equipment, together with the maintenance, storage, repair and servicing of the necessary trucks and equipment therefor;
- **Public utility and public services, structures, uses and buildings** provided such uses are clearly secondary and in conjunction with a bona fide agricultural operation;
- Commercial radio, television, or microwave antennas and transmitters;
- **Gas, electric, water, and communication utility facilities and public service facilities of like nature operated by a public agency or mutual water company;**
- Public highways;
- Fire protection works and facilities; flood-control works, including channel rectification and alteration; public works required for fish and wildlife enhancement and preservation; improvements for the primary benefit of the lands within the preserve; state improvements for which the site or route has been specified by the state legislature in such a manner as to make it impossible to avoid the use of subject AG zoned property;
- **Livestock auctions and sales yards;**
- Wineries as defined in Section 19.08.687 and the following incidental uses subject to providing off-street parking and meeting all necessary clearances from the health and building departments. Additionally, wineries located on private roads shall have entered into a road maintenance agreement with a majority of the owners of the road, or obtained a use permit pursuant to Chapter 19.56 of this code before commencing any of the following uses:
 - Wine tasting,



- Winery tours,
- Wholesale and retail sales of wine and grape products,
- **Compensated or noncompensated events with up to one hundred twenty-five persons in attendance with no limitation on the number of events per year,**
- Picnic area(s) for winery-related activities,
- Art galleries with sales and framing,
- A food preparation facility for catering on-premises indoor or outdoor functions
- Agricultural-related museums,
- Gift display not to exceed a total of five hundred square feet in interior footprint area for the retail sale of winery-related promotional items, gift items, and/or prepackaged foods,
- **Social gatherings or weddings for up to and including four hundred fifty persons up to and including twelve events per year with no more than four such events per month,**
- **Indoor or outdoor amplified music until ten p.m.**
- **Wine tasting may be conducted under a duplicate 02 license only if the winery with the master 02 license is located in Amador County and the following standards are met:**

Surrounding Land Uses

Surrounding Uses include agricultural lands, with all adjacent properties being X, R1A, and A/AG zoned. This means all surrounding properties are agricultural in nature. State Highway 88 is just south of the property, and the nearby communities of Sutter Creek, Jackson, and Martell mark the surrounding area as being one of the central population hubs in the County. The property directly east of the property (Matulich) is under CLCA contract as of 2019, and the Cazadd (subject) property was once included alongside that property to the east ~~in a separate Contract~~. The removal of both properties from CLCA contract previously resulted in Cazadd property's current X zoning.

Lead Agency

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

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF MITIGATED MND/MMRP

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS PER CEQA:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately



supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3) (D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

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

Planning Department

Date



Figure A: Cazadd Aerial View





Figure B: Context Map

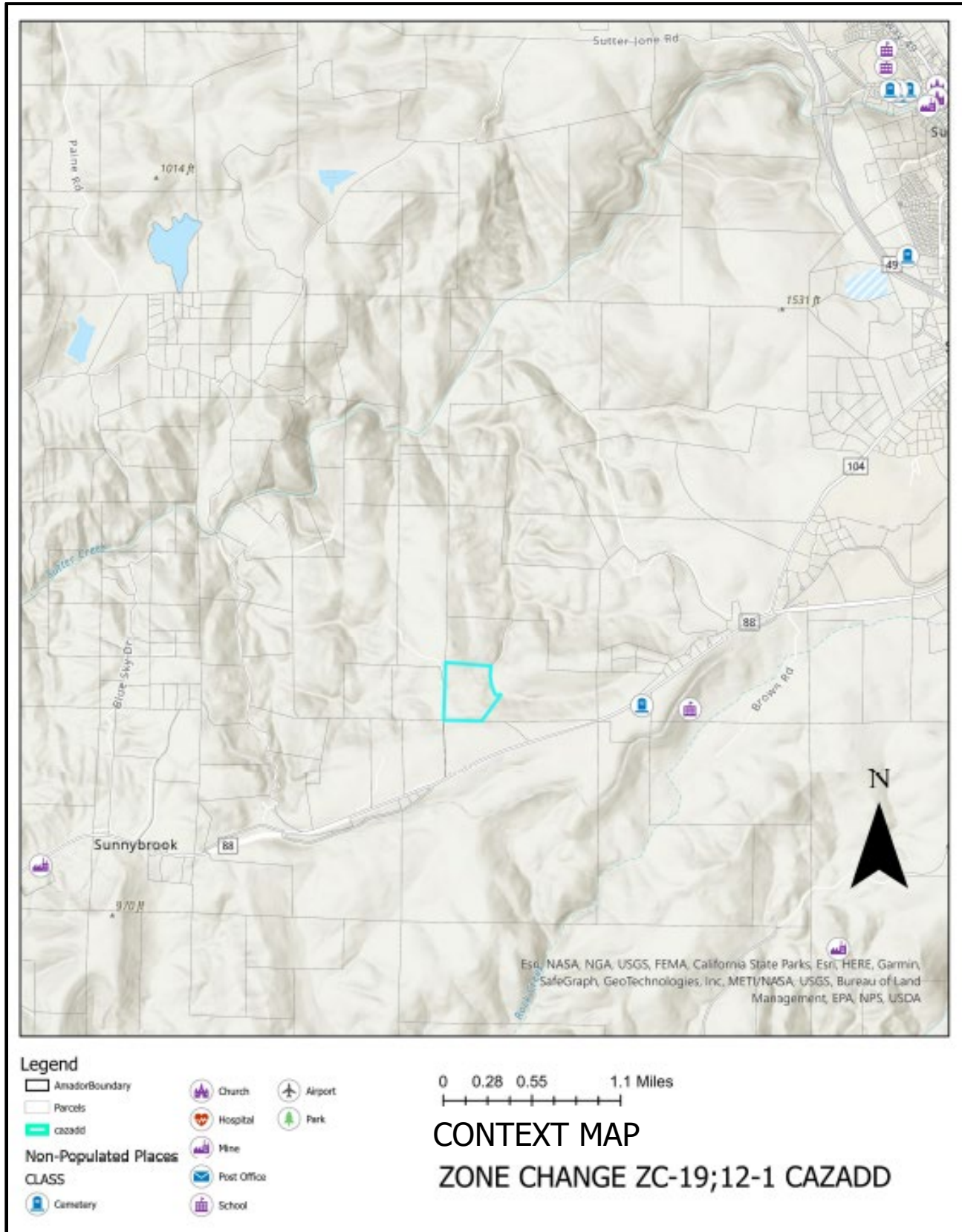




Figure D: Existing Zoning District(s)

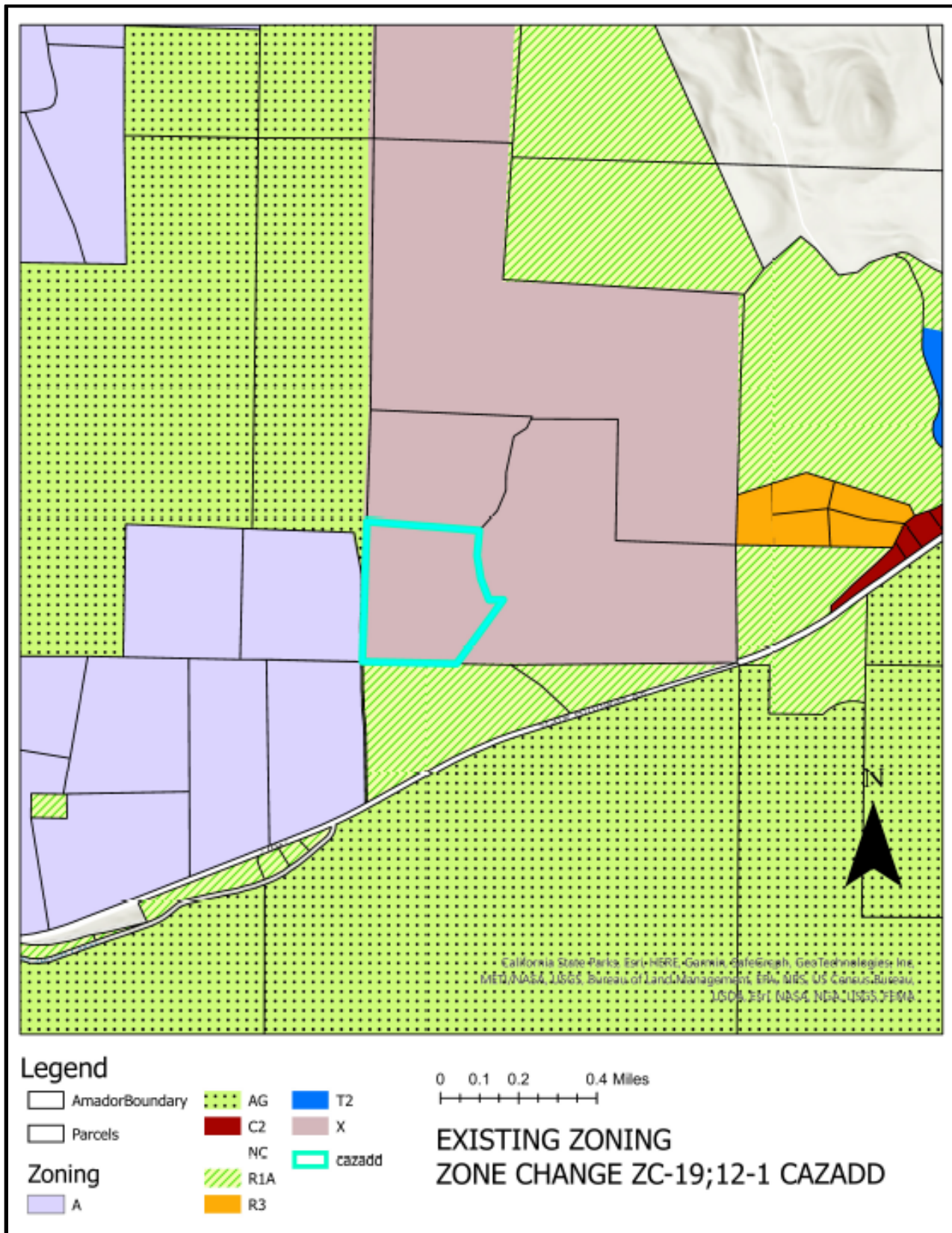
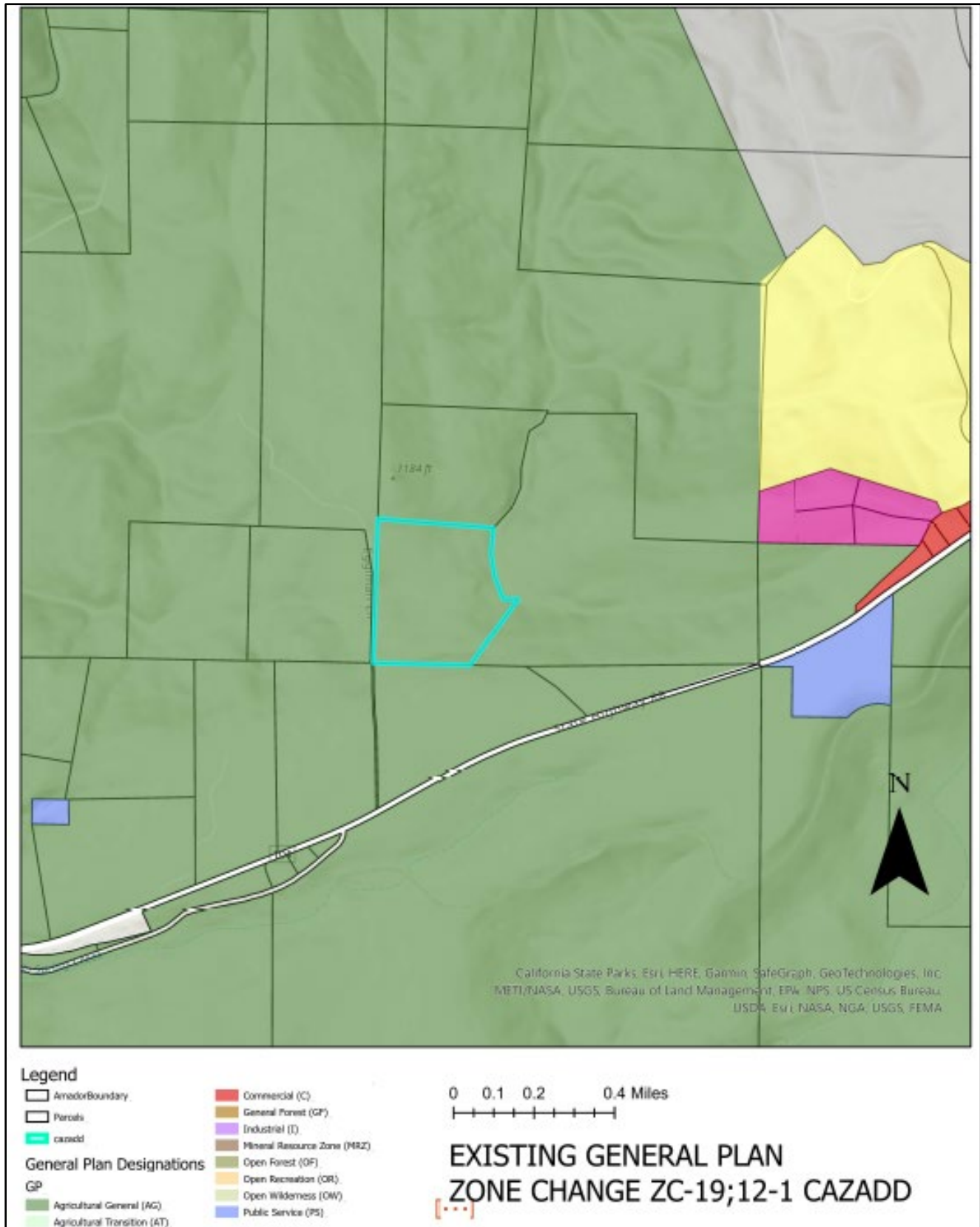




