

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION  
FOR MEETING OF: August 9, 2022**

**ITEM 3** Tentative Parcel Map PM 2910 Simpson/Snyder, proposing a division of 160 acres into four parcels, ±38.5, ±38.8, ±38.8, and 40-acres in size. All present and proposed parcel(s) would not experience a change from the existing zoning of R1A, Single-Family Residential and Agriculture, and General Plan designation of AG, Agricultural General (APNs: 007-010-023 and 007-020-008).

**Applicant:** James Thomas Simpson and Lorena Snyder

**Supervisory District:** 5

**Location:** 10169 Bell Rd. Plymouth, CA 95669

**A. General Plan Designation:** AG, Agricultural General

**B. Zoning:** R1A, Single Family Residential and Agricultural

**C. Acreage Involved:** ±160 acres

**D. Background:** On May 19, 2022, the Technical Advisory Committee (TAC) found the application complete and on June 15, 2022, TAC found no technical objections to the Planning Commission adopting a Mitigated Negative Declaration as the appropriate document and approving the project subject to the findings, conditions, and mitigation measures included in the staff report.

**E. Planning Commission Action:** Following the public hearing, the Planning Commission shall make a recommendation on the environmental document for the project, a proposed Mitigated Negative Declaration. The Planning Commission may then approve or deny the project along with the required findings, conditions, and mitigation measures included in the staff report.

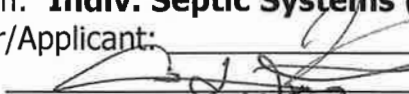
**F. Recommended Findings:** If the Planning Commission recommends approval of this project, the following findings are recommended for adoption:

1. Given that Section 66474 of the California Subdivision Map Act requires a County to deny approval of a tentative map if it makes any of the following findings:
  - a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
  - b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
  - c. That the site is not physically suitable for the type of development.
  - d. That the site is not physically suitable for the proposed density of development.
  - e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
  - f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
  - g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.
2. The above Findings (a) through (g) do not apply to Tentative Parcel Map 2910 in that:
  - a. The proposed map is consistent with the Amador County General Plan.
  - b. There are no proposed improvements of the proposed subdivision inconsistent with the General Plan and Amador County development standards.
  - c. The site is physically suitable for residential development and is compatible with surrounding agricultural and residential uses.

- d. The site is appropriate for the specified density of development as provided in the Amador County General Plan.
  - e. The CEQA Initial Study for Tentative Parcel Map 2910 determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation
  - f. Measures and Conditions of Approval – see attached conditions/mitigation measures.
  - g. The CEQA Initial Study prepared for Tentative Parcel Map 2910 determined that no potentially serious health impacts were identified from the project.
  - h. No conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivision have been identified
3. Additionally, Government Code Section 66474.02 requires findings when approving a Parcel or Subdivision Map that is located in a state responsibility area (SRA) or a very high fire hazard severity zone (VHFHSZ). Those findings are:
    - a. The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any application regulations adopted by the State Board of Forestry and Fire protections pursuant to Sections 4290 and 4291 of the Public Resources Code; Structural fire protection and suppression services will be available for the subdivision through any of the following entities:
      - i. A county, city, special district, political subdivision of the state, or other entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.
      - ii. The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.
    - b. To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.
4. The project, as proposed, is consistent with the Amador County General Plan and Zoning District at this location, the site is physically suitable for the type and density of the development proposed; the tentative map does not conflict with any easements of record acquired by the public at large, and the approval of this Tentative Map by the Planning Commission is sanctioned by County code Title 17 for Divisions of Land and that the establishment, maintenance or operation of the project applied for will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county with the implementation of the proposed Conditions of Approval and Mitigation Measures.
5. On the basis of the administrative record presented, the Planning Commission finds that there is no substantial evidence that the project will have a significant environment and that the Mitigated Negative Declaration included in the Staff Report reflects the Commission's independent judgement and analysis.

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

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

1. Parcel Map Number: **2910**  
Subdivision Name/Number:
2. Subdivider and/or Land Owner: **JT Simpson and Lorena Snyder**  
Name: **James Thomas Simpson and Lorena Snyder**  
Address: **10169 Bell Road, Plymouth, CA 95669**  
Phone: **(916) 919-2172**  
Email: **simpsonlcd@gmail.com**
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **007-020-008 and 007-010-023**
5. Existing Zoning District: **"R1-A"**
6. General Plan Classification: **A-G Agricultural General**
7. Date Application Submitted:
8. Proposed Use of Parcels: **Residential**
9. Special Use Districts (if applicable): **Amador Fire Protection District**
10. Source of Water Supply: **Individual Wells (2 existing, 2 proposed)**
11. Sewage Disposal System: **Indiv. Septic Systems (1 existing, 3 proposed)**
12. Signature of Landowner/Applicant: \_\_\_\_\_
13. Signature of Surveyor:  PLS 3570

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

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

# VESTING TENTATIVE PARCEL MAP No. 2910

for  
**JAMES THOMAS SIMPSON and LORENA SNYDER**  
2020-0011734

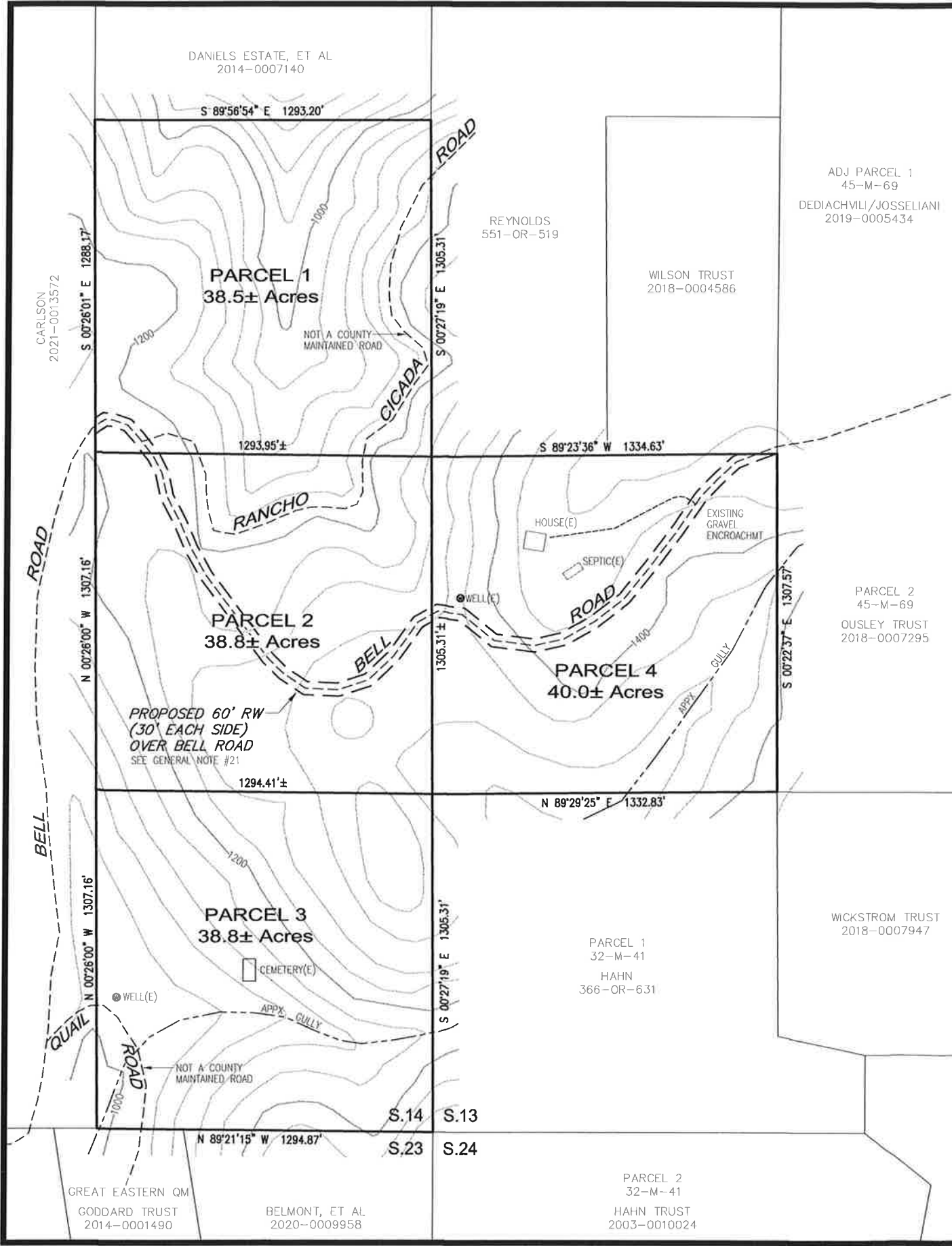
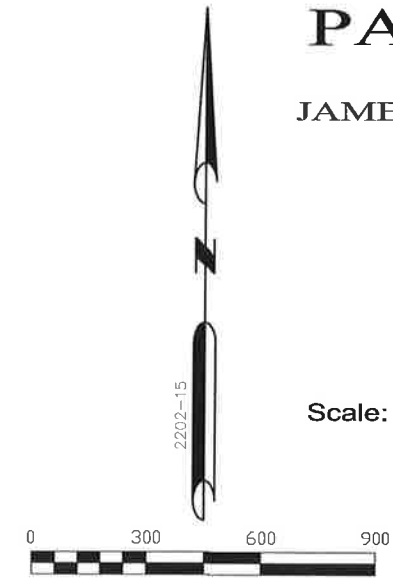
BEING A PORTION OF THE NE AND SE 1/4 SECTION 14  
AND THE SW 1/4 SECTION 13, T. 8 N., R. 10 E., M. D. M.  
COUNTY OF AMADOR, STATE OF CALIFORNIA

**TOMA & ASSOCIATES INC.**  
ENGINEERING - SURVEYING - PLANNING  
41 Summit Street, Jackson, CA 95642  
(209) 223-0156

Scale: 1" = 300'

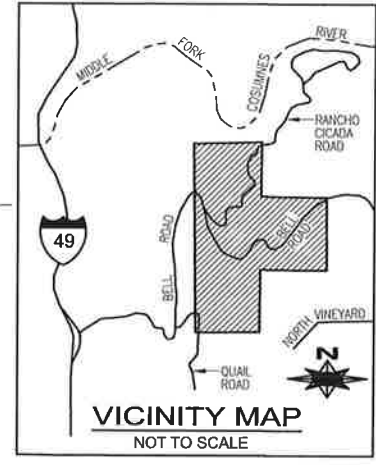
Contour Interval: 40'

April, 2022



### GENERAL NOTES AND STATEMENTS

1. RECORD OWNER: JAMES THOMAS SIMPSON and LORENA SNYDER  
10189 BELL ROAD  
PLYMOUTH, CA 95669  
(916) 969-2172
2. SURVEYOR: TOMA and ASSOCIATES  
LICENSED LAND SURVEYORS  
41 SUMMIT STREET  
JACKSON, CA 95642  
(209) 223-0156
3. A.P.N.: 007-020-008 AND 007-010-023
4. ZONING: "R1-A"
5. GENERAL PLAN: A-G AGRICULTURAL GENERAL (40 AC MIN)
6. DEED REFERENCE: 2020-0011734
7. PROPOSED USE: RESIDENTIAL
8. WATER: INDIVIDUAL WELLS (2 EXISTING, 2 PROPOSED)
9. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS (1 EXISTING, 3 PROPOSED)
10. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT (AFPD)
11. SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT (ACUSD)
12. UTILITIES: POWER WILL BE SERVED BY PACIFIC GAS AND ELECTRIC (PG&E)  
TELEPHONE WILL BE SERVED BY CURRENT AREA PROVIDER
13. EASEMENTS: PUBLIC UTILITY EASEMENTS WILL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ALONG THE EXTERIOR BOUNDARY OF THIS PROJECT.
14. SETBACKS: THERE WILL BE A TWENTY-FIVE FOOT BUILDING SETBACK FROM ALL ROAD RIGHT-OF-WAYS, A THIRTY FOOT BUILDING SETBACK FROM ALL SIDE LOT LINES AND A THIRTY FOOT BUILDING SETBACK FROM ALL REAR LOT LINES. DRAINAGE SETBACKS (IF NECESSARY) WILL BE TWENTY FEET ALONG ALL DRAINAGE COURSES.
15. SPECIAL DISTRICTS: AMADOR FIRE PROTECTION DISTRICT
16. PHASING: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FILINGS.
17. FLOOD ZONE: NO PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD WATER INUNDATION BY THE 100-YEAR FLOOD AND IS WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010.  
  
PANEL 325 OF 700  
MAP No.06005C0325F
18. MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 38± ACRES.
19. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FILING OF A FINAL MAP AS REQUIRED BY ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
20. THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.
21. THIS PROJECT DOES NOT LIE WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE.
22. TOPOGRAPHIC MAPPING AND FEATURES ARE PER USGS QUAD SHEET. NO FIELD SURVEY WAS MADE TO ESTABLISH TOPOGRAPHIC LINES, ROADS AND FEATURES.
23. THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No. 42379-PMG PREPARED BY WESTERN LAND TITLE COMPANY AND DATED FEBRUARY 16, 2022 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):  
  
NO DOCUMENT REF 571-OR-32 64-M-33 RIGHTS INURING TO THE PLYMOUTH DITCH RIGHTS OF THE PUBLIC IN AND TO BELL ROAD, QUAIL ROAD AND NORTH VINEYARD ROAD MINING AND MINERAL RIGHTS LEASE VARIOUS MATTERS AS SHOWN ON MAP



## ENVIRONMENTAL INFORMATION FORM

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

### GENERAL INFORMATION

Project: **Tentative Parcel Map No. 2910**  
Date Filed:

Applicant: **JT Simpson and Lorena Snyder** Record Owner: **Same**  
**10169 Bell Road**  
**Plymouth, CA 95669**  
**(916) 969-2172**

APN: **007-020-008 and 007-010-023**  
Zoning: **"R1-A"**  
Gen. Plan: **A-T Agricultural Transitional**

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

### WRITTEN PROJECT DESCRIPTION

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

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

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


**YES NO**

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

**ENVIRONMENTAL SETTING**

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

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

Date: 4-18-22 Signature: 

**ATTACHMENT TO  
ENVIRONMENTAL INFORMATION FORM  
TENTATIVE PARCEL MAP No. 2910  
SIMPSON/SNYDER**

**ENVIRONMENTAL SETTINGS**

**29.**

Project site is rolling hills with scattered black oak, white oak, ponderosa pines and manzanita. No portion of it lies within the FEMA 100-year flood plain as shown on tentative parcel map. Current use of the property is residential. Proposed use is residential. There is one residential structure on the property. No known cultural, historical or scenic aspects on the project site.

**30.**

Surrounding properties range from open grazing, agriculture, vineyards and wineries. No portion of this land lies within the Plymouth city limits.

**31.**

There are no known mine shafts, tunnels, air shafts, open hazardous excavations on the project site. There is an existing cemetery on the southerly portion of the property.

**Broderick Forestry**

Robert C. Broderick RPF#2482  
330 Hwy. 49 Apt. 4  
Sutter Creek, CA 95685  
(209) 256-6454

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

January 25 2022

Re: APN 007-010-023; James Thomas Simpson and Lorena Snyder

Dear Mr. Beatty,

At the request of James Simpson, I inspected his 120-acre, Amador County Parcel 007-010-023 in the SE¼ of Section 14T.8 N., R.10 E., MDB& M in Plymouth, CA.

Mr. Simpson plans on splitting this property into three (3) 40-acre parcels.

Section 21083.4 of the California Public Resources Code requires that an oak Woodland Assessment be performed to determine if there could be a significant effect on Oak Woodlands due to the proposed parcel split.

The Fish and Game Code of the State of California defines "Oak Woodland" under Section 1361(h) as "...an oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10% canopy cover". Additional important information comes from PRC 21083(a), where it is stated that oaks included in the determination of oak woodland status cannot come from the Group A or Group B commercial species as defined by 14 CCR 895.1 (Forest Practice Rules).

On 11/12/2021, 1/7 and 1/13, 2022, I visited the Simpson property driving and walking several roads, making notes on the current tree cover and general topographic features such as watercourses, major ridge lines and open pasture.

The parcel qualifies as oak woodland. It supports a continuous canopy of oak species and associated brush. The most common oak was interior live oak (*Quercus wislizenii*). There were widely scattered California black oak (*Quercus kelloggii*) and conifer trees, including; ponderosa pine (*Pinus ponderosa*) and gray pine (*Pinus sabiniana*). Additionally, there are dense patches of toyon, coyote brush, and scattered patches of white-leaf manzanita. Tree diameters range from 4 to 36-inches at breast height and 10 to 110-feet in height.

The proposed subdivision would split the property into three parcels. There are no plans to reduce the overall oak woodland component except for some ongoing roadside and ridgetop fuel reduction.

Therefore, I conclude there will be no significant effect on the current oak woodland in relation to the proposed parcel split.

Sincerely



Robert C. Broderick  
Registered Professional Forester #2482

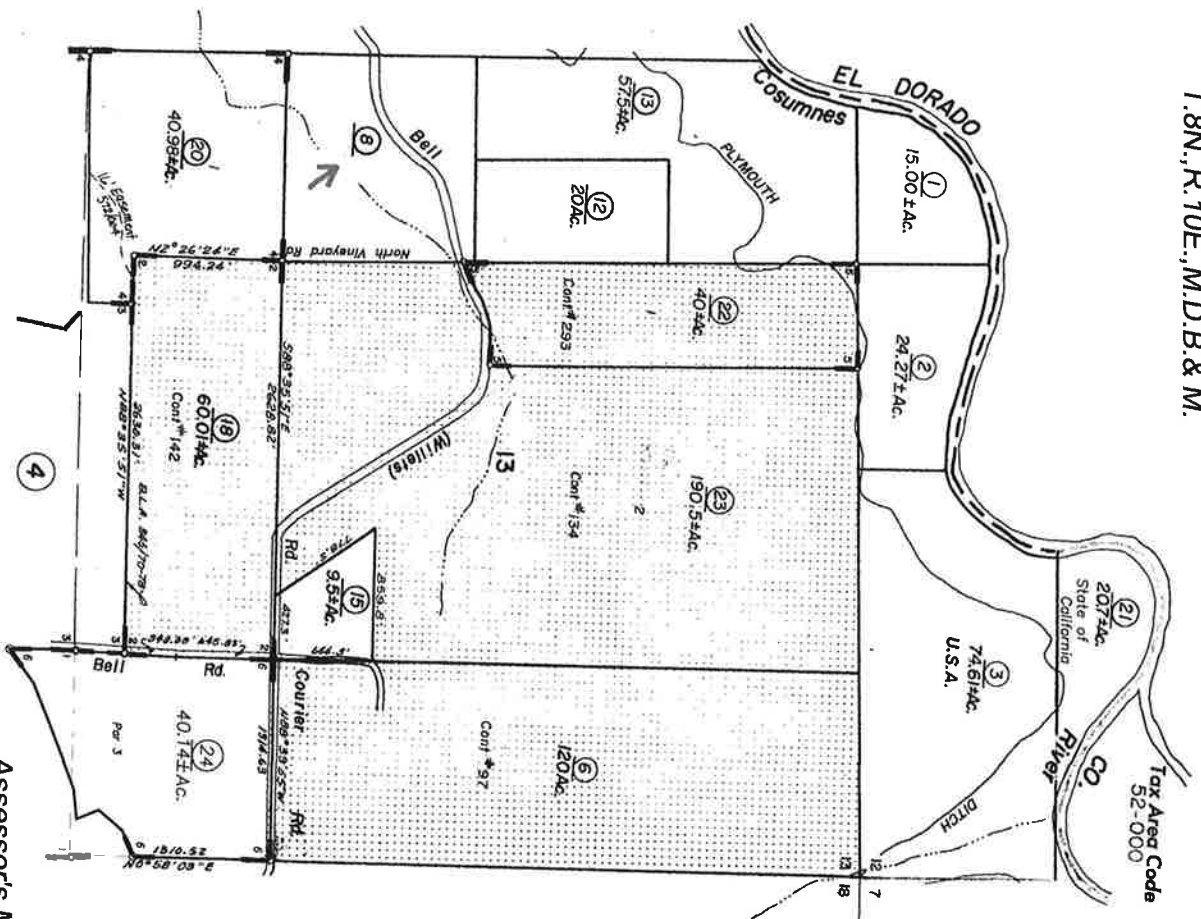


IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated herein.

Map changes become effective with the 2017-2018 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

T.8N., R.10E., M.D.B. & M.

7-02



- 1- R.M. Bk. 22, Pg. 18
- 2- R.M. Bk. 25, Pg. 9
- 3- R.M. Bk. 30, Pg. 55
- 4- P.M. Bk. 32, Pg. 41
- 5- R.M. Bk. 45, Pg. 69 (02/24/80)
- 6- R.M. Bk. 46, Pg. 13 (02/27/80)
- 7- P.M. Bk. 64, Pg. 86 (02/28/80)

Assessor's Map Bk. 7, Pg. 02  
County of Amador, Calif.

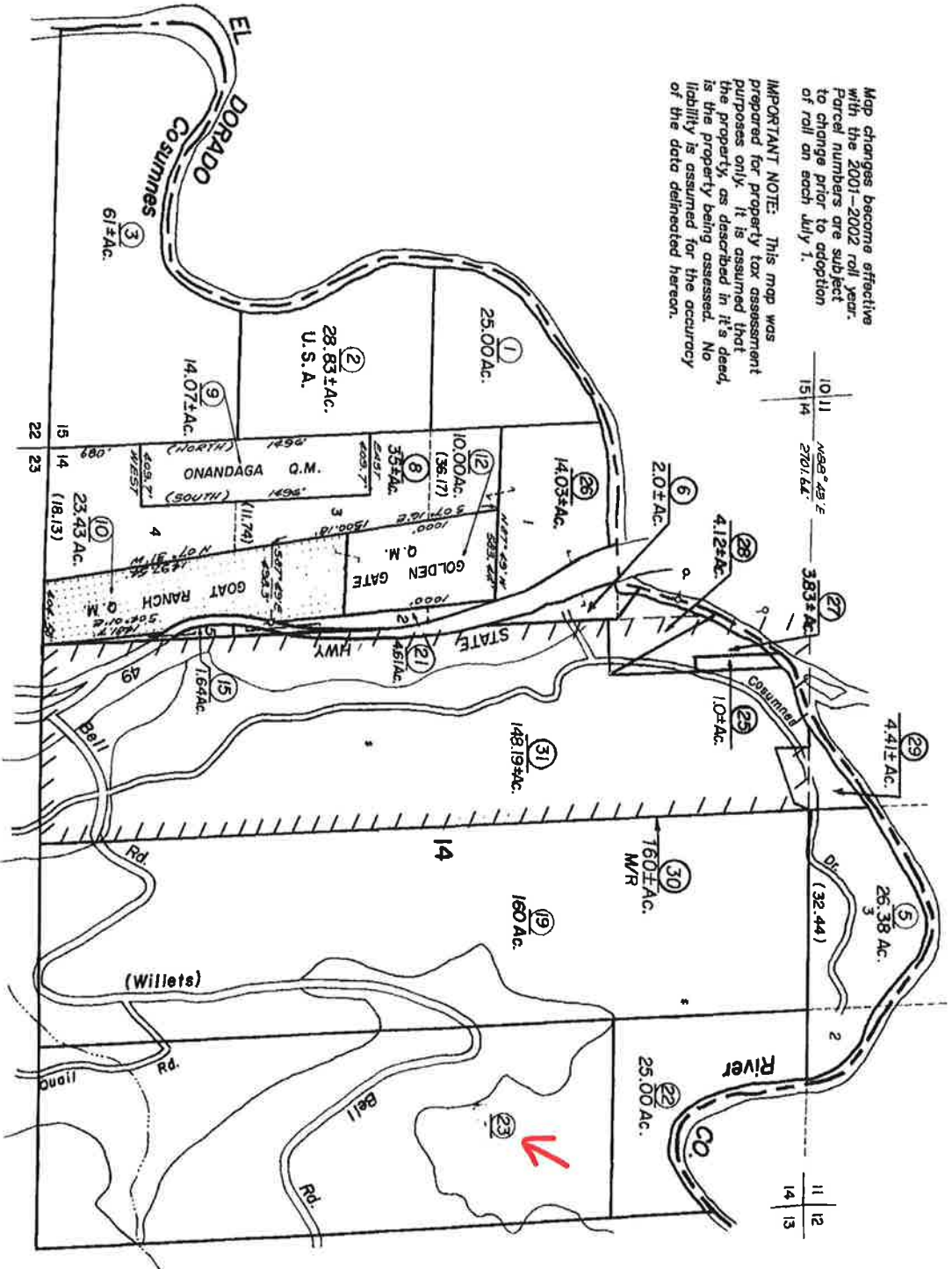
T. 8 N., R. 10 E., M. D. B. 8 M.

Tax Area Code

7-01

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

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



Unrec. Sur. 79  
 Unrec. Sur. 1891  
 Unrec. Sur. 2847

(3)

R.M. Bk. 7, Pg. 87  
 R.M. Bk. 31, Pg. 69 B.L. Adj.

(4)

(31)

(2)

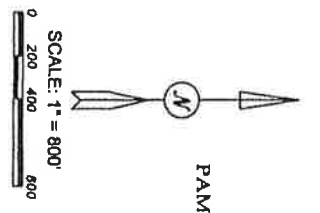
NOTE—Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 7, Pg. 01  
 County of Amador, Calif.

THE BASIS OF BEARINGS FOR THIS MAP IS  
S 89°21'15" E PER ROS 52-M-39

**NOTES & LEGEND**

- DENOTES 5/8" REBAR TAPPED ROE 28473 AND SET ON THIS SURVEY
- MATHEMATICAL POINT
- X— DENOTES MONUMENT AS NOTED
- (1) DENOTES MEASURED BEARING / DISTANCE
- (2) DENOTES RECORD BEARING / DISTANCE



**RECORD OF SURVEY**

PAMELA D. URI & RICHARD MANDLE & ELIZABETH MCGONNA

BEING THE NW 1/4 OF THE SW 1/4 OF SECTION 13  
& THE SE 1/4 OF THE NE 1/4 OF SECTION 14  
& THE E 1/2 OF THE SE 1/4 OF SECTION 14  
13 N., R.10 E., M.D.B.&M.  
COUNTY OF AMADOR, STATE OF CALIFORNIA

DEED REFERENCE - 2014 03554  
**D.R. KETRON, P.E.**  
CIVIL & MINING ENGINEERING  
VOLCANO, CA 95689

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR ACT AT THE REQUEST OF PAMELA URI IN JANUARY OF 2015.