Figure F: Existing General Plan Designation





Chapter 1. AESTHETICS

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

Discussion/Conclusion/Mitigation:

- A. Scenic Vistas: For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. A substantial adverse impact to a scenic vista would be one that degrades the view from such a designated location. No governmentally designated scenic vista has been identified within the project area. In addition, no specific scenic view spot has been identified in the project area. Therefore, there is **no impact**.
- B. Scenic Highways: The project is not located within a designated scenic highway corridor. There is **no impact**.
- C. There are no officially designated scenic vistas in the project area. The zone change would allow an expansion of uses which may have the capacity to affect short-range views, however determination whether these effects are considered negative or positive is subjective and unquantifiable. **Mitigation Measure AES-1** addresses lighting and glare that may be introduced by commercial uses of the property. **Mitigation Measure AES-2** includes the provision that additional uses be mitigated as determined necessary to mitigate aesthetic impact to nearby properties. Impacts are **less than significant impact with mitigations incorporated**.
- D. Existing sources of light are from nearby residences and other various agricultural or residential uses, as well as traffic along the roadways. The project may result in increased outdoor lighting consistent with commercial use of the property. Any additional light introduced through the uses proposed by this project shall comply with the Amador County General Plan, addressed through **Mitigation Measures AES-1 and AES-2**. There is a **less than significant impact with mitigations incorporated**.



Mitigation Measures:

AES-1 Commercial Light and Glare: Any lighting installations must be compliant with County regulations, and be conditioned to incorporate measures to reduce light and reflectance pursuant to Amador County General Plan Mitigation Measure 4.1-4. This includes measures to reduce light and reflectance including limitation of all installed lighting with this project to full-cutoff, fully-shielded fixtures directed downwards with color correlative temperature (CCT) less than or equal to 3000K. Motion sensors and automatic shutoffs shall be used to limit all lighting fixtures in use after facility is closed to the public or after 10:00 p.m.

AES-2 Visual Impact: Measures shall be taken to mitigate aesthetic impact to nearby properties. These measures may include, but are not limited to the inclusion landscape buffers along the residential bordering property lines, security fencing color palette consisting of neutral color(s) or color(s) matching adjacent structures, and screening of the proposed utility and ancillary other improvements related to the construction and/or operation of the commercial facilities.

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



Chapter 2. AGRICULTURE AND FOREST RESOURCES

<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the CA Dept. of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:</p>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC §12220(g)), timberland (as defined in PRC §4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

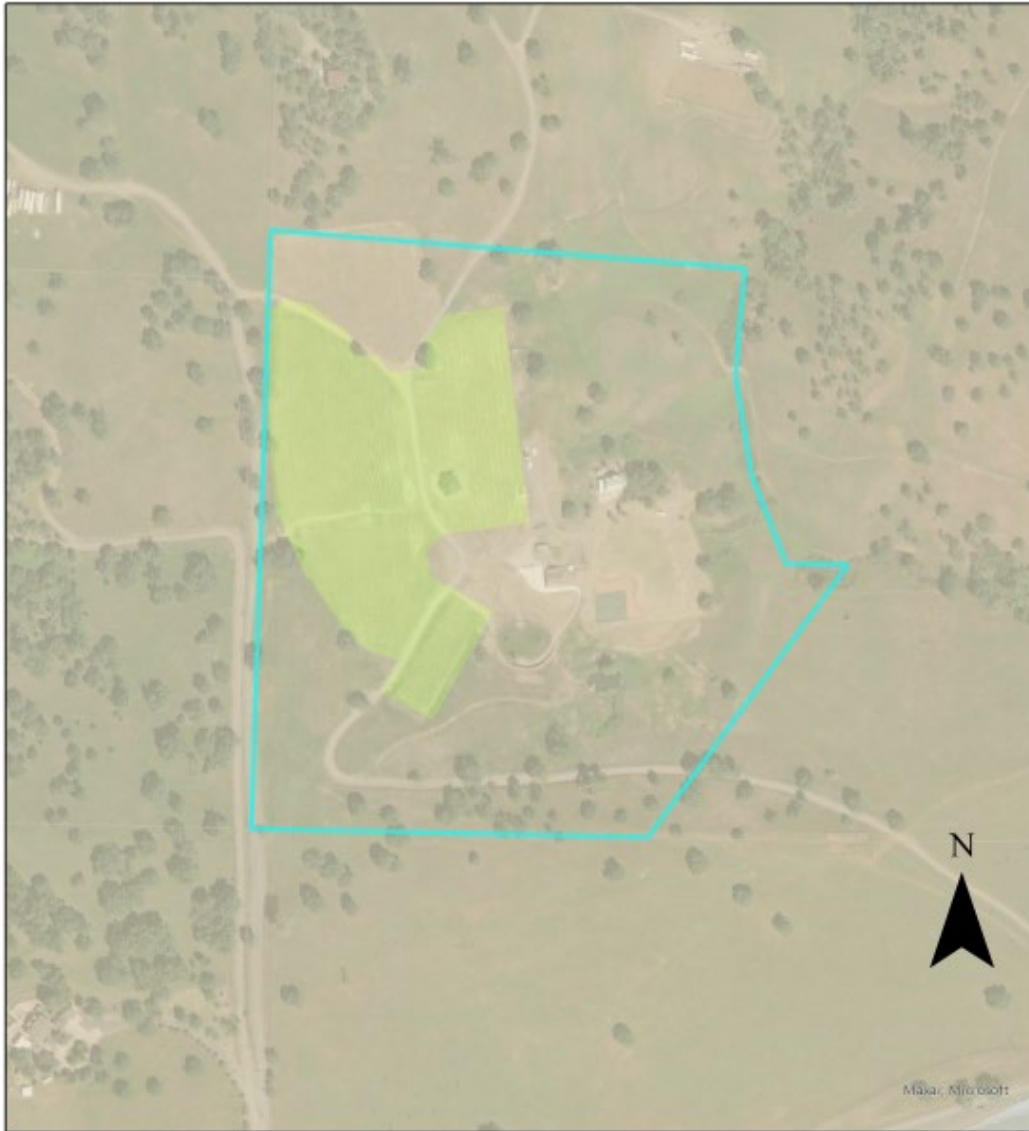
Discussion/Conclusion/Mitigation:

- A. Farmland Conversion: The project site is occupied entirely by areas classified as Grazing Land and Unique Farmland as determined by the USDA Department of Conservation (2016). The project consists of a petition to enter a CLCA Contract, which is an agricultural easement employed to preserve agricultural lands and uses. This is consistent with the preservation of agricultural lands. In order for the property to qualify for the CLCA Contract, there must be minimum agricultural production capacity and unique agricultural characteristics of the property preserved, which offsets any potential expansion of non-agricultural uses under the AG zoning district. There is **no impact**.
- B. The project includes an application for a new Williamson Act Contract, so there is no conflict with an existing Contract. There is **no impact**.
- C. The area is not zoned for forest land or timberland nor utilized for forest land or timber production, therefore there is **no impact**.



- D. The area is not considered forest land, or zoned as forest land or timberland, therefore there is **no impact**.
- E. This project does not introduce any inconsistent uses not otherwise mitigated for. There is **no impact** to farmland or forest land through this project.

Figure 2a: California Important Farmland (USGS)



Legend

- AmadorBoundary
- Parcels
- cazadd
- Grazing Land
- Unique Farmland
- Other Land

USDA Farmland 2016
 ZONE CHANGE ZC-19;12-1 CAZADD

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



Chapter 3. AIR QUALITY

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

Discussion/Conclusion/Mitigation:

- A. The project site is within the jurisdiction of the Amador Air District. Amador Air District is responsible for attaining and maintaining compliance with the NAAQS and CAAQS in the Mountain Counties Air Basin (MCAB) through the regulation of pollution emissions from stationary and industrial sources. Any new uses following this zone change would still be subject to regulation and pollutant emission limitations imposed by Amador Air district. There is **no impact** to implementation of any applicable air quality plans.
- B. The proposed project would not generate a significant increase in operational or long-term emissions. The existing development climate of the area is a combination of commercial agriculture and residential uses. Future development of the property would be required to comply with the General Plan regarding construction emissions and related project-level emissions. **Mitigation Measure AIR-1** is included to minimize vehicle idling times to reduce air quality impacts. There is a **less than significant impact with mitigation(s) incorporated** relative to air quality standards.
- C. Sensitive receptors are uses that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The nearest incorporated city is Sutter Creek, located approximately two miles to the north. The project is directly southwest of the unincorporated community of Martell, which is listed as the County’s Regional Service Center under the 2016 General Plan. Though there are sensitive receptors a short distance from the project site, the project itself does not introduce any significant increases of air pollution or environmental contaminants which would affect the surrounding populations. For these reasons, there would be no substantial increase the exposure of sensitive receptors to substantial pollutant concentrations. There is a **less than significant impact**.
- D. The proposed project would not generate any significantly objectionable odors beyond that which is permitted under the zoning limitations of the AG zoning district. It is unlikely, due to the size and location of the property that any uses resulting from this project (the zone change) would introduce an increase of objectionable odors discernable at property boundaries and the County’s Agricultural lands and operations also describe and



address expectation of odors accompanying agricultural industries.. This project results in a **less than significant impact**.

Mitigation Measure(s)

AIR-1 Permittee shall meet requirements that may be deemed necessary by the Air District based upon site conditions and operations. The project shall require that idling times for vehicles be limited to a maximum of 5 minutes to reduce operational emissions of criteria pollutants per General Plan Mitigation Measure 4.3-2a

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



Chapter 4. BIOLOGICAL RESOURCES

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

Discussion/Conclusion/Mitigation:

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

CDFW IPAC database identified potential habitat area for Monarch Butterfly (*Danaus plexippus*), a candidate endangered species, four (4) threatened species including the California Red-legged Frog (*Rana draytonii*),



California Tiger Salamander (*Ambystoma californiense*), Delta Smelt (*Hypomesus transpacificus*), and Ione Manzanita (*Arctostaphylos myrtifolia*). **Mitigation Measures BIO-1, BIO-2, BIO-3, BIO-4, and BIO-5** are required in order to ensure that impacts are **less than significant with mitigations incorporated** with any future development of the site. In the case that any of these species are found on the project site and which would experience potential impacts through future site development, the proper authorities shall be notified and all construction and/or ground disturbing activity halted so that additional mitigation measures may be prescribed.

The California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants identified four (4) plants found in Quad 3812037 (Jackson) where the property is located. These plants are shown in Figure 4a, below. The California Native Plant Society Calscape did not identify any native plants unique to the site address. As the proposed project would include ground disturbing activity, the above listed mitigation measures would be implemented to reduce impacts to **less than significant with mitigations incorporated**.

- B. Riverine Community: CDFW IPAC and the US Fish and Wildlife National Wetlands mapper did not identify potentially sensitive Riparian areas within the project area (*Figure 4c*). Any part of this project which would affect seasonal flows or surface waters would be subject to regulation under Section 404 of the Clean Water Act or other State/Federal statutes, according to the US Fish and Wildlife Service (IPAC, BIOS). Mitigation measure **HYD-1** requires erosion control and runoff management to be consistent with county code and thus avoid impacts to existing surface water off-site and on other nearby properties. There is a **less than significant impact with mitigations incorporated**.
- C. Federally Protected Wetlands (National Wetland Inventory (NWI)): The project site does not include any federally protected wetlands according to the National Wetlands Inventory (*Figure 4c*). Any part of this project which would affect wetlands found off-site would potentially be subject to regulation under Section 404 of the Clean Water Act or other State/Federal statutes, according to the US Fish and Wildlife Service (IPAC, BIOS). There is a **less than significant impact with mitigations incorporated**.
- D. Movement of Fish and Wildlife: The project site contains potential habitat for 11 migratory bird species, listed in Figure 4b. In addition to the mentioned Migratory Bird species, Delta Smelt (*Hypomesus transpacificus*) is an anadromous pelagic fish which migrates from the San Joaquin Delta and Suisun Bay estuaries upstream to spawn seasonally. There is no mapped habitat for Delta Smelt in the project location. In the event that any of the special-status species are found within the project site, the proper authorities shall be notified and all construction and/or ground disturbing activity halted so that additional mitigation measures may be prescribed. **Mitigation Measures BIO-1, BIO-2, and BIO-5** are required to render impacts **less than significant with mitigation incorporated**.
- E. The proposed project would not conflict with local policies adopted for the protection biological resources. As the site is not wooded and has no Oak Woodlands identified on the project site, there is no impacts to Oak Woodlands. **No impact** would occur.
- F. Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. **No impact** would result.