D.R. KETRON, PE  
RCE 28473  
6-30-15



**COUNTY SURVEYOR'S STATEMENT**

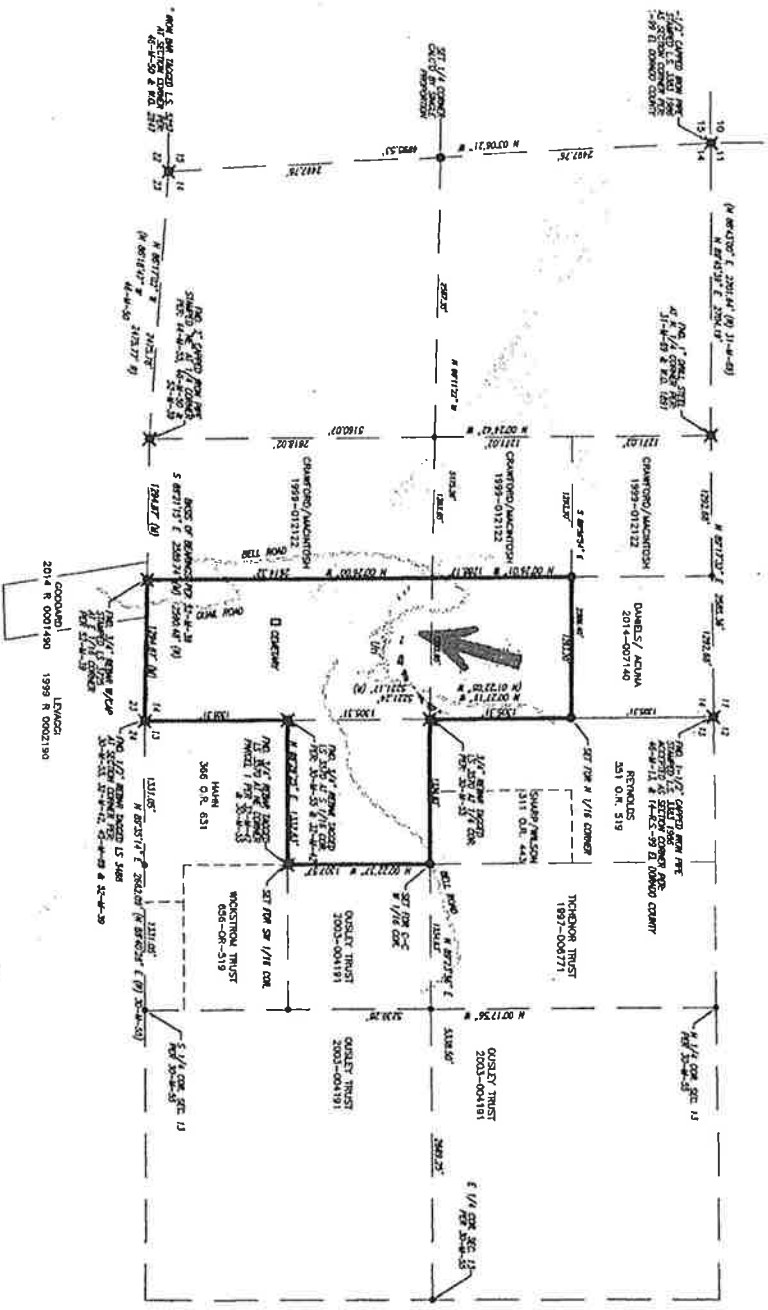
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8756 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 7<sup>TH</sup> DAY OF JULY, 2015.

George E. Allen, L.S. 4951  
AMADOR COUNTY SURVEYOR  
MY LICENSE EXPIRES 12/31/2015



**RECORDER'S STATEMENT**

FILED THIS 8<sup>TH</sup> DAY OF JULY, 2015 AT 4:39 P.M. IN BOOK 641 OF MAPS AND PLATS AT PAGE 33 AT THE REQUEST OF THE AMADOR COUNTY SURVEYOR.  
FEE: \$100 pd/Field  
INSTRUMENT NO. 2015-0005060  
BY: Kimberly S. Bundy, Deputy Recorder



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

For PM 2910 Simpson/Snyder

**APPLICANT:** JT Simpson and Lorena Snyder

**PROJECT LOCATION:** 10169 Bell Rd. Plymouth, CA 95669

**PROJECT DESCRIPTION:** Tentative Parcel Map PM 2910 Simpson/Snyder, proposing a division of ±160 acres into four parcels, ±38.5, ±38.8, ±38.8, and 40-acres in size. All present and proposed parcel(s) would not experience a change from the existing zoning of R1A, Single-Family Residential and Agriculture, and General Plan designation of AG, Agricultural General (APNs: 007-010-023 and 007-020-008).

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration

**PLANNING COMMISSION APPROVAL DATE:** August 9, 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.

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## **CONDITIONS OF APPROVAL**

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

SOILS:

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

EASEMENTS:

- 7. Prior to recordation of any Parcel Map, provide easements as required for utilities by County Code Section 17.28.030. THE SURVEYOR’S OFFICE SHALL MONITOR THIS CONDITION.
- 8. Prior to recordation, subdivider shall offer to dedicate access roads for Utility Easements as determined necessary by the County. This may include access easement dedications for Rancho Cicada and Quail Road. THE SURVEYOR’S OFFICE AND DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.

DEDICATIONS

- 9. Dedication of 60’ of right-of-way is proposed for Bell Road. Quail Road and Rancho Cicada Roads are not County maintained roads, therefore right-of-way dedication is not required. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS REQUIREMENT.

ROAD IMPROVEMENTS

- 10. Prior to recordation of any Parcel Map(s), developer shall obtain an encroachment permit from the Department of Transportation and Public Works for access to Bell Road (Parcels 1, 2 and 4). Any new access approach to be constructed per appropriate Department of Transportation and Public Works Standard Plan.. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS REQUIREMENT.

TAXES:

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

PUBLIC REPORT:

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

**PUBLIC WORKS FEES:**

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

**BUILDING PERMITS**

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

**WASTE DISPOSAL**

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

**GRADING PERMITS AND EROSION CONTROL**

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

**AMADOR COUNTY RECREATION AND FEES ORDINANCE (REC-1):**

17. Pursuant to County Code Chapter 17.50 (Ordinance No. 1198- Amador County Recreation and Fees Ordinance) a dedication of land, payment of fees, or a combination of both for park and recreational purposes shall be provided by the developer prior to recordation of the Parcel Map. THE AMADOR COUNTY RECREATION AGENCY AND SURVEYING DEPARTMENT SHALL MONITOR THIS CONDITION.

**FIRE AND LIFE SAFETY**

18. The project applicant/permittee shall comply with Chapter 15.30 Fire and Life Safety Ordinance. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.

**FIRE PROTECTION SERVICES**

19. To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640 (County Code 17.14.020)4, the developer shall participate in the annexation to the County's Community Facilities District No. 2006-1 (Fire Protection Services), including execution of a "waiver and consent" to the expedited election procedure, the successful completion of a landowner-vote election authorizing an annual special tax for fire protection services, to be levied on the subject property by means of the County's secured property tax roll, and payment of the County's cost in conducting the procedure. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS MITIGATION

MITIGATION MONITORING AND REPORTING PROGRAM:

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

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



THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

- 25. Historic and Cultural Resources (CULTR-3) Avoidance of the identified cultural resources would be the preferred mitigation for any project that may threaten the resource(s) or any significant cultural resources. Once the County approves the proposed land division, if a previously unrecorded archaeological resource is discovered during any future ground disturbing activity, all work shall stop in the immediate vicinity of the find and the resource shall be documented, evaluated, and an appropriate means of mitigating any adverse effects shall be recommended by an archaeologist who meets the Secretary of the Interior’s professional qualifications standards in prehistoric or historical archaeology, as appropriate. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**

In the unlikely event that human remains are discovered, California law requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition of the remains and any grave goods. If the Coroner determines that no investigation of the cause of death is required and if the Native American heritage commission, which in turn will inform a most likely descendant, the descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods.

- 26. Sewage Disposal (GEO-1): Prior to recordation of any final map, the subdivider shall demonstrate compliance with Amador County Code Section 14.12.130 by retaining the services of a qualified consultant to complete the following proposed parcels 1, 2 and 3:
  - a. Perform soil profile testing in the proposed sewage disposal site for each parcel.
  - b. Unless waived, perform percolation testing in the proposed sewage disposal site for each parcel.
  - c. Unless waived by the Environmental Health Department, perform wet weather testing in the proposed sewage disposal site for each parcel.
  - d. Submit a report to the Environmental Health Department for review and approval which includes a plot plan for each proposed parcel, as well as soil profile logs, percolation test results and, if applicable, wet weather testing results. Each plot plan shall locate and dimension the proposed sewage disposal site and include at least one tie to a property corner pin, the locations of pertinent field testing, any existing or proposed wells/springs within 200 feet of the disposal site, and any waterways within 100 feet of the disposal site. The consultant shall include, at a minimum, a typical trench cross section, a foot print or layout of the disposal system, topography in the disposal site, 100% replacement, and required linear footage per bedroom. **THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.**
  
- 27. Water System (UTL-1): Applicant must verify sufficient water and wastewater disposal services to meet minimum requirements by Amador County Environmental Health Department, prior to final map recordation. **THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.**
  
- 28. Well Water Quality/Water Supply (UTL-2): Prior to recordation of a final map the subdivider shall demonstrate that the yield of at least two (2) wells within the project boundary meet the production requirements of Section 14.06.055, Amador County Code. **THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.**
  
- 29. Well Water Quality/Water Supply (UTL-3): Well Water Quality/Water Supply (UTL-3): Prior to recordation of a final map the subdivider shall demonstrate that the yield of at least two (2) wells within the project boundary meet the production requirements of Section 14.06.055, Amador County Code. **THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.**

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Amador County  
 Planning Commission Chairperson

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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

PM 2910 Simpson-Snyder  
007-020-008 and 007-010-023

**June 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:	PM 2910 Simpson/Snyder
Project Location:	10169 Bell Rd. Plymouth, CA 95669 APN: 007-020-008 and 007-010-023
Property Owner(s)	James Thomas Simpson and Lorena Snyder
Project Representative	Toma and Associates
Zoning(s):	R1A, Single-family Residential and Agriculture
General Plan Designation(s):	AG, Agricultural General
Lead Agency Name and Address:	Amador County Planning Department 810 Court Street, Jackson, Ca 95642
Contact Person/Phone Number:	Krista Ruesel, Planner 209-233-6380
Date Prepared:	June 2022

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

## PROJECT DESCRIPTION

### Project Location

This project is located in the northwestern portion of the County of Amador, east of State Highway 49 north of the City of Plymouth. The ±160 acre site is located at 10169 Bell Rd, and consists of a single legal parcel with two APNs (007-020-008 and 007-010-023). Rancho Cicada Rd., a private road, crosses the parcel as well as the County-maintained road, Bell Rd. 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 ±160-acre legal parcel consisting of four quarter sections and characterized by rolling hills and scattered oaks, pines, and manzanita. Current use of the property is residential with the existing home located on proposed parcel 4. There is an existing cemetery on the southerly portion of the property (proposed parcel 3).