Figure 4a: CNPS Rare Plant Inventory (Quad List)




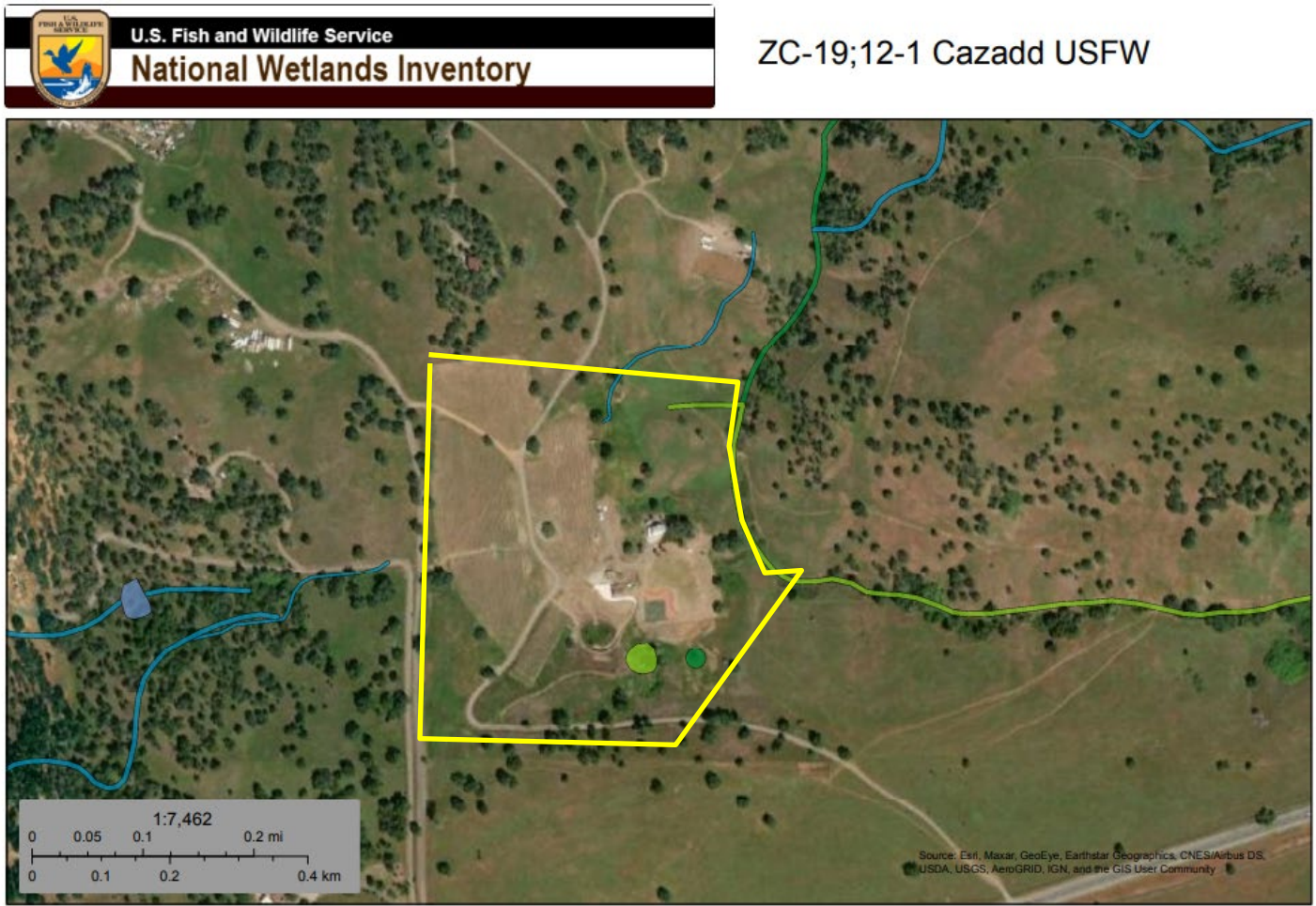
▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	PHOTO
<i>Balsamorhiza macrolepis</i>	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	None	None	G2	S2	1B.2	 © 1998 Dean Wm. Taylor
<i>Erythranthe inconspicua</i>	small-flowered monkeyflower	Phrymaceae	annual herb	May-Jun	None	None	G4	S4	4.3	 © 2017 Debra L. Cook
<i>Jepsonia heterandra</i>	foothill jepsonia	Saxifragaceae	perennial herb	Aug-Dec	None	None	G3	S3	4.3	 © 2014 Belinda Lo
<i>Sphenopholis obtusata</i>	prairie wedge grass	Poaceae	perennial herb	Apr-Jul	None	None	G5	S2	2B.2	No Photo Available

Figure 4b: Migratory Birds List (IPAC 2020)

Species Name	Common Name	Birds of Conservation Concern Listed	Other Conservation List
Haliaeetus leucocephalus	Bald Eagle	Non-BCC Vulnerable	Bald and Golden Eagle Protection Act
Aechmophorus clarkii	Clark's Grebe	BCC Rangewide (CON)	
Cypseloides niger	Black Swift	BCC Rangewide	
Geothlypis trichas sinuosa	Common Yellowthroat	BCC-BCR	
Aquila chrysaetos	Golden Eagle	Non-BCC Vulnerable	Bald and Golden Eagle Protection Act
Carduelis lawrencei	Lawrence's Goldfinch	BCC Rangewide (CON)	
Toxostoma redivivum	California Thrasher	BCC Rangewide (CON)	
Picoides nuttalli	Nuttall's Woodpecker	BCC-BCR	
Baeolophus inornatus	Oak Titmouse	BCC Rangewide (CON)	
Agelaius tricolor	Tricolored Blackbird	BCC Rangewide (CON)	
Chamaea fasciata	Wrentit	BCC Rangewide (CON)	
Pica nuttalli	Yellow-billed Magpie	BCC Rangewide (CON)	



Figure 4c: Wetlands Mapper (National Wetlands Inventory, FWS)



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Mitigation Measures:

BIO-1 Special-Status Species – Animals- Special-status animal species should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individuals to a preservation area, or other actions, subject to the approval of CDFW, USFWS, or CNPS. Prior to ground disturbing activity, a Biological Resource Analysis shall be prepared to document the presence of any special status species, and the project site plan shall be modified to avoid disturbance to those species as determined necessary by the County and CDFW, USFWS, or CNPS.

BIO-2 Ground Disturbance Timing for Nesting Birds- To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. The purpose



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

- BIO-3 Special-Status Species – Plants-** Special-status plant populations should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individual plants to preservation area, or other actions, subject to the approval of CDFW, USFWS, or CNPS.
- BIO-4 Plant Survey-** Prior to any construction activity related to any discretionary project, a biological and/or rare plant survey shall be conducted to determine if there are any special-status plants within the project area and which may potentially be disturbed. Surveys shall be timed according to the blooming period for the target species, and known reference populations will be visited prior to surveys to confirm the species is blooming where known to occur. If special-status species are identified, avoidance zones may be established around plant populations to clearly demarcate areas for avoidance. Avoidance measures and buffer distances may vary between species, and the specific avoidance zone distance will be determined in coordination with the appropriate resource agencies. For individual specimens, highly visible temporary construction fencing shall be placed at least 10 ft. away from the drip line of the plant. No construction activity or grading would be permitted within the buffer zone. Where avoidance is infeasible, and the plant subject to removal or potential damage from construction, the project applicant shall develop and implement a mitigation plan pursuant to State and Federal regulation. The mitigation plan shall provide for no net loss of habitat and shall include, but is not limited to, relocation of the affected plants, replanting, and monitoring of relocated and planted specimens.
- BIO-5 Wetland and Riparian Habitat :** 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 are found, a buffer depending upon the species and as determined by a qualified biologist in consultation with the California Department of Fish and Wildlife and shall be demarcated with bright orange construction fencing.. No ground disturbing or other construction activities shall occur within this buffer until the County and CDFW approved biologist has confirmed that there is no unmitigated impact to existing riparian or wetland habit.

Source: California Department of Fish and Wildlife BIOS, U.S. Fish and Wildlife Service IPAC, California Native Plant Society (CNPS) California Department of Fish and Wildlife Habitat Conservation Planning, Migratory Bird Treaty Act, NOAA, National Wetlands Inventory, 2019, Amador County Planning Department,



Chapter 5. CULTURAL RESOURCES

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

Discussion/Conclusion/Mitigation:

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

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

Discretionary permits for projects “that could have significant adverse impacts to prehistoric or historic-era archeological resources” in areas designated by the Amador County General Plan as being moderate-to-high cultural resource sensitivity are required to have a Cultural Resource Study prepared prior to project approval, per Mitigation Measures 4.5-1a, 4.5-1b, and 4.5-2 of the Amador County Implementation Plan. The project site is located in an area of moderate cultural resource sensitivity. As the designated zone change does include expansion of uses, however no specific use is proposed, then **mitigation measure CULTR-1 and CULTR-2** are required in the event that any of the expanded uses under the AG district result in ground disturbing activities or activities which may include impacts to undiscovered cultural resources.

Mitigations **CULTR-1** and **CULTR-2** are included and will require additional study to be performed in the case that expanded uses under the AG zoning district requires or involve any ground-disturbing activity, consistent with the requirements under the Amador County General Plan. There is a **less than significant impact with mitigations incorporated** to cultural resources.



Mitigation Measures

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

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

Determine if an investigation of cause of death is required;

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

Source: Amador County Planning Department, Amador County General Plan Environmental Impact Report, Amador County Implementation Plan 2016, California Health and Safety Code, California Native American Heritage Commission (NAHC), CA Office of Historic Preservation, State of California Resources Agency Department of Parks and Recreation Primary Records (DPR 523A), Records Search Results for APNs: 015-220-065 NCIC, Amador County Planning Department.



Chapter 6. ENERGY

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

Discussion/Conclusion/Mitigation:

- A. Long-term project construction or long-term operational changes resulting in substantial energy use shall conform to the Amador County General Plan energy use requirements, and any other applicable requirements under the State of California. There is a **less than significant impact**.
- B. The only local energy plan is the Energy Action Plan (EAP) which provides incentives for homeowners and business owners to invest in higher-efficiency energy services. The project would not conflict with or obstruct any state or local plan for energy management, therefore there is **no impact**.

Sources: Amador County EAP, Amador County Planning Department.



Chapter 7. GEOLOGY AND SOILS

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

Discussion/Conclusion/Mitigation:

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



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

- B. According to the project location as mapped in *Figure 7a-c* by the Natural Resources Conservation Service (NRCS, 2017), the property where the project is located is characterized by 34.3 acres of Exchequer and Auburn very rocky loam, and 5.6 acres Supan very cobbly loam. Grading Permits are required for any earthmoving of 50 or more cubic yards, and are reviewed and approved by the County in accordance with Ordinance 1619 (County Code 15.40) with conditions/requirements applied to minimize potential erosion. Presence of the above listed soil types does not require additional regulatory action nor does it indicate special circumstance requiring any under County code. If future uses require grading, that grading shall be subject to regulation by the Amador County Building Department and, with the implementation of **Mitigation Measures GEO-1, HYD-1, and BIO-1, 2, 3, and 4**, is a **less than significant impact with those mitigations incorporated**.
- C. Slopes most susceptible to earthquake-induced failure include those with highly weathered and unconsolidated materials on moderately steep slopes (especially in areas of previously existing landslides). The actuators of landslides can be both natural events, such as earthquakes, rainfall, and erosion, and human activities. Those induced by man are most commonly related to large grading activities that can potentially cause new slides or reactivate old ones when compacted fill is placed on potentially unstable slopes. Conditions to be considered in regard to slope instability include slope inclination, characteristics of the soil materials, the presence of groundwater and degree of soil saturation. This project will not impact the stability of existing geological units or soil, nor impact potential landslides, lateral spreading, subsidence, liquefaction or collapse. There is **no impact** of this project on the aforementioned conditions.
- D. Expansive or collapsible soils are characterized by the ability to undergo significant volume change (shrink and swell) as a result of variation in soil moisture content. Soil moisture content can change due to many factors, including perched groundwater, landscape irrigation, rainfall, and utility leakage. Requirement of a grading permit requires building inspection and grading permit issuance for any substantial earthmoving or construction of structures, and as it is unlikely that even if expansive soils are found at the project site, that there would be impacts detrimental to the project, property, or current uses with the current regulation implemented through construction. There is **no impact**.
- E.
- F. Soil conditions within the project site must be determined to be suitable for on-site sewage systems permissible for this type of land division. Mitigation Measure GEO-1 requires compliance with Amador County Code regarding sewage disposal requirements for projects of this nature. **Mitigation Measure UTL-1** requires review and approval of the existing wastewater treatment system utilized by this project. There is a **less than significant impact with mitigation incorporated**.
- F. The proposed project would not destroy or greatly impact any known unique geological site or feature. There is a **less than significant impact**.

Mitigation Measure:

GEO-1 Sewage Disposal: In accordance with Health and Safety Code 5411 and Amador County Code 14.12.140, wastewater from any residence, place of business, or other building or place where persons reside, congregate, or are employed, must be discharged to an approved method of wastewater treatment and disposal. The project parcel has a 3 bedroom septic system constructed under Permit #13272. This permit received final sign-off by the Environmental Health Department on November 12, 2020. File notes indicate this system is connected to serve a barn. *The project parcel also has a 4 bedroom septic system constructed under permit #11314. This was an engineered system. This permit received final sign-off by our Department on November 5, 2007.