### Land Use

Potential uses included those listed under the County Code Regulations under the R1A Zoning District (19.24.036). These uses include “by-right” uses including agricultural uses and certain limited commercial uses. Though there is no proposed zone change applied for, this study must consider the density-related impacts of the division of the properties (from one legal parcel to four). When considered regarding density, there is, in essence, a quadrupling of developmental



potential for residential uses. Uses under the R1A zoning other than the dwelling unit limit are otherwise not affected as there is no number-limit of allowed operations. For the purposes of this study, the most potentially impactful uses will be prioritized as potential, reasonably foreseeable, uses and development of the property

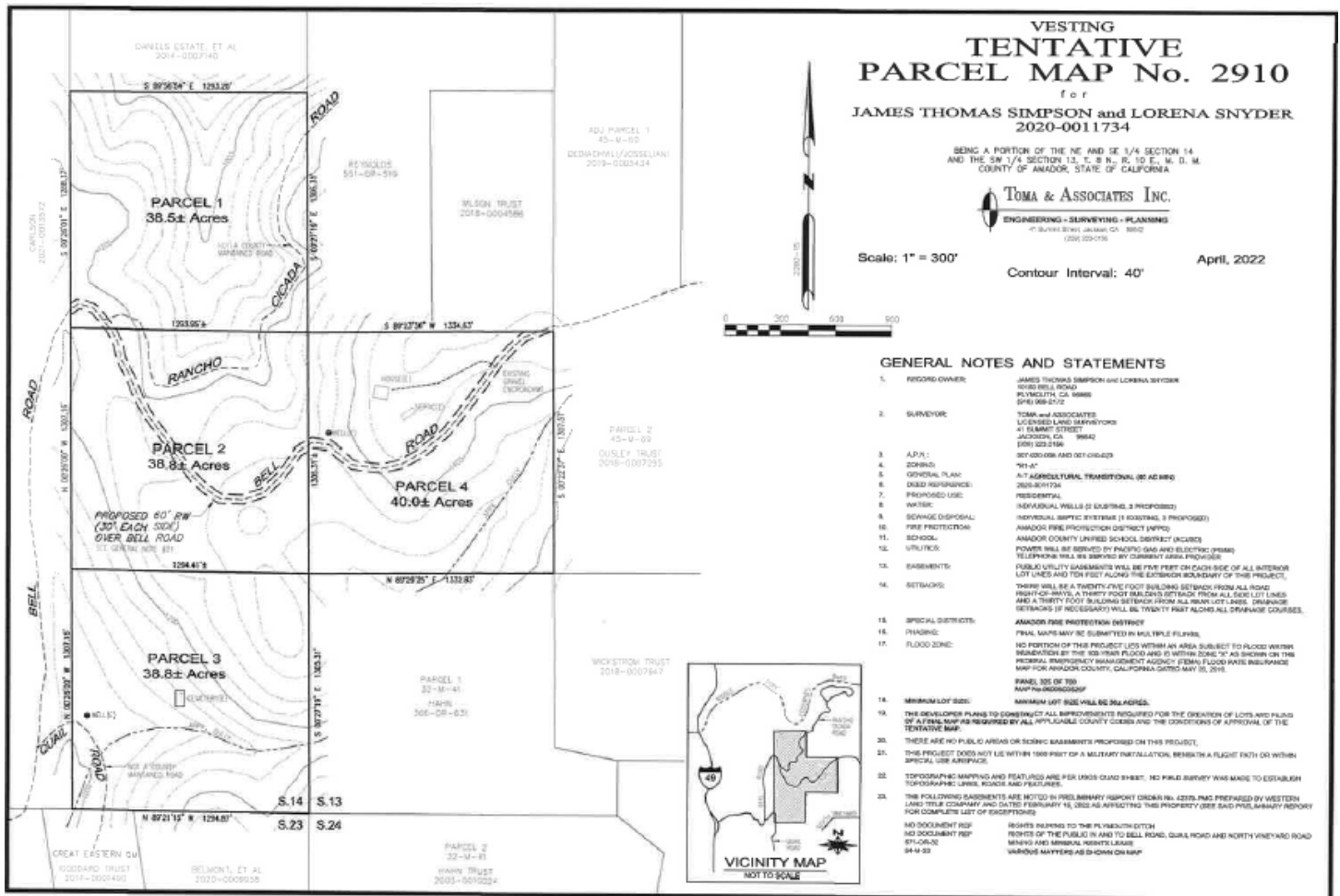
Surrounding Land Uses

Surrounding Uses include agricultural lands, with all adjacent properties being X, R1A, and AG zoned. This means all surrounding properties are agricultural and/or residential in nature. This property and all surrounding properties have the General Plan designation of AG, Agricultural General, which has a 40-acre minimum.

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.

Project: Tentative Parcel Map No. 2910







## PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF MITIGATED MND/MMRP

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

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

## EVALUATION OF ENVIRONMENTAL IMPACTS PER CEQA:

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



- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of the initial evaluation:

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

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

\_\_\_\_\_  
Date



Figure A: Aerial View

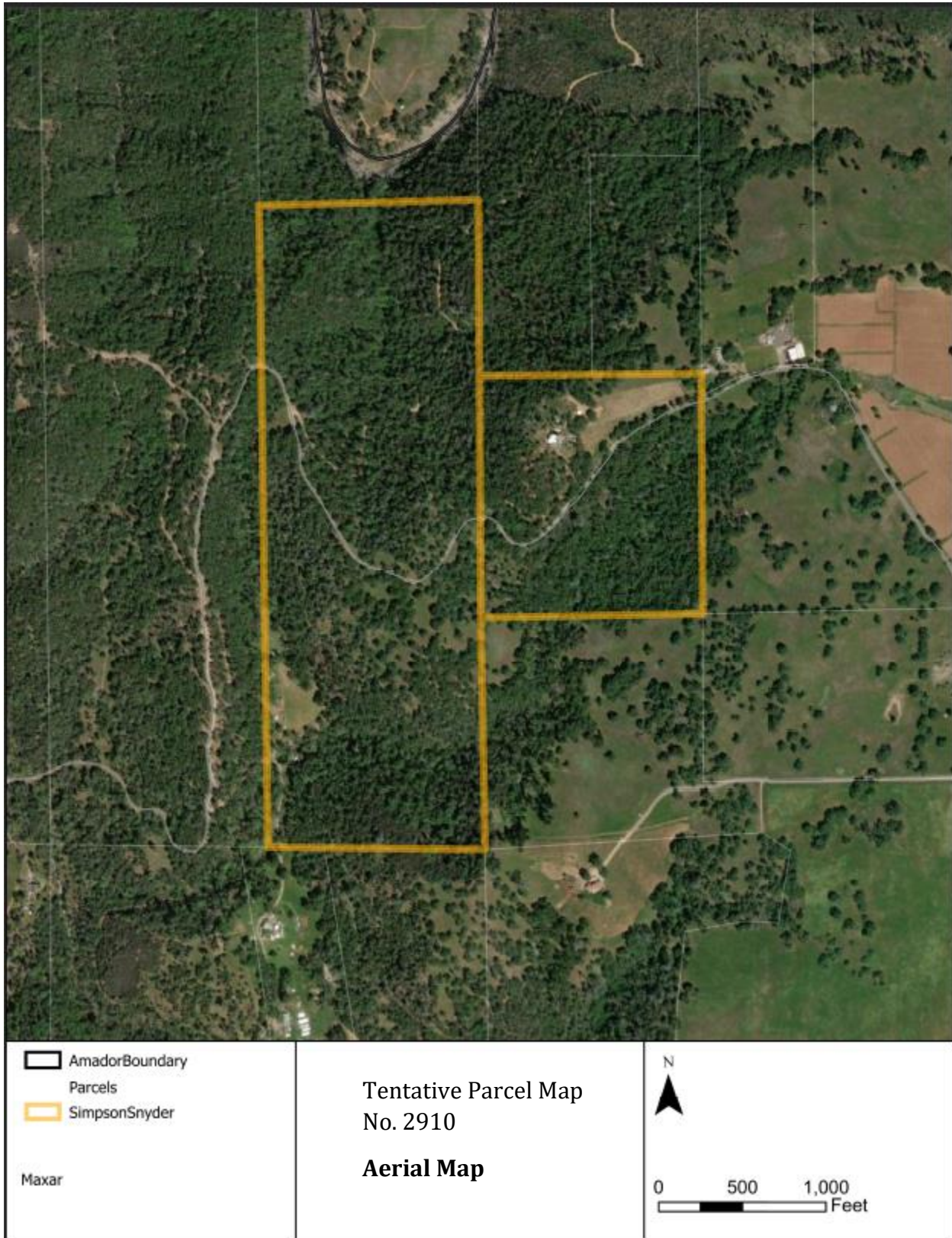






Figure B: Context Map

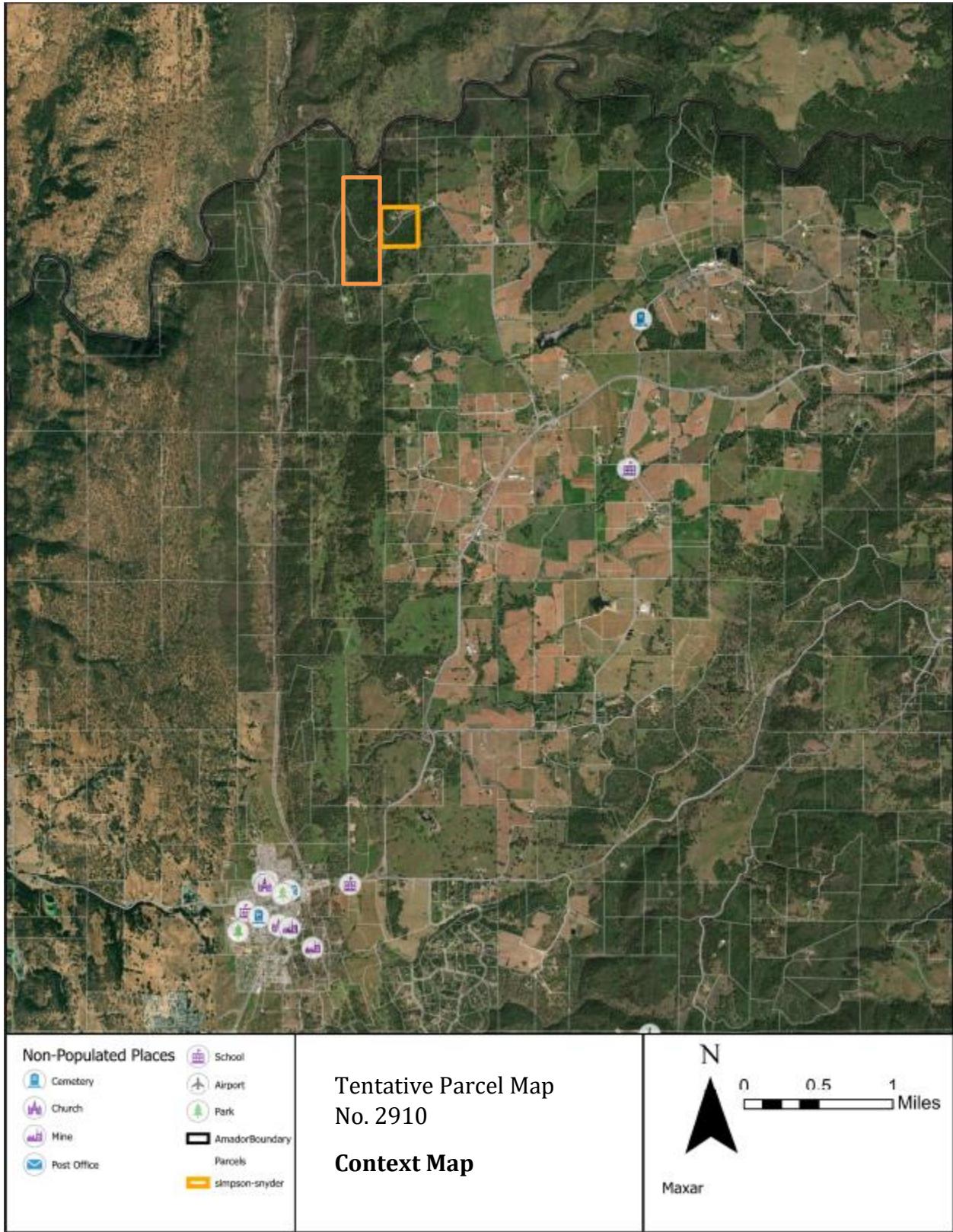




Figure D: Existing Zoning District(s)

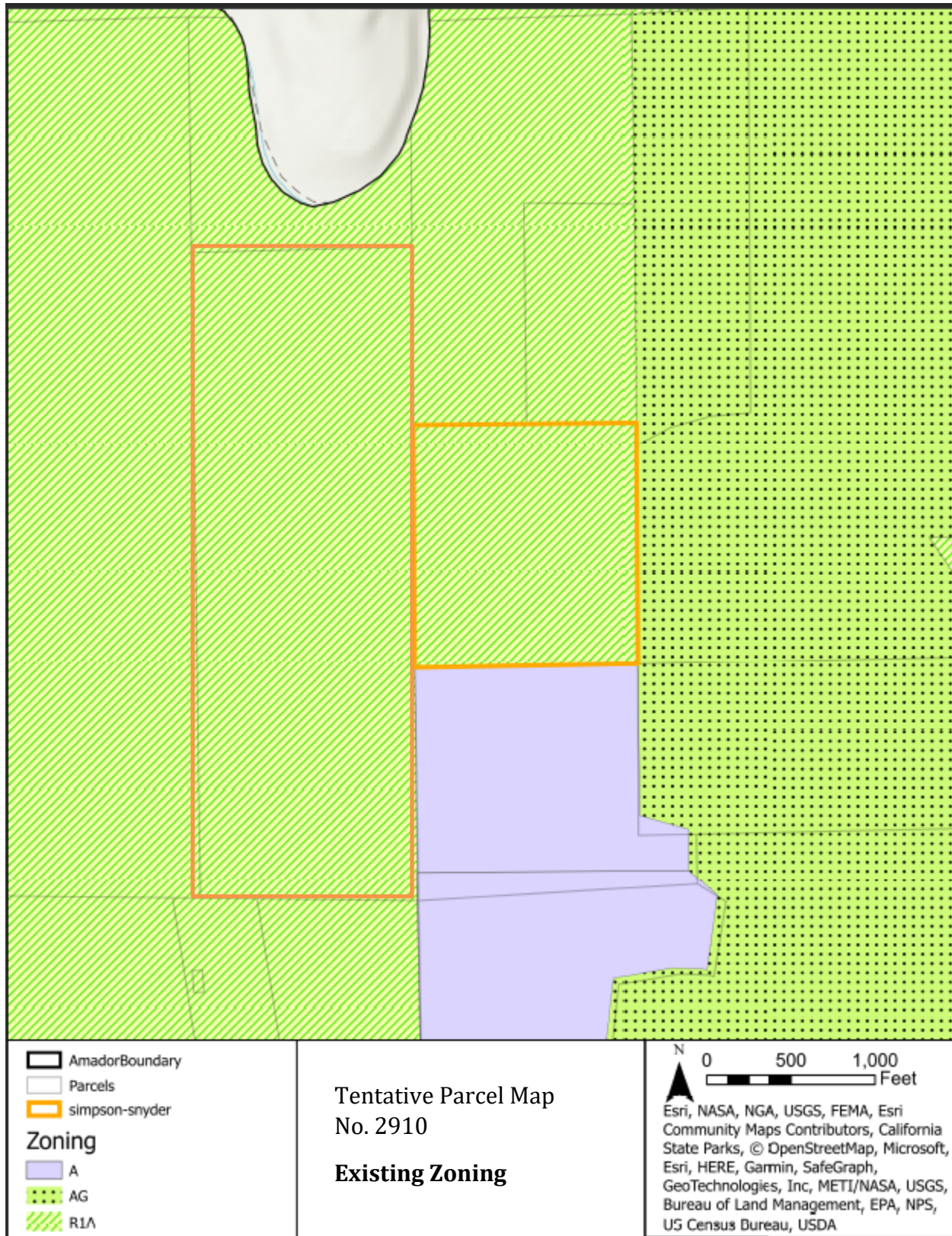
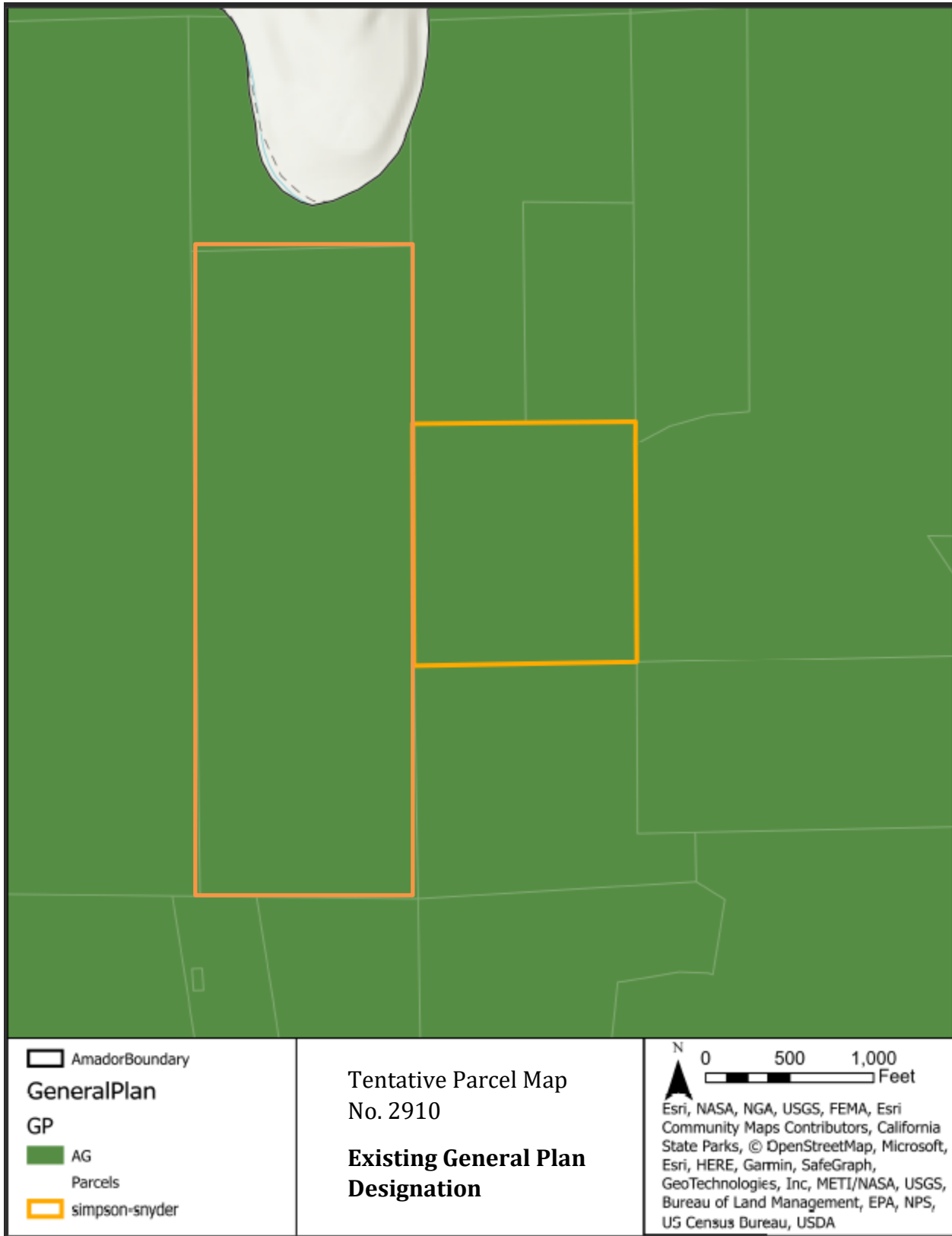






Figure F: Existing General Plan Designation





**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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A. Scenic Vistas: For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. A substantial adverse impact to a scenic vista would be one that degrades the view from such a designated location. No governmentally designated scenic vista has been identified within the project area. In addition, no specific scenic view spot has been identified in the project area. Therefore, there is **no impact**.
- B. Scenic Highways: The 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. Impacts are **less than significant**.
- D. Existing sources of light are from nearby residences and other various agricultural or residential uses, as well as traffic along the roadways. The parcel split would allow an expansion of allowed uses which may have the capacity to affect short-range views, however due to the size of the project sites (proposed parcels) and the surrounding properties, any of these impacts would be **less than significant**.

E. **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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC §12220(g)), timberland (as defined in PRC §4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

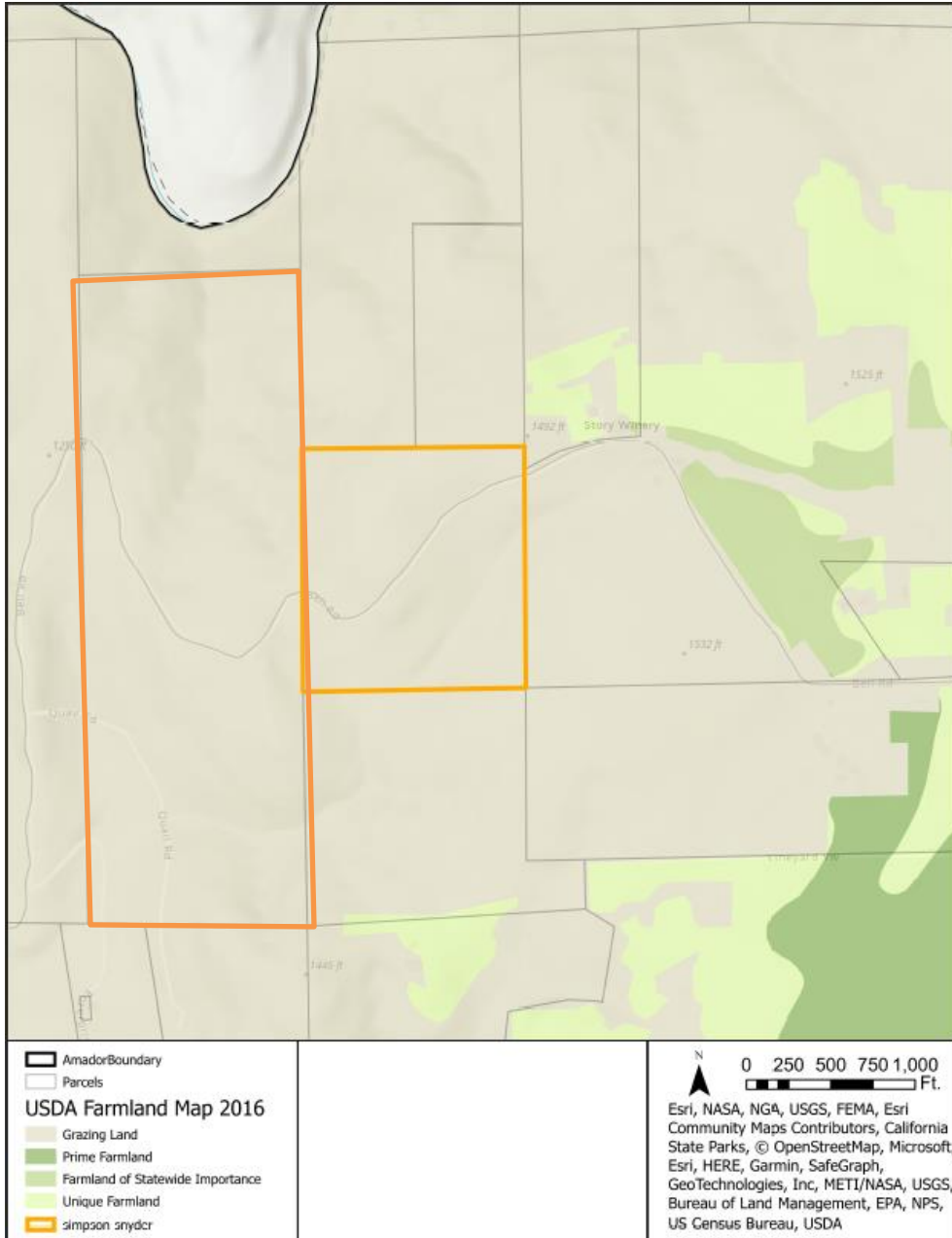
**Discussion/Conclusion/Mitigation:**

- A. Farmland Conversion: The project site is occupied entirely by areas classified as Grazing Land as determined by the USDA Department of Conservation (2016). The proposed parcel split results in four (4) approximately forty(40)-acre parcels which would still be able to be utilized for grazing purposes. The density increase is relatively low, and would not affect the agricultural capacity of the land regarding the provision of grazing land. There is **a less than significant impact**.
- B. There is no conflict with an existing Contract. The potential qualification of the property for a new contract is reduced with the reduction of property sizes however as there was no present or proposed entry of the subject property into the Williamson act, there is **a less than significant impact**.
- C. The area is not zoned for forest land or timberland nor utilized for forest land or timber production, therefore there is **no impact**.
- D. The area is not considered forest land, or zoned as forest land or timberland, therefore there is **no impact**.



- E. This project does not introduce any inconsistent uses not otherwise mitigated for. Present uses are retained and there is no additional uses applied for through this project, aside from a minor increase in residential development. There is a **less than significant impact** to farmland or forest land through this project.

Figure 2a: California Important Farmland (USGS)



**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. 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. There is a **less than significant impact** relative to air quality standards.
- C. Sensitive receptors are uses that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The nearest incorporated city is Plymouth, located approximately 4.5 miles to the south. 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 R1A zoning district. It is unlikely, due to the size and location of the property that any uses resulting from this project 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**.

**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 the California Red-legged Frog (*Rana dratoni*). **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 three (3) plants found in Quad 3812057 (Fiddletown) 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. Monarch Butterflies (*Danaus plexippus*) is a seasonally migrating species, with different populations migrating at in varying periods of time throughout the summer and fall, laying their eggs on several species of milkweed (*Asclepias* spp.) found throughout California. 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>Claytonia parviflora</i> ssp. <i>grandiflora</i>	streambank spring beauty	Montiaceae	annual herb	Feb-May	None	None	G5T3	S3	4.2	No Photo Available
<i>Eriogonum tripodum</i>	tripod buckwheat	Polygonaceae	perennial deciduous shrub	May-Jul	None	None	G4	S4	4.2	 ©2008 Steven Perry
<i>Jepsonia heterandra</i>	foothill jepsonia	Saxifragaceae	perennial herb	Aug-Dec	None	None	G3	S3	4.3	 © 2014 Belinda Lo