Where, for either existing on-site sewage disposal system, a future change in the character of use is proposed in accordance with an activity allowed under the new AG zoning designation, the applicant will be required to do



the following: Retain the services of a qualified professional to review the existing OWTS and the proposed use(s) and submit a report to the Department certifying that the existing OWTS may be expected to provide acceptable service for the proposed use or to specify any modifications, expansion replacement or treatment that would be needed for such certification to be possible.

All future new or replacement sewage disposal systems to be constructed on the project parcel, shall be designed by a qualified professional to serve the intended use. The system shall be designed under permit from the Amador County Environmental Health Department and said system shall comply with Chapter 14 of the Amador County Code and the On-site Wastewater Treatment System Regulations adopted pursuant to Code.

Figure 7a: Soil Map Unit Legend

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in ADI	Percent of ADI
ExD	Exchequer and Auburn very rocky loams, 3 to 31 percent slopes	24.9	62.3%
ExE	Exchequer and Auburn very rocky loams, 31 to 51 percent slopes	9.4	23.6%
SyD	Supan very cobbly loam, moderately deep, 3 to 31 percent slopes	5.6	14.1%
Totals for Area of Interest		40.0	100.0%



Figure 7b: Soil Map Legend

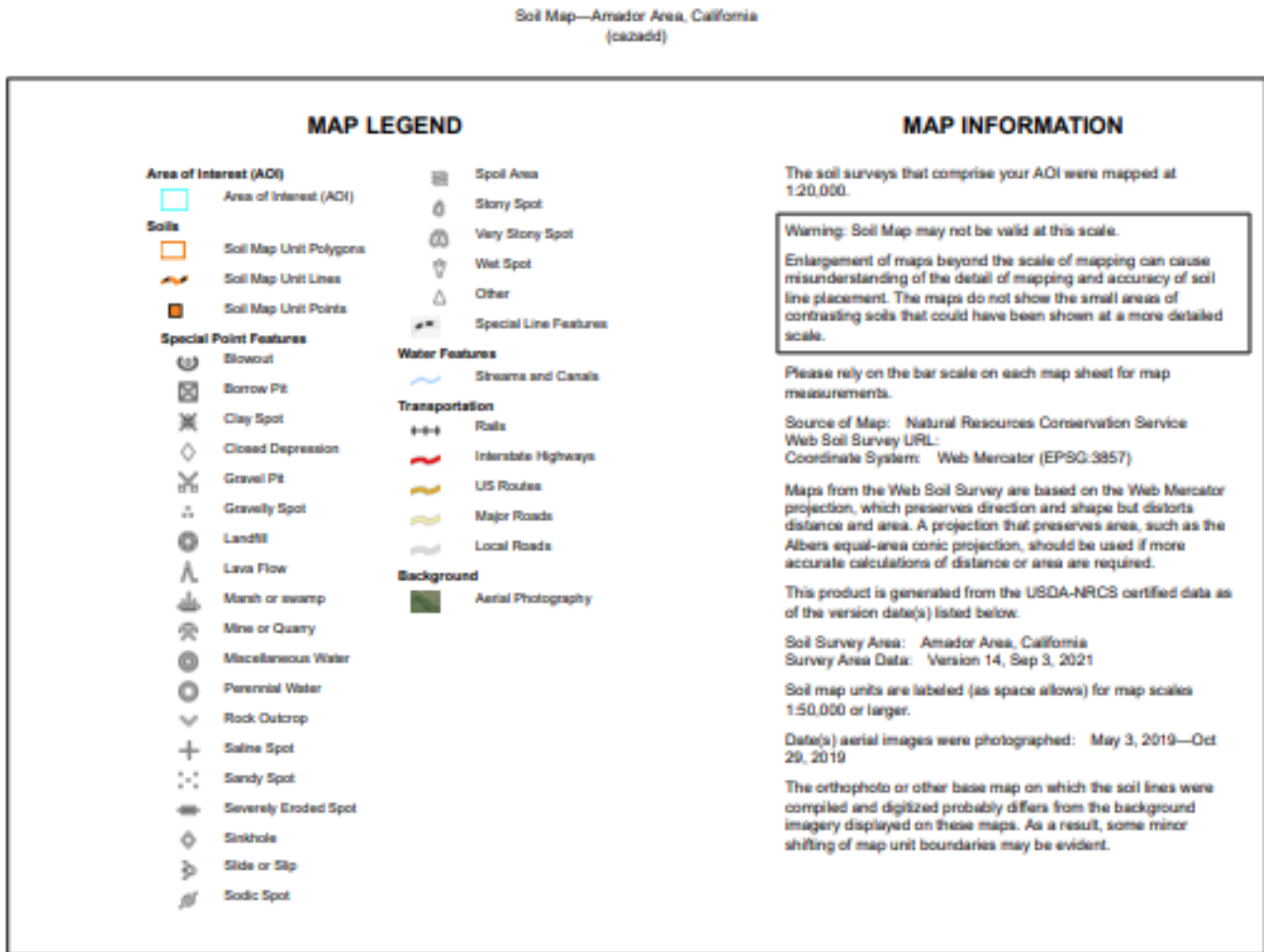
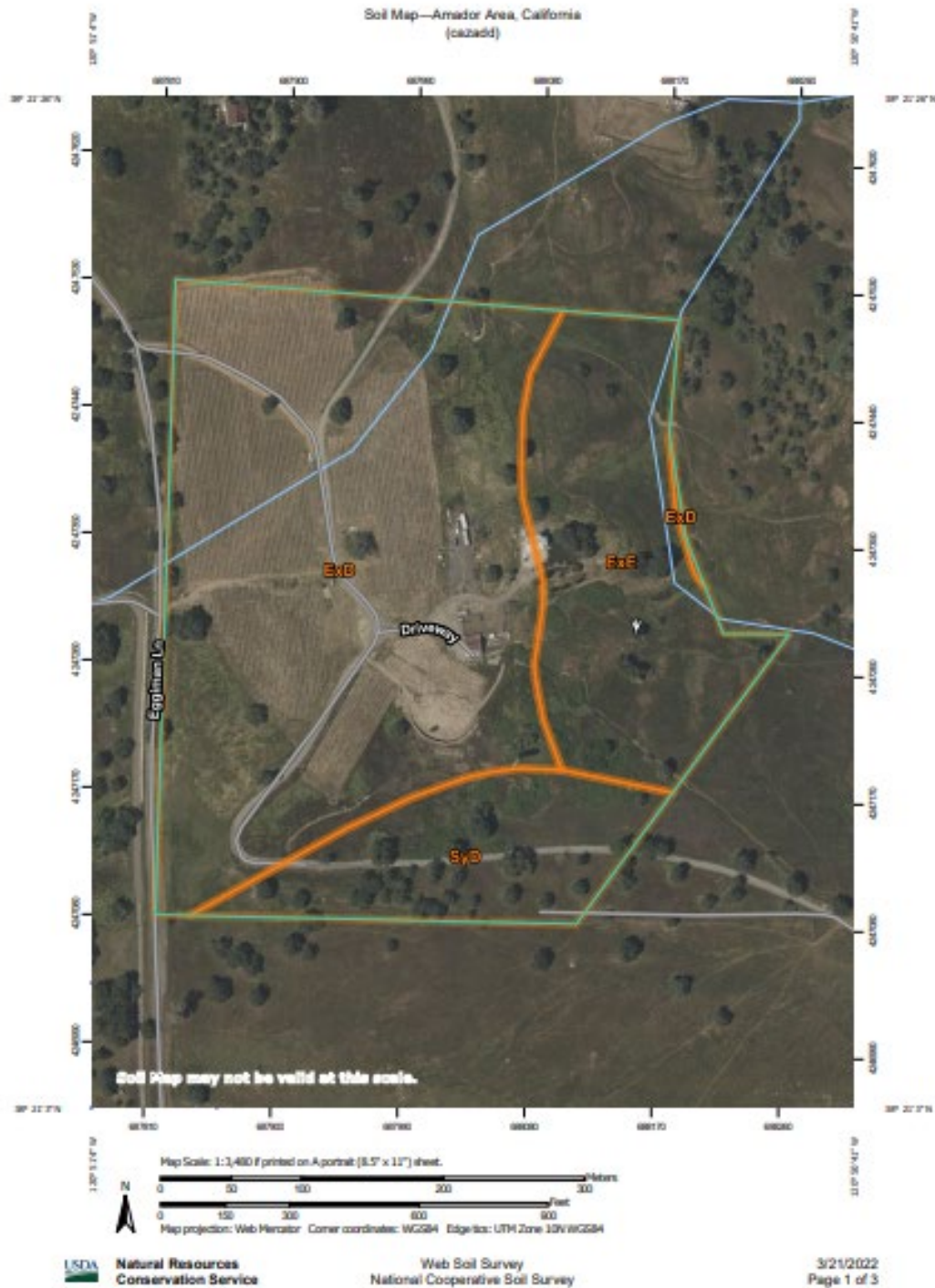




Figure 7c: Soil Map



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



Chapter 8. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. This project is not anticipated to generate substantial increase in emissions. The project would not generate significant greenhouse gas emissions or result in significant global climate change impacts, with the implementation of **Mitigation Measure AIR-1**, limiting vehicular idling times. There is a **less than significant impact with mitigation incorporated**.
- B. There is no applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Any increase in emissions would comply with regulations and limits established by the California Air Resources Board (CARB) and Amador Air District. Therefore there is **no impact**.

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



Chapter 9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, or otherwise introduce potential hazards to residents or property?	<input type="checkbox"/>	<input checked="" 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 checked="" 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 §65962.5 and, as a result, would it create a significant hazard to the public or the environment? Or otherwise be influenced by other notable hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. Hazardous Materials Transport and Handling: The project does not significantly increase risk to the public or the environment through the routine transport, use, or disposal of hazardous materials. Mitigation measure HAZ-1 addresses standard practice regarding regulation of potential Hazardous substance transportation. **There is a less than significant impact.**
- B. Hazardous Materials Upset and Release: Potential impacts of hazardous material handling, transport, or release through this project is mitigated by oversight of the Amador County Environmental Health department pursuant to



state law. Potential uses of the property may include public visiting the property; therefore, **mitigation measure HAZ-1** addresses standard practice regarding regulation of potential Hazardous substances on-site. There is a **less than significant impact with mitigation incorporated**.

- C. The nearest public schools are located more than 2 miles away. Schools would not be exposed to hazardous materials, substances, or waste due to the project, and there would be a **less than significant impact**.
- D. Pursuant to Government Code Section 65962.5, the project site was queried for past-to-current records regarding information collected, compiled, and updated by the Department of Toxic Substances Control and Secretary for Environmental Protection (EPA) evaluating sites meeting the "Cortese List" requirements. The project site also was also searched on the California EPA's Superfund Enterprise Management System (SEMS) database and the US EPA Facility Registry Service (FRS) however there were no specific flags for the project on either site. CalEPA GeoTracker identified no potential hazardous materials within the project area or near vicinity (1 mile radius), with the nearest site being located slightly over 1 mile away, a LUST (leaking underground storage tank) cleanup site which's case has been closed according to the site.

The project does not propose any significant changes in use, intensity, or major construction, which would increase the number nor amounts of hazardous materials on-site, or the probability of sensitive receptors being exposed to any hazardous materials. There is a **less than significant impact** regarding hazardous materials on site.

- E. The nearest public use airport to the project site is the Westover Field Airport located in Martell, located approximately 2 miles away. The proposed project is located outside the safety compatibility zones for the area airports, and due to the significant distance from the project site, there is no impact to people working on the project site. The impact is **less than significant**.
- F. The nearest private airport to the project site is located at 4875 Camanche Parkway North, approximately 1.4 miles away from the property. The proposed use will not negatively affect the airport or airport usage, nor will the project be negatively affected in turn. There is no impact to safety hazards associated with airport operations are anticipated to affect people working or residing within the project site. Impacts are **less than significant**.
- G. The proposed project is located directly off of State Highway 88, one of the County's main arterials. Amador County has an adopted Local Hazard Mitigation Plan (LHMP), updated in January of 2014. The proposed project does not include any actions that physically interfere with any emergency response or emergency evacuation plans. There is a **less than significant impact**.

Mitigation Measure(s)

HAZ-1 Hazardous Materials Upset and Release: The applicant shall at all times be in full compliance with the regulatory standards of the Unified Program regarding hazardous materials business plan requirements, hazardous waste generation, treatment or storage, aboveground petroleum storage, and underground tanks. If a hazardous materials business plan is required, the emergency response portion shall include a plan for the evacuation of visitors in the event of a hazardous materials incident.