Showing 1 to 3 of 3 entries

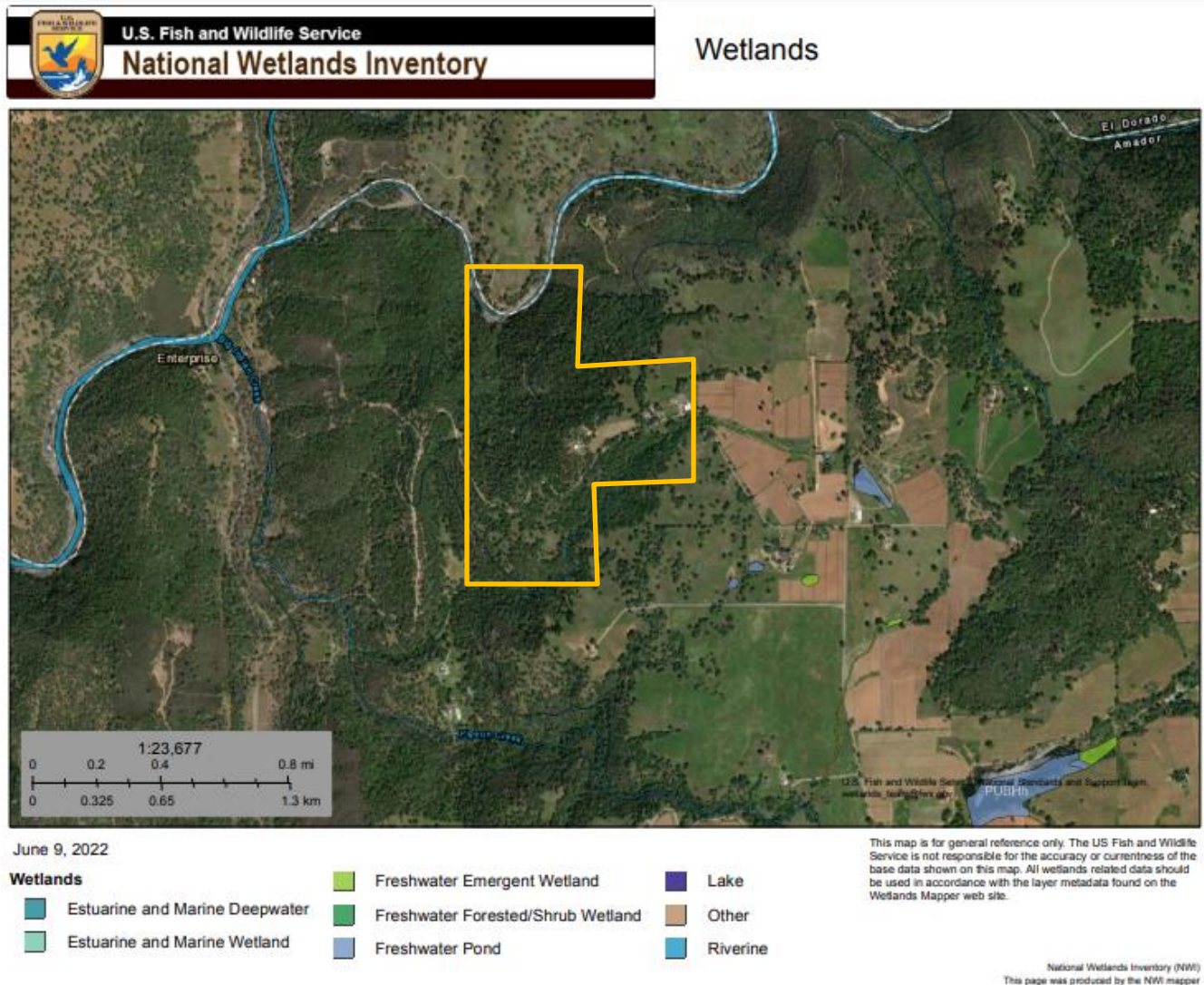
Suggested Citation:  
California Native Plant Society, Rare Plant Program. 2022. Rare Plant Inventory (online edition, v9-01 1.5). Website <https://www.rareplants.cnps.org> [accessed 9 June 2022].

Figure 4b: Migratory Birds List (IPAC 2020)

Species Name	Common Name	Birds of Conservation Concern Listed	Other Conservation List
<b>Aquila chrysaetos</b>	Golden Eagle	Non-BCC Vulnerable	Bald and Golden Eagle Protection Act
<b>Carduelis lawrencei</b>	Lawrence’s Goldfinch	BCC Rangewide (CON)	
<b>Toxostoma redivivum</b>	California Thrasher	BCC Rangewide (CON)	
<b>Picoides nuttalli</b>	Nuttall’s Woodpecker	BCC-BCR	
<b>Baeolophus inornatus</b>	Oak Titmouse	BCC Rangewide (CON)	
<b>Agelaius tricolor</b>	Tricolored Blackbird	BCC Rangewide (CON)	
<b>Chamaea fasciata</b>	Wrentit	BCC Rangewide (CON)	
<b>Pica nuttalli</b>	Yellow-billed Magpie	BCC Rangewide (CON)	



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



**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 parcel map does not include changes in allowed uses of the property there are no prescriptive mitigations at this time, however **mitigation measure CULTR-1 and CULTR-2** are required in the event that any of the conditional uses under the R1A 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 R1A zoning district requires or involve any ground-disturbing activity, consistent with the requirements under the Amador County General Plan. Per the recommendations prescribed by Historic Resources Associates through the cultural resources study conducted for the project, it is recommended that a non-building setback or other type of easement be established around the boundaries of any identified historically significant resource(s). Additionally, there is a provision that avoidance of other resources be observed, and unique conditions regarding potential road incursion into the area(s) designated as historically significant or notable. These



recommendations are included in the MMRP for the project, under **CULTR-3**. There is a **less than significant impact with mitigations incorporated** to cultural resources.

### Mitigation Measures

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

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

Determine if an investigation of cause of death is required;

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

**CULTR-3** Historic Resource Preservation- Prior to recordation of the final map, Applicant shall record a non-building setback easement to be established around any historic resources on the project site, as prescribed by Historic Resources Associates relative to specific resources identified in the 2022 Archaeological Study for the project. Additionally, a condition regulating ground-disturbing activity relative to identified resources shall be included in the MMRP for this project, and shall be applied towards any ground-disturbing activity to take place in the future. "In the event that a concentration of artifacts or culturally modified soil deposits (including trash pits older than 50 years) should be encountered at any time during ground disturbing activities, all work must stop until a qualified archaeologist views the finds and makes a preliminary evaluation. If warranted, further archaeological work in the discovery area should be performed. Although unlikely, if human remains are encountered, all work must stop in the immediate vicinity of the discovery until the County Coroner and a qualified archeologist evaluate[s] the remains" (Historic Resource Associates, 2022), consistent with **Mitigation Measure CULTR-2**.

**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, Historic Resource Associates, Phase 1 Archaeological Study for APNs 007-020-008 and 007-010-023 (2022), 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 0.2 acres of Ahwahnee very rocky loam, 18.9 acres of Auburn silt loam, 3.7 acres of auburn extremely rocky silt loam, 25.6 acres of Exchequer and Auburn very rocky loams, 98.6 acres of Mariposa very rocky loam, 0.1 acres of Sierra coarse sandy loam, and 9.8 acres of Silt 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. 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 Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AdD	Ahwahnee very rocky loam, 9 to 31 percent slopes	0.2	0.1%
ArD	Auburn silt loam, moderately deep, 16 to 31 percent slopes	18.9	12.0%
AuF	Auburn extremely rocky silt loam, 31 to 71 percent slopes	3.7	2.4%
ExE	Exchequer and Auburn very rocky loams, 31 to 51 percent slopes	26.6	16.9%
McE	Mariposa very rocky loam, 31 to 51 percent slopes	98.6	62.5%
ShC	Sierra coarse sandy loam, moderately deep, 9 to 16 percent slopes	0.1	0.0%
SoE	Sites loam, moderately deep, 31 to 51 percent slopes	9.8	6.2%
<b>Totals for Area of Interest</b>		<b>157.8</b>	<b>100.0%</b>

Figure 7b: Soil Map Legend

### MAP LEGEND

- Area of Interest (AOI)**
  - Area of Interest (AOI)
- Soils**
  - Soil Map Unit Polygons
  - Soil Map Unit Lines
  - Soil Map Unit Points
- Special Point Features**
  - Blowout
  - Borrow Pit
  - Clay Spot
  - Closed Depression
  - Gravel Pit
  - Gravelly Spot
  - Landfill
  - Lava Flow
  - Marsh or swamp
  - Mine or Quarry
  - Miscellaneous Water
  - Perennial Water
  - Rock Outcrop
  - Saline Spot
  - Sandy Spot
  - Severely Eroded Spot
  - Sinkhole
  - Slide or Slip
  - Sodic Spot
- Water Features**
  - Streams and Canals
- Transportation**
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background**
  - Aerial Photography
- Other**
  - Spot Area
  - Stony Spot
  - Very Stony Spot
  - Wet Spot
  - Other
  - Special Line Features

### MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: [http://websoilsurvey.sc.egov.usda.gov](#)  
 Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Amador Area, California  
 Survey Area Data: Version 14, Sep 3, 2021

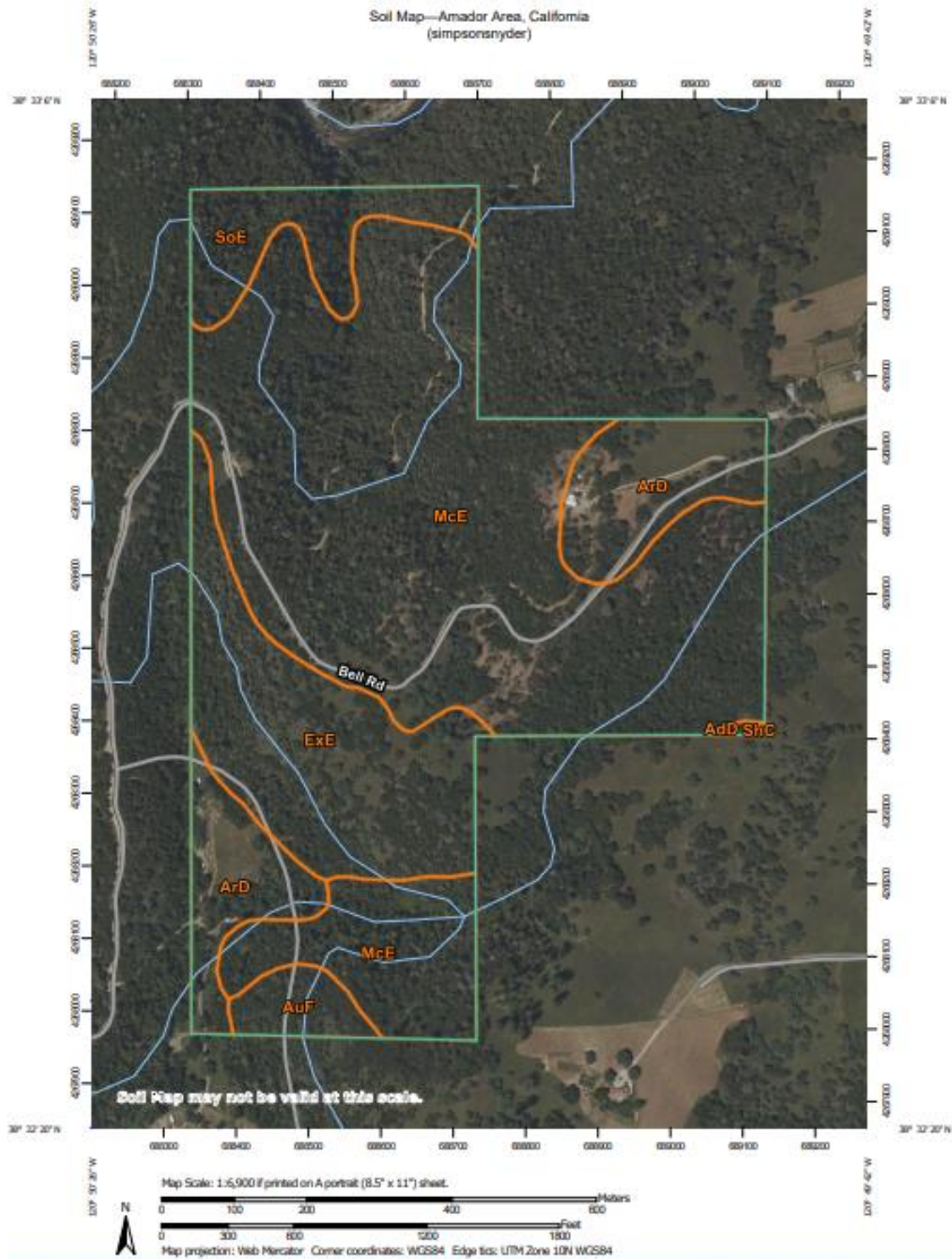
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 3, 2019—Oct 29, 2019

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



7c: Soil Map



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



**Chapter 8. GREENHOUSE GAS EMISSIONS**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. There is **a less than significant impact**.
- B. There is no applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Any increase in emissions would comply with regulations and limits established by the California Air Resources Board (CARB) and Amador Air District. Therefore there is **no impact**.

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





**Chapter 9. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, or otherwise introduce potential hazards to residents or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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. **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. There is a **less than significant impact.**



- C. The nearest public schools are located more than 3 miles away in the City of Plymouth. 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 over 3 miles away in the community of River Pines and the City of Plymouth.

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 12 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 the Flying Gluepie Ranch airport located approximately 5 acres southeast of 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 49, 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**.

**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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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. The impacts are **less than significant**.



- B. The proposed project would not significantly require the use of, or otherwise interfere with, available groundwater supplies. There is a **less than significant impact**.
- 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. There is a **less than significant impact**.
- iii The project would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. There is a **less than significant impact**.
- 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. There is a **less than significant impact 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**.

**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 type="checkbox"/>	<input checked="" 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. The proposed project would not divide an established community and is consistent with the General Plan designation of AG, Agricultural General. This project does increase the potential housing stock by 7 units, however there is no proposed major change in density or services to nearby residences. There is **a less than significant impact**.
- B. . Proposed uses are primarily residential and agricultural in nature and would not inherently introduce significant impacts to the neighboring properties (residential and agricultural uses. There is **a less than significant impact**.
- C. The project site is not included in any adopted habitat conservation plans or natural community conservation plans. Therefore, the project would not conflict with any such plans and **no impact** would result.

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



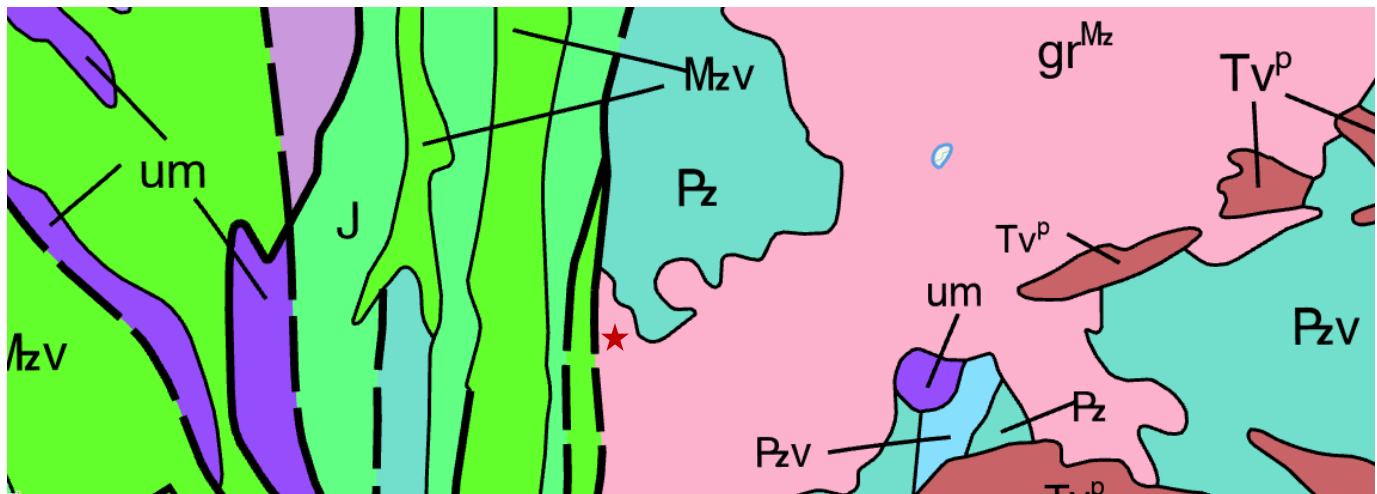
**Chapter 12. MINERAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 | PM 2910 Simpson/Snyder

DESCRIPTION OF MAP UNITS		TERTIARY VOLCANIC ROCKS		MESOZOIC METAVOLCANIC ROCKS		PALEOZOIC PLUTONIC ROCKS	
<b>QUATERNARY DEPOSITS</b>							
<b>Qs</b>	Extensive marine and nonmarine sand deposits, generally near the coast or desert playas	<b>TV</b>	Tertiary volcanic flow rocks, minor pyroclastic deposits	<b>mvv</b>	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	<b>gr<sup>n</sup></b>	Paleozoic and Permo-Triassic granitic rocks in the San Gabriel and Klamath Mountains
<b>Q</b>	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated	<b>TV<sup>o</sup></b>	Tertiary pyroclastic and volcanic mudflow deposits.	<b>mv</b>	Undivided pre-Cenozoic metavolcanic rocks. Includes latite, dacite, tuff, and greenstone; commonly schistose	<b>PRECAMBRIAN ROCKS</b>	
<b>Qls</b>	Selected large landslides	<b>Ti</b>	Tertiary intrusive rocks, mostly shallow (hypabyssal) plugs and dikes	<b>gr<sup>m</sup></b>	Mesozoic granite, quartz monzonite, granodiorite, and quartz diorite	<b>pc</b>	Conglomerate, shale, sandstone, limestone, dolomite, marble, gneiss, hornfels, and quartzite; may be Paleozoic in part
<b>Qg</b>	Glacial till and moraines. Found at high elevations mostly in the Sierra Nevada and Klamath Mountains	<b>TERTIARY PLUTONIC ROCKS</b>		<b>un</b>	Ultramafic rocks, mostly serpentinite. Minor peridotite, gabbro, and diabase, chiefly Mesozoic	<b>pc<sup>c</sup></b>	Complex of Pre-cambrian igneous and metamorphic rocks. Mostly gneiss and schist intruded by igneous rocks, may be Mesozoic in part
<b>Qoa</b>	Older alluvium, lake, playa, and terrace deposits	<b>gr<sup>n</sup></b>	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	<b>gb</b>	Gabbro and dark dioritic rocks, chiefly Mesozoic	<b>gr<sup>c</sup></b>	Precambrian granite, syenite, anorthosite, and gabbroic rocks in the San Gabriel Mountains; also various Precambrian plutonic rocks elsewhere in southeastern California
<b>QPc</b>	Pleistocene and/or Pliocene sandstone, shale, and gravels deposits, mostly loosely consolidated	<b>MESOZOIC SEDIMENTARY AND METASEDIMENTARY ROCKS</b>		<b>gr</b>	Undated granitic rocks	<b>SYMBOL EXPLANATION</b>	
<b>QUATERNARY VOLCANIC ROCKS</b>							
<b>Qv</b>	Recent (Holocene) volcanic flow rocks, minor pyroclastic deposits	<b>TK</b>	Sandstone, shale, and minor conglomerate in coastal belt of northwestern California. Previously considered Cretaceous, but now known to contain early Tertiary microfossils in places	<b>ps</b>	Undivided Paleozoic metasedimentary rocks. Includes slate, sandstone, shale, chert, conglomerate, limestone, dolomite, marble, phyllite, schist, hornfels, and quartzite	Contact between geologic units - approximately located	
<b>Qv<sup>o</sup></b>	Recent (Holocene) pyroclastic and volcanic mudflow deposits	<b>K</b>	Undivided Cretaceous sandstone, shale, and conglomerate; minor nonmarine rocks in Peninsular Ranges	<b>Pm</b>	Permian shale, conglomerate, limestone, dolomite, sandstone, slate, hornfels, and quartzite; minor pyroclastic rocks	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)	
<b>Qv<sup>o</sup></b>	Quaternary volcanic flow rocks, minor pyroclastic deposits	<b>Ku</b>	Upper Cretaceous sandstone, shale, and conglomerate	<b>C</b>	Carboniferous shale, sandstone, conglomerate, limestone, dolomite, chert, hornfels, marble, and quartzite; in part pyroclastic rocks	Thrust fault (barbs on upper plate)	
<b>Qv<sup>o</sup></b>	Quaternary pyroclastic and volcanic mudflow deposits	<b>Kl</b>	Lower Cretaceous sandstone, shale, and conglomerate	<b>D</b>	Devonian limestone, dolomite, sandstone, and shale; in part tuffaceous	Regional strike and dip of stratified rocks	
<b>TERTIARY SEDIMENTARY ROCKS</b>							
<b>Tc</b>	Undivided Tertiary nonmarine sandstone, shale, conglomerate, breccia, and ancient lake deposits	<b>KJf</b>	Franciscan Complex: Cretaceous and Jurassic sandstone with smaller amounts of shale, chert, limestone, and conglomerate. Includes Franciscan melange, except where separated	<b>SO</b>	Silurian to Ordovician sandstone, shale, conglomerate, chert, slate, quartzite, hornfels, marble, dolomite, and phyllite; some greenstone	Regional strike and dip of stratified rocks (overturned)	
<b>P</b>	Pliocene marine sandstone, siltstone, shale, and conglomerate, mostly moderately consolidated	<b>KJf</b>	Blueschist and semi-schist of Franciscan Complex	<b>C</b>	Cambrian sandstone, shale, limestone, dolomite, chert, quartzite, and phyllite; includes some rocks that are possibly Precambrian	Anticlinal fold	
<b>M</b>	Miocene marine sandstone, shale, siltstone, conglomerate, and breccia, moderately to well consolidated	<b>J</b>	Jurassic shale and sandstone; minor conglomerate, chert, slate, limestone, and pyroclastic rocks	<b>m</b>	Undivided pre-Cenozoic metasedimentary and metavolcanic rocks of great variety. Mostly slate, quartzite, hornfels, chert, phyllite, rhyolite, schist, gneiss, and minor marble	Synclinal fold	
<b>Mc</b>	Miocene nonmarine sandstone, shale, conglomerate, and fanglomerate; moderately to well consolidated	<b>T</b>	Triassic shale, conglomerate, limestone, dolomite, sandstone, slate, hornfels, and quartzite; minor pyroclastic rocks	<b>PALEOZOIC METAVOLCANIC ROCKS</b>		Monoclinical fold	
<b>Oa</b>	Oligocene marine sandstone, shale, and conglomerate, mostly well consolidated	<b>sch</b>	Schists of various types, mostly Paleozoic or Mesozoic age, some Precambrian	<b>Pvv</b>	Undivided Paleozoic metavolcanic rocks. Mostly flows, breccia, and tuff; includes greenstone, diabase, and pillow lavas; minor interbedded sedimentary rocks		
<b>Oac</b>	Oligocene nonmarine sandstone, shale, and conglomerate; mostly well consolidated	<b>ls</b>	Limestone, dolomite, and marble whose age is uncertain but probably Paleozoic or Mesozoic				
<b>E</b>	Eocene marine shale, sandstone, conglomerate, and minor limestone; mostly well consolidated	<b>MESOZOIC MIXED ROCKS</b>					
<b>Ec</b>	Eocene nonmarine sandstone, shale, and conglomerate; moderately to well consolidated	<b>gr<sup>m</sup></b>	Mesozoic to Precambrian granitic and metamorphic rocks, mostly gneiss and other metamorphic rocks injected by granitic rocks.				
<b>Ep</b>	Paleocene marine sandstone, shale, and conglomerate; mostly well consolidated						

**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 parcels, any increased noise resulting from the increased uses allowed by right in the R1A 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 R1A, Single-family Residential and Agricultural Zoning District allows up to two (2) residences on a parcel. Parcel map does increase the number of parcels from 1 legal parcel to 4, and therefore includes a potential for a quadrupled residential capacity (2 residences, to potentially 8). The proposed project does present a minor increase in available housing potential, and 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 with a well and septic. There is a net of increase of seven (7) potential units of resident housing stock however this project does not include any other additional applications for increased structures. There is 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 AFD 122 in the City of Plymouth, approximately 4.5 miles away from 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. California Highway Patrol (CHP) also provides police protection associated with the State Highways; the nearest highways to this project are CA State Hwy 49 located west 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 increase opportunity for residential development thus presenting potential increases in demand for parks or recreational facilities for full-time residents. The proposed project would not significantly affect use of existing facilities, nor would it require the construction or expansion of existing recreational facilities at this 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. There is a **less than significant impact**.
- E The proposed project must comply with the Fire and Life Safety Ordinance (Chapter 15.30). There is **less than significant impact**.
- 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).

**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-1, 2, and 3**. Impacts to Tribal Cultural Resources on this site are **less than significant with the mitigation measures incorporated**.

**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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Stormwater drainage facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Electric power facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Natural gas facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Telecommunications facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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** requires 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 R1A designation for any of the proposed parcels, 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.

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

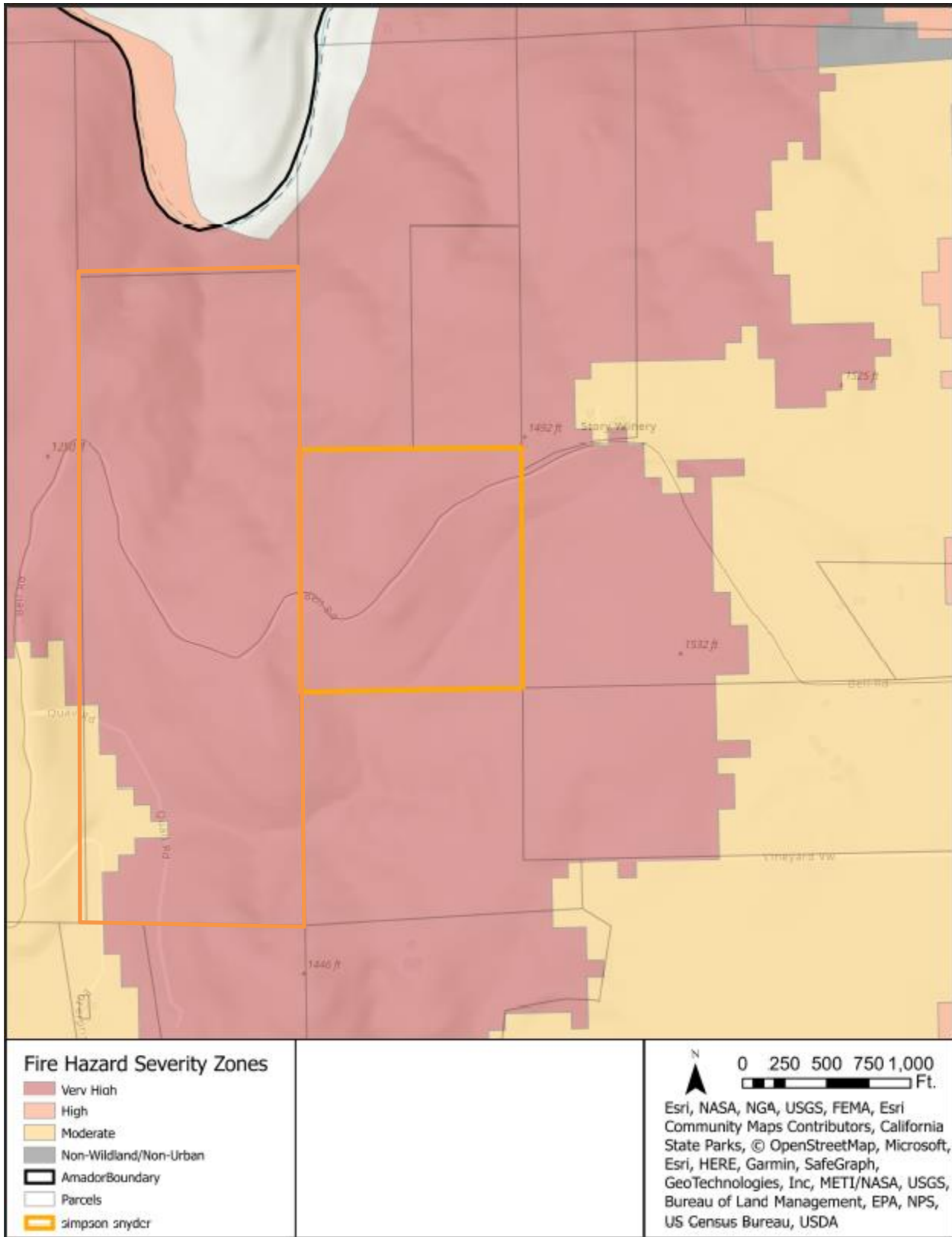


**Chapter 20. WILDFIRE**

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 type="checkbox"/>	<input checked="" 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. Standard conditions require compliance with 15.30 regarding fire access, therefore there is **no significant impact**.
- 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 Fire Station AFPD 112 and therefore will not require any increased fire protection due to this project. There is **a less than significant impact**.