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



Chapter 10. HYDROLOGY AND WATER QUALITY

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

Discussion/Conclusion/Mitigation:

- A. The proposed project would increase the impermeable surfaces on-site but would not result in a significant increase in urban storm water runoff. The County requires a grading permit (County Code Chapter 15.40) for any



- earthmoving in excess of 50 cubic yards. This requirement is included as **Mitigation Measure HYD-1**. The impacts are **less than significant with mitigation incorporated**.
- B. The proposed project would not significantly require the use of, or otherwise interfere with, available groundwater supplies with the implementation of **Mitigation Measure HYD-1**. There is a **less than significant impact with mitigations incorporated**.
- C. i-ii The proposed project is not projected to significantly contribute to any increase in erosion, siltation, surface runoff, or redirection of flood flows with implementation of **Mitigation Measure HYD-1**. There is a **less than significant impact with mitigation incorporated**.
- iii The project would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems with implementation of **Mitigation Measure HYD-1**. There is a **less than significant impact with mitigation incorporated**.
- iv The project is located in Flood Zone X, meaning that the northern portion of the site is outside of the Standard Flood Height Elevation and of minimal flood hazard (Zone X). The proposed project does not involve the construction of housing on the property. **Impact are less than significant** with respect to placing housing within a 100-year flood hazard area for this project.
- D. There is no known risk mapped on the California Department of Conservation CGS Information Warehouse regarding landslides. This zone change which does include expansion of uses but not propose specific changes of use or additional development therefore a **less than significant impact** to/from flood flows.
- E. The project would not substantially degrade water quality through its operation. Conditions of additional project approval include submission of plans to the Amador County Environmental Health Department, obtainment of a Grading Permit through the Amador County Building Department, included as **Mitigation Measure HYD-1**. **Mitigation Measure UTL-2** addresses the water quality of on-site wells. There is a **less than significant impact with mitigations incorporated** regarding water quality resulting from this project.
- F. It is highly unlikely that the project would be subject to inundation by seiche, tsunami, or mudflow as the project site is not in any FEMA mapped DFIRM Flood Zones. There would not be substantial risk for property or people through the failure of levees or dams introduced by this project, therefore there is a **less than significant impact** regarding risk or loss.
- G. There is no existing water quality control plan or sustainable groundwater management plan in the vicinity of this project. Compliance with SGMA would be required for future water usage. There is a **less than significant impact**.

Mitigation Measures

HYD-1 Grading Permits and Erosion Control: Prior to the issuance of permits for site-specific development, drainage and grading permits shall be prepared by a licensed civil engineer and submitted to the Amador County Building Department for approval. Drainage plans shall demonstrate that new development would not increase peak storm flows and that adequate capacity exists downstream to accommodate increased stormwater volume. All site-specific development shall implement appropriate stormwater runoff best management practices (BMPs) and design features to protect receiving water quality consistent with Amador County standards, and any required National Pollution Discharge Elimination System (NPDES) permits administered by the State Water Resources Control Board (SWRCB) must be obtained prior to project execution.

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



Chapter 11. LAND USE AND PLANNING

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

Discussion/Conclusion/Mitigation:

- A. The subject property currently includes a single-family dwelling, vineyard, and wine cave. The proposed project would not divide an established community and is consistent with the General Plan designation of AG, Agricultural General. This project does reduce the potential housing stock by one unit, however there is no proposed major change in density or services to nearby residences. The increased uses under the AG zoning district are consistent with those under the AG General Plan designation, and any uses which would potentially impact nearby residents employ mitigations to reduce any impacts to less than significant levels. The proposed changes in zoning is consistent with the existing character of the land and community. There is **a less than significant impact**.
- B. The project includes the zone change to AG which is consistent with the General Plan designation of AG. Proposed uses are primarily agricultural in nature and would not inherently introduce significant impacts to the neighboring properties (residential and agricultural uses). Caltrans was included in the circulation of this project application. There is a less than significant impact with the mitigations incorporated with the project and implementation of the Mitigation Monitoring and Reporting Program for this project. There is **a less than significant impact with mitigations incorporated**.
- C. The project site is not included in any adopted habitat conservation plans or natural community conservation plans. Therefore, the project would not conflict with any such plans and **no impact** would result.

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



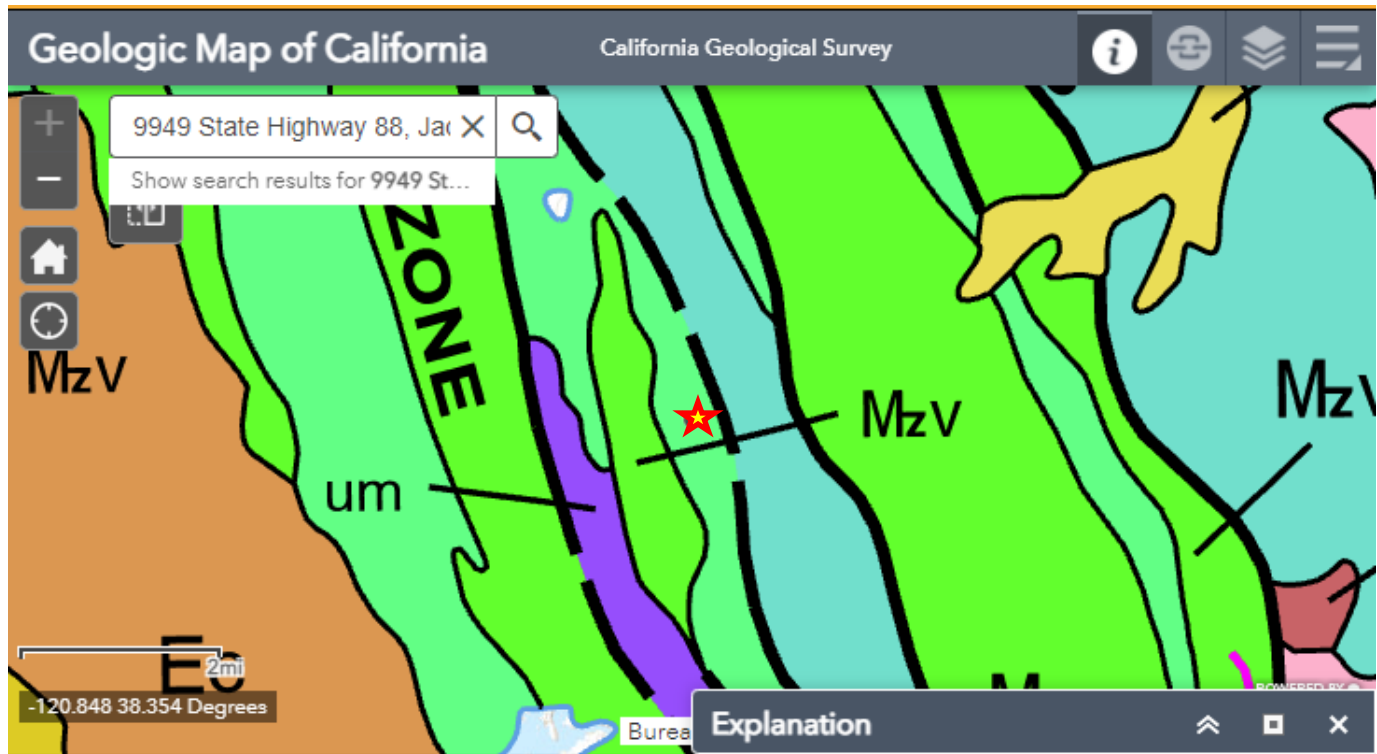
Chapter 12. MINERAL RESOURCES

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

Discussion/Conclusion/Mitigation:

A & B According to the California Division of Mines and Geology Mineral Land Classification Map, this project is located in the Sutter Creek 15-Minute Quadrangle which has a reported SMARA Study Area, conducted in 1983. This project would not restrict access to any mineral resources on site. This project will not encroach onto any of the other properties and therefore not interfere with any present or future access to known mineral resource areas. There are no proposed structures or changes in use, therefore there is a **less than significant impact** to any mineral resources.

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





CEQA INITIAL STUDY | UP-19;12-1 Cazadd Zone Change X to AG

DESCRIPTION OF MAP UNITS		TERTIARY VOLCANIC ROCKS		MESOZOIC METAVOLCANIC ROCKS		PALEOZOIC PLUTONIC ROCKS	
QUATERNARY DEPOSITS							
Qs	Extensive marine and nonmarine sand deposits, generally near the coast or desert playas	Tv	Tertiary volcanic flow rocks, minor pyroclastic deposits	Mv	Undivided Mesozoic volcanic and metavolcanic rocks. Andesite and rhyolite flow rocks; greenstone, volcanic breccia and other pyroclastic rocks, in part strongly metamorphosed. Includes volcanic rocks of Franciscan Complex: basaltic pillow lava, diabase, greenstone, and minor pyroclastic rocks	gn	Paleozoic and Permo-Triassic granitic rocks in the San Gabriel and Klamath Mountains
Q	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated	Tv'	Tertiary pyroclastic and volcanic mudflow deposits.				
Qs	Selected large landslides	Ti	Tertiary intrusive rocks, mostly shallow (hypabyssal) plugs and dikes				
Qg	Glacial till and moraines. Found at high elevations mostly in the Sierra Nevada and Klamath Mountains	TERTIARY PLUTONIC ROCKS		mv	Undivided pre-Cenozoic metavolcanic rocks. Includes latite, dacite, tuff, and greenstone, commonly schistose	PRECAMBRIAN ROCKS	
Qoa	Older alluvium, lake, playa, and terrace deposits	gr^m	Cenozoic (Tertiary) granitic rocks - quartz monzonite, quartz latite, and minor monzonite, granodiorite, and granite, found in the Kingston, Panamint, Amargosa, and Greenwater Ranges in southeastern California			pc	Conglomerate, shale, sandstone, limestone, dolomite, marble, gneiss, hornfels, and quartzite, may be Paleozoic in part
QPc	Pleistocene and/or Pliocene sandstone, shale, and gravels deposits, mostly loosely consolidated	MESOZOIC SEDIMENTARY AND METASEDIMENTARY ROCKS		gr^h	Mesozoic granite, quartz monzonite, granodiorite, and quartz diorite	pCc	Complex of Pre-cambrian igneous and metamorphic rocks. Mostly gneiss and schist intruded by igneous rocks, may be Mesozoic in part
QUATERNARY VOLCANIC ROCKS							
Qv	Recent (Holocene) volcanic flow rocks, minor pyroclastic deposits	TK	Sandstone, shale, and minor conglomerate in coastal belt of northwestern California. Previously considered Cretaceous, but now known to contain early Tertiary microfossils in places	um	Ultramafic rocks, mostly serpentine. Minor peridotite, gabbro, and diabase, chiefly Mesozoic	gr^c	Precambrian granite, syenite, anorthosite, and gabbroic rocks in the San Gabriel Mountains, also various Precambrian plutonic rocks elsewhere in southeastern California
Qv'	Recent (Holocene) pyroclastic and volcanic mudflow deposits	K	Undivided Cretaceous sandstone, shale, and conglomerate, minor nonmarine rocks in Peninsular Ranges	gb	Gabbro and dark dioritic rocks, chiefly Mesozoic	SYMBOL EXPLANATION	
Qv	Quaternary volcanic flow rocks, minor pyroclastic deposits	Ku	Upper Cretaceous sandstone, shale, and conglomerate	gr	Undated granitic rocks	Contact between geologic units - approximately located	
Qv'	Quaternary pyroclastic and volcanic mudflow deposits	Kl	Lower Cretaceous sandstone, shale, and conglomerate	P	Undivided Paleozoic metasedimentary rocks. Includes slate, sandstone, shale, chert, conglomerate, limestone, dolomite, marble, phyllite, schist, hornfels, and quartzite	Fault traces - solid where well located, dashed where approximately located or inferred, dotted where concealed, and queried where continuation or existence is uncertain. Ball and bar on downthrown side (relative or apparent). Arrows indicate direction of lateral movement (relative or apparent)	
TERTIARY SEDIMENTARY ROCKS							
Tc	Undivided Tertiary nonmarine sandstone, shale, conglomerate, breccia, and ancient lake deposits	KJf	Franciscan Complex: Cretaceous and Jurassic sandstone with smaller amounts of shale, chert, limestone, and conglomerate. Includes Franciscan melange, except where separated	Pm	Permian shale, conglomerate, limestone, dolomite, sandstone, slate, hornfels, and quartzite; minor pyroclastic rocks	Thrust fault (barbs on upper plate)	
P	Pliocene marine sandstone, siltstone, shale, and conglomerate, mostly moderately consolidated	KJf_s	Melange of fragmented and sheared Franciscan Complex rocks	C	Carboniferous shale, sandstone, conglomerate, limestone, dolomite, chert, hornfels, marble, and quartzite, in part pyroclastic rocks	Regional strike and dip of stratified rocks	
M	Miocene marine sandstone, shale, siltstone, conglomerate, and breccia, moderately to well consolidated	KJf_s	Blueschist and semi-schist of Franciscan Complex	D	Devonian limestone, dolomite, sandstone, and shale, in part tuffaceous	Regional strike and dip of stratified rocks (overturned)	
Mc	Miocene nonmarine sandstone, shale, conglomerate, and fanglomerate, moderately to well consolidated	J	Jurassic shale and sandstone, minor conglomerate, chert, slate, limestone, and pyroclastic rocks	SO	Silurian to Ordovician sandstone, shale, conglomerate, chert, slate, quartzite, hornfels, marble, dolomite, and phyllite, some greenstone	Anticlinal fold	
Oa	Oligocene marine sandstone, shale, and conglomerate, mostly well consolidated	T	Triassic shale, conglomerate, limestone, dolomite, sandstone, slate, hornfels, and quartzite; minor pyroclastic rocks	C	Cambrian sandstone, shale, limestone, dolomite, chert, quartzite, and phyllite; includes some rocks that are possibly Precambrian	Synclinal fold	
Oac	Oligocene nonmarine sandstone, shale, and conglomerate, mostly well consolidated	sch	Schists of various types, mostly Paleozoic or Mesozoic age, some Precambrian	PALEOZOIC MIXED ROCKS		Monoclinical fold	
E	Eocene marine shale, sandstone, conglomerate, and minor limestone, mostly well consolidated	ls	Limestone, dolomite, and marble whose age is uncertain but probably Paleozoic or Mesozoic	m	Undivided pre-Cenozoic metasedimentary and metavolcanic rocks of great variety. Mostly slate, quartzite, hornfels, chert, phyllite, mylonite, schist, gneiss, and minor marble		
Ec	Eocene nonmarine sandstone, shale, and conglomerate, moderately to well consolidated	MESOZOIC MIXED ROCKS		Pv	Undivided Paleozoic metavolcanic rocks. Mostly flows, breccia, and tuff; includes greenstone, diabase, and pillow lavas; minor interbedded sedimentary rocks		
Ep	Paleocene marine sandstone, shale, and conglomerate, mostly well consolidated	gr-m	Mesozoic to Precambrian granitic and metamorphic rocks, mostly gneiss and other metamorphic rocks injected by granitic rocks.				

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



Chapter 13. NOISE

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

Discussion/Conclusion/Mitigation:

- A. The project would result in low levels of noise-related impacts related to the current uses for agricultural and residential uses. Any additional noise-related issues would be subject to regulation by the Amador County Code regarding nuisance conditions. There is **a less than significant impact**.
- B. If uses associated with the proposed project would include the construction activity which may generate ground-borne vibration, noise, or use construction activities, construction would be required to comply with the provisions of General Plan. There are no additional uses which would propose the use of heavy equipment for an extended period of time beyond what is expected for construction, which would be temporary. There is **a less than significant impact**.
- C & D. The presented project will not introduce significant increased noise and due to the size of the parcel, any increased noise resulting from the increased uses allowed by right in the AG district, would not be likely to negatively impact surrounding properties. Noise levels generated would not exceed applicable noise standards established in the General Plan, and the property would be subject to Amador County noise regulations (Chapter 9.44). There is **a less than significant impact**.
- E & F Public and private airports would not be impacted by this project. **No impact** would result.

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



Chapter 14. POPULATION AND HOUSING

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

Discussion/Conclusion/Mitigation:

A The project would not increase the developmental density allowed on the affected property. Current zoning of X, Special Use District allows up to two (2) residences on a parcel. The proposed zoning of AG, Exclusive Agriculture allows one dwelling for every 40 acres enrolled under the CLCA Contract. As such, the property is going from two (2) maximum potential dwellings to one (1) maximum potential dwelling. The proposed project does present a minor decrease in available housing potential, however the current residential uses of the property remains consistent with the zoning. There is a **less than significant impact**.

B & C The property currently has structures on the property including one (1) single-family dwelling, a barn, and a wine cave. There is a net of minus (-) one (1) potential unit of resident housing stock however this reduction has a **less than significant impact** to housing.

Sources: Amador County Planning Department.



Chapter 15. PUBLIC SERVICES

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

Discussion/Conclusion/Mitigation:

- A The project site is currently served by the Amador Fire Protection District. The nearest fire station is CDF 60 (Sutter Hill) Station located off of Ridge Rd. in Jackson. 3 miles east of the project site. Mutual aid agreements coordinate protection service between City or Community Fire Protection Jurisdictions, and CalFire. A **less than significant impact** related to fire protection services would occur.
- B The project site is currently served by the Amador County Sheriff’s Department. The nearest Sheriff station is located at 700 Court St., Jackson, which serves the unincorporated area of the County. Proposed improvements would not result in additional demand for sheriff protection services. Mutual aid agreements coordinate police action between City and County police protection service. Sutter Creek and Jackson Police Stations are both less than 4 miles from the project site, closer to the project site than the Sheriff Department office in Jackson, CA. California Highway Patrol (CHP) also provides police protection associated with the State Highways; the nearest highways to this project are CA State Hwy 88 located northwest of the project site. As these various agencies all provide various police and emergency services, this project would not result in the provision of or need for new or physically altered sheriff or police protection facilities. There is a **less than significant impact** to police protection services.
- C&D Because the demand for schools, parks, and other public facilities is driven by population, the proposed project would not significantly increase demand for those services at this time as the property is not going to experience any change in zoning or general plan designation. As such, the proposed project would result in a **less than significant impact** on these public services.
- E Any additional uses allowed through this zone change would be required to provide adequate solid waste disposal services. It is not foreseeable that any of those potential uses would introduce significant additional pressure on existing solid waste processing/transfer facilities. There is a **less than significant impact**.

Sources: Amador County Planning Department.



Chapter 16. RECREATION

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

Discussion/Conclusion/Mitigation:

A&B The proposed project would decrease opportunity for residential development (one dwellings) thus presenting minor decreased demand for parks or recreational facilities for a full-time resident. The proposed project would not significantly affect use of existing facilities, nor would it require the construction or expansion of existing recreational facilities at his time. The proposed project would have a **less than significant impact** on recreational facilities.

Source: Amador County Planning Department.



Chapter 17. TRANSPORTATION / TRAFFIC

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

Discussion/Conclusion/Mitigation:

A&B The proposed project would not cause a substantial increase in traffic, reduce the existing level of service, or create any significant congestion at any intersection nor would it conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Caltrans, Amador County Department of Transportation and Public Works, and other applicable transportation agencies have been included in circulation of this project. Any significant changes in use would require appropriate



encroachments onto the main roads to the property, which falls on the responsibility of the property owner to obtain. There would be a **less than significant impact**.

- C The proposed project would not be located within any Westover Airport safety zones (Westover Field Airport Land Use Compatibility Plan Draft 2017). Therefore, the project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that would result in a safety risk. A **less than significant impact** would result.
- D The proposed project would not have significant impacts to transportation nor necessitate additional mitigation. **Mitigation Measure TRA-1** includes the requirement that an encroachment permit be obtained accompanying any potential change in use which would affect or influence encroachments onto any County-maintained road, to the satisfaction of the Public Works Department. Encroachments must conform to the regulations found in Chapter 12.10 of County Code. Grading must conform to Chapter 15.40 (See **Mitigation Measure HYD-1**) there is a **less than significant impact with mitigations incorporated**.
- E The proposed project must comply with the Fire and Life Safety Ordinance (Chapter 15.30) with **Mitigation Measure TRA-2**. There is **less than significant impact with mitigation incorporated**.
- F The project would not affect alternative transportation. Therefore, the proposed project is consistent with the policies, plans, and programs supporting alternative transportation, and there would be **no impact**.
- G Pursuant to CEQA Guidelines §15064.3, subdivision (b) the County's qualitative analysis of this project establishes there are no significant impacts to traffic. The project is located directly off the major arterial of Highway 88, therefore regulation of encroachment onto said highway is under Caltrans jurisdiction, which was notified throughout the processing of the application. There is **no impact** to the implementation of this project with respects to CEQA Guidelines §15064.3(b).

Mitigation Measures:

TRA-1 The property must maintain all necessary encroachment permits (Chapter 12.10) and grading permits (Chapter 15.40) required for the proposed uses (**Mitigation Measure HYD-1**), as regulated by the Amador County Department of Transportation and Public Works and Caltrans.

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

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



Chapter 18. TRIBAL CULTURAL RESOURCES

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

Discussion/Conclusion/Mitigation:

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

- (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
- (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

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

A As defined by Public Resources Code section 21074 (a) there were no tribal cultural resources identified in the project area therefore the project would not cause a substantial adverse change in any identified tribal cultural



resources. Additionally, all tribes requesting notification for discretionary project submissions were notified of this project proposal. Attachment 1 was submitted by the United Auburn Indian Community and contains recommendations consistent with the mitigations for this project sourced from the Amador County General Plan. Any identified cultural resources or potentially significant resources would be preserved and avoided by future development consistent with the provisions of **Mitigation Measure CULTR-3**. Impacts to Tribal Cultural Resources on this site are **less than significant with the mitigation measures incorporated in CULTR-3**.

Sources: Amador County Planning Department, California Public Resources Code; National Park Service National Register of Historic Places, North Central Information Center Records, Department of Parks and Recreation Record (2020), UAIC Recommendations (Attachment 1).



Chapter 19. UTILITIES AND SERVICE SYSTEMS

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

Discussion/Conclusion/Mitigation:

A i. As the project proposes additional uses which are dependent on the provision of services support additional uses, the applicant must provide evidence of availability of water and wastewater disposal consistent with the requirements by Amador County Environmental Health, included as **Mitigation Measure UTL-1**. Due to the small scale of the project and lack of changes in use, this project would not require a Stormwater Pollution



Prevention Permit (SWPPP) from State Water Resources Control Board. There is a **less than significant impact with mitigation incorporated.**

- A ii. Stormwater drainage on site will need to be redirected and will necessitate the project proponent obtain a grading permit (Chapter 15.40) through the Building Department in order to regulate stormwater drainage and runoff. As there is no proposed physical changes of the property proposed with this project there is **no impact.**
- Aiii-v. No new or expanded stormwater or drainage facility, electric power facility, natural gas facility, or telecommunications facility would be necessary over the course of this project and therefore would not cause any environmental effects as a result. There is **no impact.**
- B. The proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or result in the expansion of water or wastewater treatment facilities. Therefore, a **less than significant impact** related to these utilities and service systems would occur.
- C. The project is not located within the service area of an existing public water system. **Mitigation Measure UTL-1 and UTL-2** require the applicant to verify sufficient water services. The impacts are **less than significant with mitigation incorporated.**
- D. The project will not increase demands of any wastewater treatment provider beyond what existing systems are prepared to serve. **Mitigation Measure UTL-1** addresses provision of sufficient irrigation improvements required for project approval. There is a **less than significant impact with mitigation incorporated.**
- E-G The project will not produce an increase in solid waste disposal needs beyond what would be addressed by County and State requirements therefore. There is a **less than significant impact.**

Mitigation Measure

UTL-1 Wastewater Systems: Where, for either existing on-site sewage disposal system, a future change in the character of use is proposed in accordance with an activity allowed under the new AG zoning designation, the applicant will be required to do the following: Retain the services of a qualified professional to review the existing OWTS and the proposed use(s) and submit a report to the Department certifying that the existing OWTS may be expected to provide acceptable service for the proposed use or to specify any modifications, expansion replacement or treatment that would be needed for such certification to be possible.

All future new or replacement sewage disposal systems to be constructed on the project parcel, shall be designed by a qualified professional to serve the intended use. The system shall be designed under permit from the Amador County Environmental Health Department and said system shall comply with Chapter 14 of the Amador County Code and the On-site Wastewater Treatment System Regulations adopted pursuant to Code.

UTL-2 Well Water Quality and Well Service/Water Supply: There is also at least one well on the project parcel. This well was drilled under permit W03552 and received final inspection on March 12, 2009. A Domestic Water System Permit shall be obtained by the property owner should future uses, as allowed by the new zone result in the provision of water for human consumption¹ to 15 or more connections or regular service of water to 25 or more people daily for at least 60 days out of the year. Even if the threshold of a public water system designation is not or can not met, a Cal-Code water system permit (a local permit) shall be obtained in the event project proponent constructs a catering on-premise kitchen as allowed under AG designation.

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

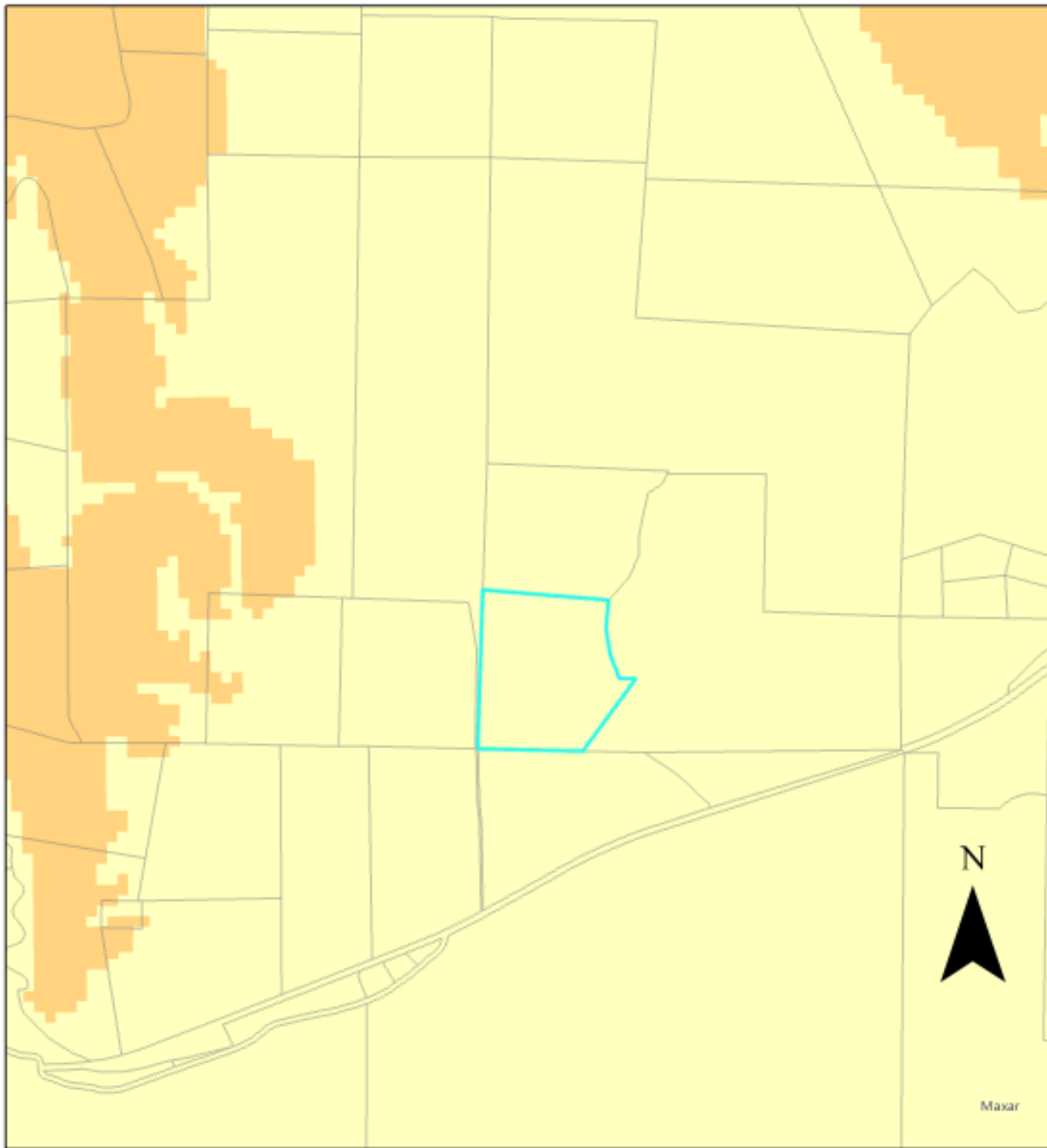


Chapter 20. WILDFIRE

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

Discussion/Conclusion/Mitigation:

- A The project shall not impair any adopted emergency response plan or emergency evacuation plan. There is **no significant impact**.
- B The project does not exacerbate wildfire risks through significant change in slope, prevailing winds, or other major factors. The project would not require the installation of emergency services and infrastructure that may result in temporary or ongoing environmental risks or increase in fire risk. Therefore there is **no impact**.
- C The project shall not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or impact the environment. **Mitigation Measure TRA-1** requires compliance with 15.30 regarding fire access, therefore there is **no significant impact with mitigation incorporated**.
- D&E The project will not expose people or structure to any new significant risks regarding flooding, landslides, or wildland fire risk. The project is located in Moderate Fire Risk Zone and therefore shall conform to all standard Fire Safety Regulations as determined by Amador County Fire Department and California Building Code. The project is located approximately 3 miles from the Sutter Hill Fire Station and therefore will not require any increased fire protection due to this project. There is **a less than significant impact**.



Legend

AmadorBoundary fhszs06_3_3

Parcels

cazadd

Calfire Fire Hazard Severity

High

Moderate

Calfire Fire Hazard Severity

ZONE CHANGE ZC-19;12-1 CAZADD

0 0.1 0.2 0.4 Miles



Maxar

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



Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion/Conclusion/Mitigation:

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

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

- AES-1** Light and Glare shall be mitigated consistent with the Amador County General Plan to avoid unnecessary light pollution onto adjoining properties.
- AES-2** Visual Impact- measures shall be taken to mitigate aesthetic impact to nearby properties
- BIO-1** Special Status Animal Species Mitigation plan will reduce biological impacts consistent with BMPs developed with CDFW and USFW;
- BIO-2** Ground Disturbance Timing for Nesting Birds, and Survey will be conducted prior to any construction;
- BIO-3** Special Status Plant Species Mitigation will be developed in conjunction with regulation by CDFW, USFW, and CNPS;
- BIO-4** Plant Survey will be conducted prior to ground disturbance resultant from any discretionary project.
- BIO-5** Wetland and Riparian Habitat conservation
- CULTR-1** Historic/Cultural Resources, if found, shall be protected consistent with General Plan Mitigation Measures 4.5-1 and 4.5-2;



- CULTR-2** Human Remains, if discovered, shall be protected consistent with General Plan Mitigation Measure 4.5-3.
- GEO-1** Sewage Disposal and Septic Systems
- HAZ-1** Hazardous Materials Upset and Release
- 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.
- TRA-1** Project applicant must obtain and maintain all necessary encroachment permits (Chapter 12.10);
- TRA-2** The proposed project must comply with Fire and Life Safety Ordinance (Chapter 15.30 of Amador County Code) (Transportation and Traffic);
- UTL-1** Wastewater Systems
- UTL-2** Applicant must verify sufficient water and well service and quality requirements as determined by Amador County Environmental Health Department.
- CUM-1** Commercial Event Facilities Monitoring and Reporting Program.

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

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

No past, current, or probable future projects were identified in the project vicinity that, when added to project-related impacts, would result in cumulatively considerable impacts. The intent of the project is to enroll in a California Land Conservation Act (CLCA; Williamson Act) Contract which includes a zone change to the County’s AG, Exclusive Agriculture District. The zoning regulations under the AG zoning district then become the limitations of the Contract. This project would expand the potential scope of allowed activities, which may include agricultural and secondary commercial uses, which must be secondary to the existing agricultural uses of the property. The agricultural uses are consistent with that evaluated with 2016 General Plan and the existing General Plan Designation of AG. Through the initial study and mitigation monitoring and reporting program, additional uses allowed on the property with the approval of the zone change are evaluated and potential environmental impacts are reduced to a less-than significant level with included mitigation measures. The zone change does not propose



uses inherently inconsistent with the surrounding area which shares the AG general plan designation, and nearby properties are also enrolled under respective Williamson Act Contracts. For the purpose of measuring future cumulative impacts and establishing both a quantitative baseline and thresholds of significance for cumulative impacts regarding commercial event centers within Amador, **Mitigation Measure CUM-1** is included as part of the Mitigation Monitoring and Reporting Program of this project. Additional potential cumulatively considerable impacts of this project are otherwise mitigated to a less-than significant level, therefore cumulative impacts are less than significant with mitigation(s) incorporated.

Mitigation Measure(s):

CUM-1 Commercial Event Activities Monitoring and Reporting (CUM-1): If commercial events are to take place on the premises, the property owner shall monitor commercial uses and report said monitoring results to the Planning Department. Specifically, by the 30th day of January following each calendar year during which commercial events and related permitted uses were undertaken, provide to the Planning Department a report containing the following information:

- a. The number of and type of events conducted during the calendar year, and the date each event was conducted;
- b. The number of guests attending each event;
- c. Vehicular parking conditions observed during each event (i.e. adequacy of parking conditions, and how any parking problems were addressed);
- d. Amplified sound conditions for each event (i.e. when amplified sound began, whether it was indoors or outdoors, when amplified sound was terminated and/or moved indoors, etc.);
- e. Days and hours of operation;
- f. A log of complaints received about permitted activities, if any; and
- g. A letter certifying that to the best of the permittee's knowledge and belief, all activities permitted by rights of the zoning were undertaken in conformance with the Mitigation Monitoring and Reporting Program.

C. There have been no impacts discovered through the review of this application demonstrating that there would be substantial adverse effects on human beings directly or indirectly relating the project. There is no proposed development and the potential uses following approval of the project shall be sufficiently mitigated to reduce any potential impacts to a less than significant level through the Mitigation Monitoring and Reporting Program proposed with the project, therefore, there is a **less than significant impact with mitigations incorporated.**

Sources: Chapters 1 through 21 of this Initial Study.

References: Amador County General Plan; Amador County General Plan EIR; Amador Air District; Amador County Municipal Codes; Fish & Wildlife's IPAC and BIOS databases; Migratory Bird Treaty Act; California Native Plant Society; California Air Resources Board; California Department of Conservation; Migratory Bird Treaty Act; California Department of Forestry and Fire Protection; California Geologic Survey; Alquist-Priolo Earthquake Fault Zones; State Department of Mines & Geology; Superfund Enterprise Management System Database (SEMS); Department of Toxic Substances Control Envirostor Database; Geotracker; Amador County GIS; Amador County Zoning Map; Amador County Municipal Codes; Amador County Soil Survey; California Native American Heritage Commission; Amador Fire Protection District; California Air Resources Board (ARB); California State Water Resources Control Board (CSWRCB); California Stormwater Quality Association (CASQA); California Environmental Quality Act 2019 Guidelines (CEQA); California Public Resources Board; Caltrans District 10 Office of Rural Planning; Amador County Important Farmland Map, 2016; Commenting Department and Agencies; Amador County Community Development Agency and Departments. All sources cited herein are available in the public domain, and are hereby incorporated by reference.

NOTE: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal. Appl. 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.





PLANNING DEPARTMENT
LAND USE AGENCY
COUNTY ADMINISTRATION CENTER

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

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

APPLICATION FOR ZONE CHANGE

Application for a zoning change shall include the following:

- ___ 1. A. Name of Property Owner Jason Robert Cazadd/Kristine Cazadd
Mailing Address 9939 State Highway 88
Jackson, CA 95642
Phone Number 209 217-4252 / 209 283-0154
- B. Name of Applicant Jason Cazadd/Kristine Cazadd
Mailing Address 9939 State Highway 88
Jackson, CA 95642
Phone Number 209 217-4252 / 209 283-0154
- C. Name of Representative KECAZADD@gmail.com
Mailing Address BCAZADD@gmail.com
Phone Number _____
- ___ 2. Assessor Parcel Number(s) 011-140-036
- ___ 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 _____ 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: Agricultural Preserve Request

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

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.


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


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

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

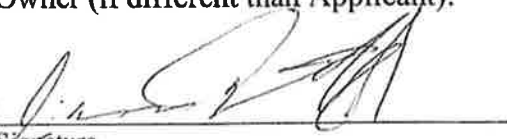
Applicant:

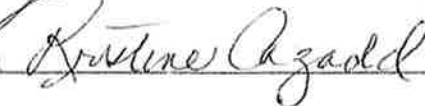
Owner (if different than Applicant):



Signature


Kustine Azadd




Signature


Kustine Azadd

REQUEST TO FORM AGRICULTURAL PRESERVE

I hereby request the Board of Supervisors of Amador County to establish my property, described below, in an agricultural preserve in accordance with the provisions of the California Land Conservation Act of 1965. In the event that the Board elects to establish such a preserve, I also request that the Board direct the Planning commission to initiate hearings to rezone said land to an "AG," Exclusive Agriculture zone. I also request that the Assessor consolidate the tax parcels on said land wherever possible. I understand the inclusion of said land in an agricultural preserve is conditioned on the execution of a land conservation contract between myself and Amador County.

Item A Signature(s) of all owner(s), owner(s) of interest, and lien holder(s) as shown on the attached title report.

Kristine Orzadd, Trustee BD Trust


Item B Attach current title report.

Item C Attach legal description of all property included in this request.

Item D Attach Assessor's parcel map(s) of property. Outline exactly that property included in this request. Show on map(s) how property is used and summarize on the table below. List uses and acreages within request only. Attach additional sheets if necessary.

Assessor's Parcel No.	Acres	Agricultural Uses		Compatible Uses	
		Description	Acres	Description	Acres
011-140-036 - 00	10	Vineyard		Grazing pasture	25
Total Acres in request.		40			

Are there uses on the property which are not listed on either the agricultural or compatible use lists? No
 If so, explain below.

Item H

IMPROVEMENT AND INCOME STATEMENT

1. **PERMANENT AGRICULTURAL IMPROVEMENTS**

Type of Improvement	Estimated Value
Barn(s) <i>Improved barn/storage</i>	<i>\$ 30,000.00</i>
Corral(s)	<i>\$ 500.00</i>
Fences	<i>\$ 1,000.00</i>
Wells	<i>\$ 15,000.00</i>
Water Systems <i>/ Pond</i>	<i>\$ 15,000.00</i>
Other (specify) <i>Wine Cave</i>	<i>\$ 160,000.00</i>
TOTAL	

2. **ESTIMATED INCOME**

Use	Estimated Annual Income
<i>Grape Sales</i>	<i>\$ 50,000.00</i>
TOTAL	

I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: *Kristine Cazadd*
 ADDRESS: *10865 Sutter Circle*
 CITY: *Sutter Creek, CA 95685*
 PHONE: *209 283-0154*

Kristine Cazadd
 Signature of person who prepared application.
2/17/2022
 Date

Additional persons to be notified concerning action on this request:

NAME: *Jason Cazadd*
 ADDRESS: *9939 St. Highway 88*
 CITY: *Jackson, CA 95642*
 PHONE: *209 217-4253*

NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____

Order No. 39352 ER-UPDATE #1

EXHIBIT "A"

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

PARCEL 1

READJUSTED PARCEL 1, as said parcel is shown and delineated on the revised Record of Survey Boundary Line Adjustment for Kathleen Rosa Casazza, et al, filed for record on December 24, 2002, in Book 55 of Maps and Plats, at Page 24, Records of Amador County.

PARCEL 2

Those certain 50' Access and Public Utility Easement shown on the map shown hereinabove.

Except any portions thereof lying within Readjusted Parcel 1 as shown and delineated on said Record of Survey.

APN: 011-140-036

RECORDING REQUESTED BY:


Western Land Title Company, Inc.

Order No.: 39352-ER

APN: 011-140-036-00

When Recorded Mail Document and Tax Statements to:

Kristine E. Cazadd
10865 Sutter Circle
Sutter Creek, CA 95685



Amador County Recorder
Sheldon D. Johnson
DOC- 2011-0004304-00
Acct 3-Western Land Title Co
Thursday, JUN 02, 2011 09:37:00
Ttl Pd \$427.00 Nbr-0000209794
CT1/R1/1-2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

Monument Preservation Fee is \$10.00

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is 407.00

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

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

(X) Unincorporated area: () City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Brian C. Jorgensen and Joy E. Jorgensen

hereby GRANT(S) to
Kristine E. Cazadd, Trustee of the BD Trust

that property in Unincorporated area of Amador County, State of California, described as follows:

* * * See "Exhibit A" attached hereto and made a part hereof. * * *

Date: May 12, 2011


Brian C. Jorgensen

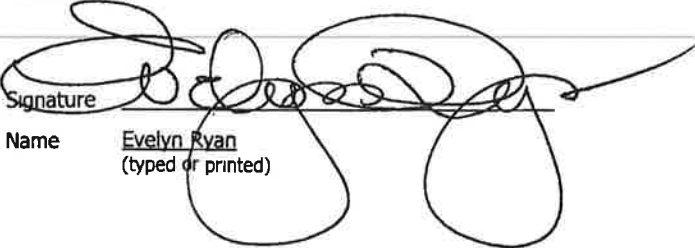

Joy E. Jorgensen

State of CA

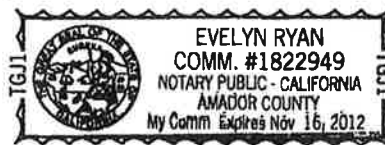
County of Amador

On 5-23-2011 before me, Evelyn Ryan, a Notary Public, personally appeared Brian C. Jorgensen and Joy E. Jorgensen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct
WITNESS my hand and official seal.

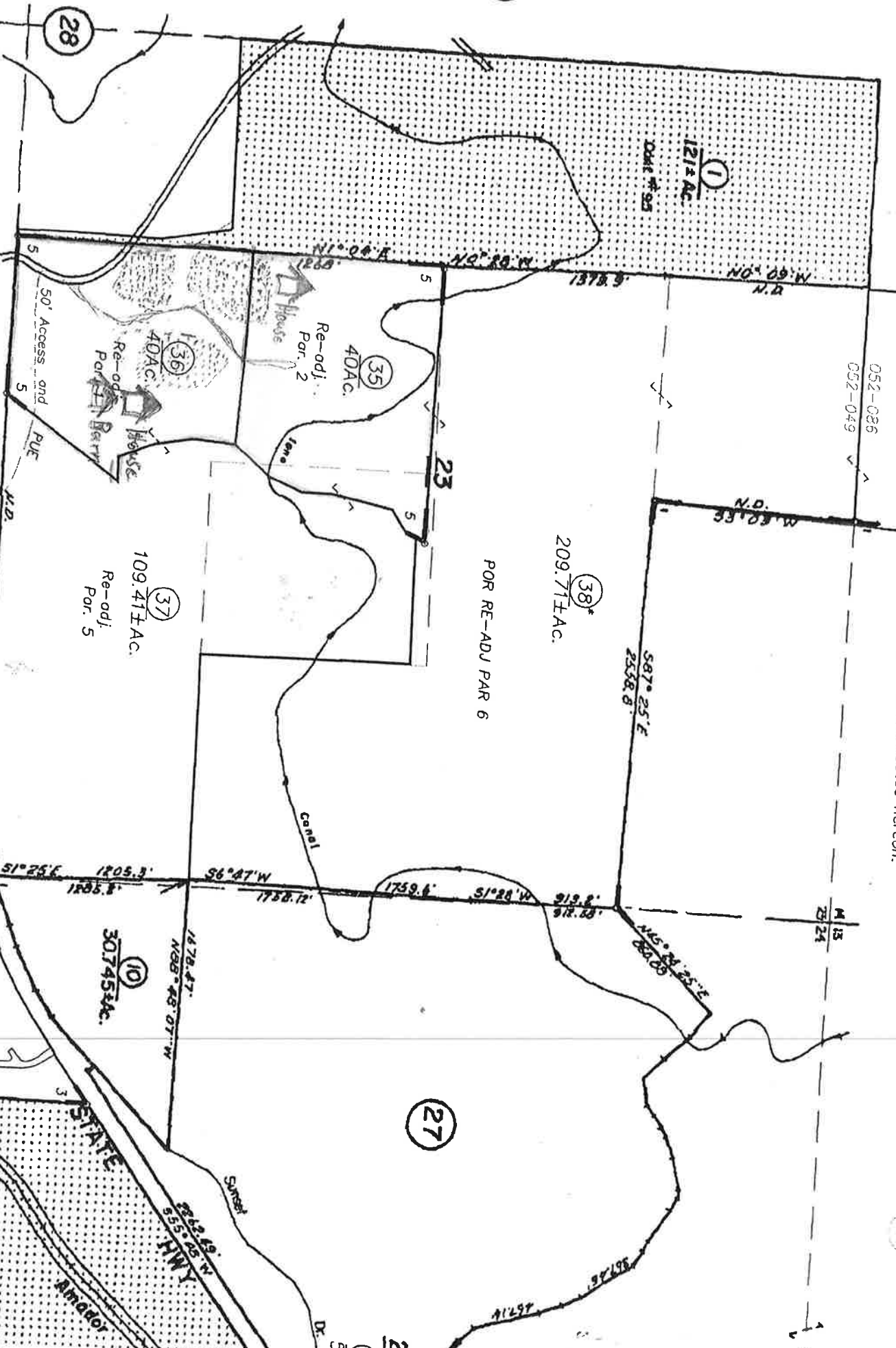
Signature 
Name Evelyn Ryan
(typed or printed)

(Area reserved for official notarial seal)



liability is assumed for the accuracy of the data delineated hereon.

(33)



(13)

(28)

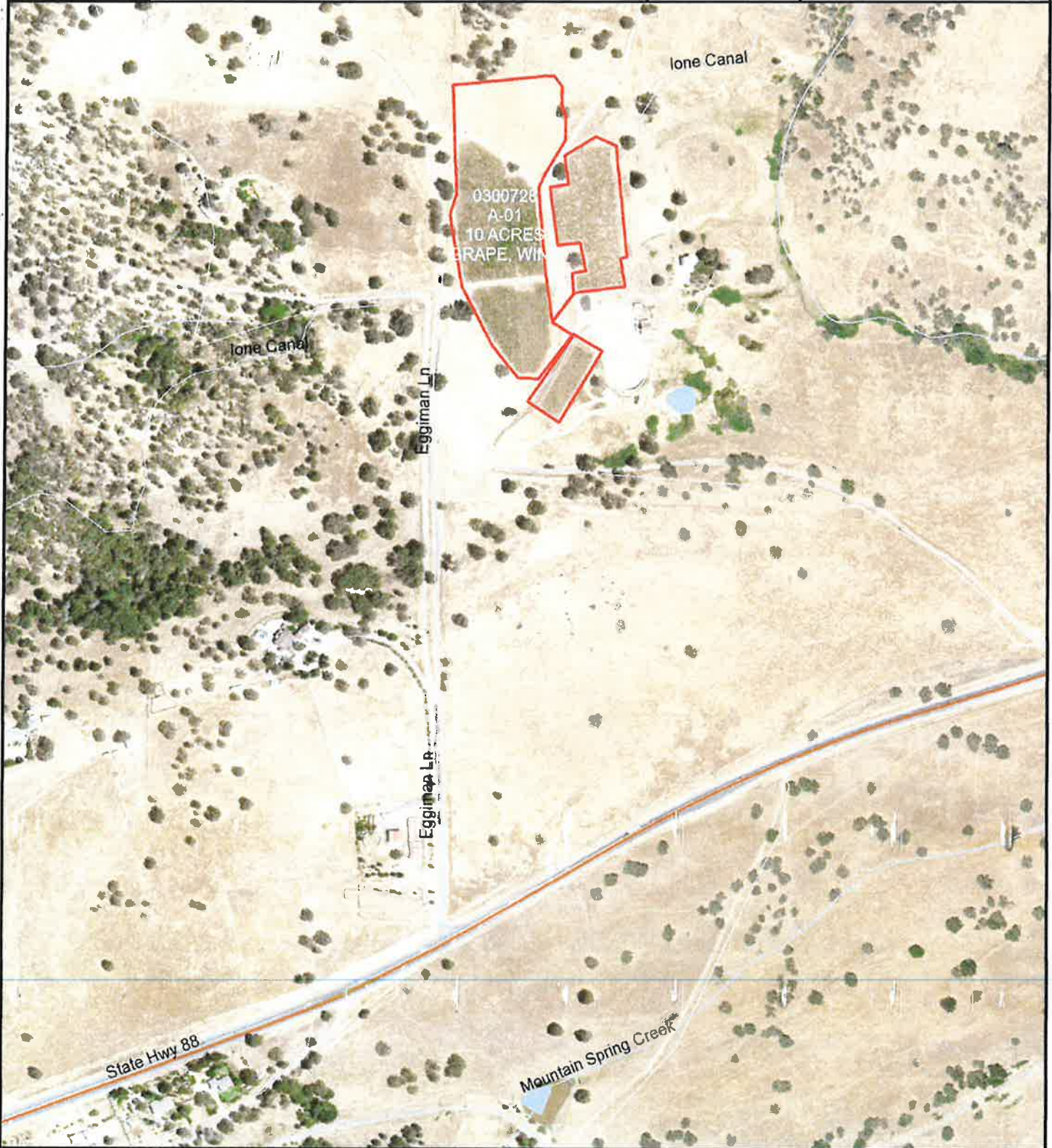
(27)

- R.M. Bk. 4, Pg. 55
- R.M. Bk. 7, Pg. 90
- R.M. Bk. 13, Pg. 95
- R.M. Bk. 43, Pg. 11 (10/20/88)
- R.M. Bk. 44, Pg. 84 (9/10/90)
- R.M. Bk. 51, Pg. 77

Map changes by



Amador County	Permit Number: 0300728
Kristine Cazadd	Created On: 2/23/2021
9949/9939 HWY 88	Operator: Kristine Cazadd



Included Sites:

A-01



OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date December 27, 2019

RECEIVED FROM Cazadd Family Farm + Vineyards LLC

ADDRESS 9939 State Highway 88 Jackson, CA 95642

Three-thousand, four-hundred and sixty-six⁰⁰ DOLLARS (\$ 3,466.00)

For New Williamson Act Contract + Zone Change from X → AG
for Cazadd, Kris + Jason (20-19; 12-17), and Recording
Admin Fee (\$2,283.00 + \$1,133.00 + \$50.00) APNs

ACCOUNT		How Paid ✓	
Amount Due	\$ 3466.00	Cash	
Amount Paid	\$ 3466.00	Check	1379
		Money Order	

011-140-035 + 011-140-036
Planning Department
By Kristina Ruesch Deputy

N9 89155



Krista Ruesel <kruesel@amadorgov.org>

AG Williamson Act Application Information

Kristine Cazadd <kecazadd@gmail.com>

Wed, Mar 2, 2022 at 5:18 PM

To: Breanna Cazadd <bcazadd@gmail.com>, Krista Ruesel <kruesel@amadorgov.org>

Hi Krista and Breanna,

This email is to confirm that Jason Cazadd will be representing me at the Ag Commission meeting tonight, and he is fully qualified both as a co-owner of the property and as property manager, to speak on my behalf with respect to all matters regarding the application. Please extend my deepest apologies for not being present and extend my thanks for their time and consideration.

Sincerely,

Kristine Cazadd

[Quoted text hidden]

4 attachments



Ag Preserve Contract Application.pdf

45K



GOV_51238.1..pdf

82K



2021 CLCA Income and Improvement INFO SHEET.pdf

214K



Exhibit B - AG district regs.pdf

141K



Krista Ruesel <kruesel@amadorgov.org>

AMA-88-PM 36.81 Early Consultation Zone Change, Cazadd-BD Trust

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

Tue, Mar 1, 2022 at 1:32 PM

Hello Krista,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the application for a Request for a Zone Change (ZC) from the Special Use (X) zoning district to the Exclusive Agriculture (AG) zoning district in conjunction with a request for inclusion of 40-acres into a California Land Conservation Act (CLCA) Contract (Williamson Act).

The property is located at [9949 State Route \(SR\) 88](#) in the City of Jackson. The Assessor's Parcel Number is 011-140-036.

Caltrans has no additional comments at this time. However, Caltrans requests for all future development at this location to be included in the review process.

Thank you.

Paul Bauldry

Caltrans District 10

Office of Rural Planning

Division of Planning, Local Assistance, and Environmental

1976 E. Dr. Martin Luther King Jr Blvd.

[Stockton CA 95205](#)

Telework # 209.670.9488