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



**Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE**

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

**Discussion/Conclusion/Mitigation:**

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

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

- BIO-1** Special Status Animal Species Mitigation plan will reduce biological impacts consistent with BMPs developed with CDFW and USFW;
- BIO-2** Ground Disturbance Timing for Nesting Birds, and Survey will be conducted prior to any construction;
- BIO-3** Special Status Plant Species Mitigation will be developed in conjunction with regulation by CDFW, USFW, and CNPS;
- BIO-4** Plant Survey will be conducted prior to ground disturbance resultant from any discretionary project.
- BIO-5** 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.
- CULTR-3** Establish setback easements relative to cultural resources



**GEO-1** Sewage Disposal and Septic Systems

**UTL-1** Wastewater Systems

- 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 divide a single legal parcel into four legal parcels. Each proposed parcel consists of an approximately 40-acre quarter section. 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.

- 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. 4<sup>th</sup> 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4<sup>th</sup> at 1109; *San Franciscans Upholding the Downtown Plan v. city and County of San Francisco* (2002) 102 Cal. App. 4<sup>th</sup> 656.

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

**PROJECT:** Tentative Parcel Map PM 2910 Simpson-Snyder

**LEAD AGENCY:** Amador County Planning Department

**PROJECT LOCATION:** 10169 Bell Rd., Plymouth, CA 95669

**PROJECT DESCRIPTION:** Tentative Parcel Map PM 2910 Simpson/Snyder, proposing a division of 160 acres into four parcels, ±38.5, ±38.8, ±38.8, and 40-acres in size. All present and proposed parcel(s) would not experience a change from the existing zoning of R1A, Single-Family Residential and Agriculture, and General Plan designation of AG, Agricultural General (APNs: 007-010-023 and 007-020-008).

**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 June 20, 2022 until 5:00 pm on July 12, 2022. Comments may also be sent by fax to (209)257-6254 or by email to [planning@amadorgov.org](mailto:planning@amadorgov.org).

**PUBLIC HEARING:** The Amador County Planning Commission will conduct a public hearing on the matter on July 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. PM 2910 Simpson-Snyder.

  
\_\_\_\_\_  
Krista Ruesel, Planner

6/17/2022  
\_\_\_\_\_  
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](http://www.amadorgov.org)  
E-MAIL: [planning@amadorgov.org](mailto:planning@amadorgov.org)

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

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the PLANNING COMMISSION of the County of Amador, State of California, has received an application for the project described in this notice.

**PROJECT DESCRIPTION:** Tentative Parcel Map PM 2910 Simpson/Snyder, proposing a division of 160 acres into four parcels, ±38.5, ±38.8, ±38.8, and 40-acres in size. All present and proposed parcel(s) would not experience a change from the existing zoning of R1A, Single-Family Residential and Agriculture, and General Plan designation of AG, Agricultural General (APNs: 007-010-023 and 007-020-008).

**PROPERTY OWNER:** James Thomas Simpson and Lorena Snyder

**SUPERVISORIAL DISTRICT:** 5

**LOCATION:** 10169 Bell Rd., Plymouth, CA 95669

**PUBLIC HEARING:** This project will be reviewed by the Amador **County Planning Commission** at the meeting scheduled for **July 12, 2022 at 7:00 p.m. at 810 Court St., Jackson, CA 95642.**

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

In compliance with the Americans with Disabilities Act, if you need an accessibility-related 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](mailto:planning@amadorgov.org). Requests must be made as early as possible, and at least two business days before the start of the meeting.

**ENVIRONMENTAL REVIEW PROCESS:** In accordance with the California Environmental Quality Act (CEQA), the lead agency, the Amador County Planning Commission, intends to consider the adoption of a Mitigated Negative Declaration, as the project is consistent with the Amador County General Plan and zoning codes. The environmental assessment and application materials appear to be complete and indicate there are no extraordinary or unique environmental issues not normally mitigated for with the County's standard conditions which would be applied to this type of project. If, during the processing of this application, it is determined through the Initial Study checklist or at a public hearing 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 a Mitigated Negative Declaration cannot be filed for this project and an Environmental Impact Report (EIR) shall be prepared instead. California Administrative Code Section 15064(g)(2) requires that a Mitigated Negative Declaration shall be prepared "if the lead agency finds there is no substantial evidence that the project may have a significant effect on the environment." The Technical Advisory Committee (TAC) has reviewed this project and has found no technical objection to the approval of this project with the adoption of a Mitigated Negative Declaration.

Letters of comment regarding this matter received by the County prior to the publication of the Staff Report will be sent to each Planning Commissioner as part of the agenda packet (generally the Tuesday prior to the meeting). The Staff Report will be published online for viewing at [www.amadorgov.org](http://www.amadorgov.org) in the "Agendas and Minutes" section. Letters received after the Staff Report has been published will be copied and circulated to each Commissioner just prior to the public hearing. However, 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.

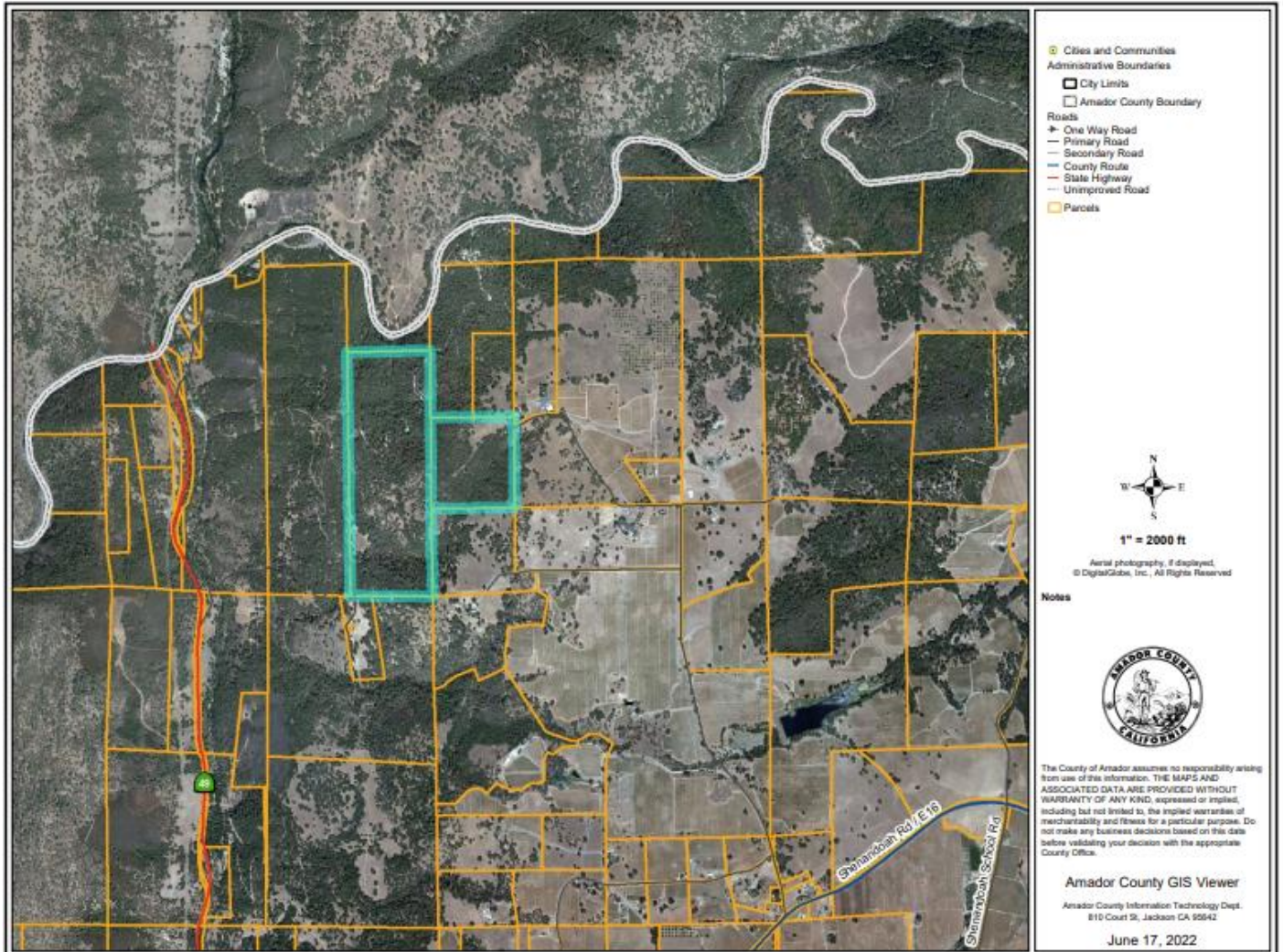


**NOTE:** If you do not comment at the public hearing or send in written comments and later decide to challenge the nature of this proposed action in court, you may be limited to raising only those issues you raised at the public hearing or have given in written correspondence delivered to the public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

**AMADOR COUNTY PLANNING COMMISSION**

**Date of this notice: June 20, 2022**

**SUBJECT PARCEL(S) HIGHLIGHTED BELOW**



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


**AFFIDAVIT OF SERVICE BY MAIL**

I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare I served a copy of the attached public hearing notice regarding PM 2910 Snyder/Simpson by placing copies in 13 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 July 19, 2022 at Jackson, California.

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

Executed at Jackson, California on July 19, 2022

Signed 

Witness 

CARLSON ROBERT ALAN  
PO BOX 434  
PLYMOUTH, CA 956690434

DANIELS MYRTLE EST OF & ACUNA JOHN  
& VERBECK ET AL  
C/O TINA PATTERSON  
2730 HOLLY HILLS LANE  
CAMERON PARK, CA 956829027

SIMPSON JAMES THOMAS & SNYDER  
LORENA  
10169 BELL RD  
PLYMOUTH, CA 956699555

SIMPSON JAMES THOMAS & SNYDER  
LORENA  
10169 BELL RD  
PLYMOUTH, CA 956699555

WILSON THOMAS A LIVING TRUST  
3783 PEACH CIR  
LOOMIS, CA 95650-9740

REYNOLDS DUAN N  
AGUIRRE LEER REYNOLDS ET AL ASSOC  
226 FIRST ST  
HEALDSBURG, CA 95448

WICKSTROM DEANE C & KARIN M TRUST  
WICKSTROM KARIN M TRUSTEE  
10830 BELL RD  
PLYMOUTH, CA 95669

HAHN PETER F & MARJORIE G  
100 BIRCH HILL RD  
BELMONT, MA 024781705

DEDIACHVILI DAVID & JOSSELIANI  
NATALIA  
112 VOLCANO RDG  
GRANITE BAY, CA 95746-6771

OUSLEY ANN STORY IRREVOCABLE  
TRUST OF 2017  
OUSLEY ANN STORY TRUSTEE  
12747 BARRETT LN  
SANTA ANA, CA 92705-6340

BELMONT ADRIENNE & HAYWARD LORI  
& LEVAGGI SCOTT &  
C/O BELMONT ADRIENNE  
3713 NORTHPARK CT  
CONCORD, CA 94519-1457

GODDARD MATTHEW & HEINL  
SURVIVORS TR  
HEINL VIOLA J TRUSTEE  
PO BOX 381  
PLYMOUTH, CA 956690381

HAHN FAMILY TRUST  
HAHN JOHN F & SUSAN Q TRUSTEES  
23000 N VINEYARD RD  
PLYMOUTH, CA 95669



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the PLANNING COMMISSION of the County of Amador, State of California, has received an application for the project described in this notice. **\*\*Please note, this is a repeat notice of the below project, continued from the July 12, 2022 Planning Commission Meeting. \*\***

**PROJECT DESCRIPTION:** Tentative Parcel Map PM 2910 Simpson/Snyder, proposing a division of 160 acres into four parcels, ±38.5, ±38.8, ±38.8, and 40-acres in size. All present and proposed parcel(s) would not experience a change from the existing zoning of R1A, Single-Family Residential and Agriculture, and General Plan designation of AG, Agricultural General (APNs: 007-010-023 and 007-020-008).

**PROPERTY OWNER:** James Thomas Simpson and Lorena Snyder

**SUPERVISORIAL DISTRICT:** 5

**LOCATION:** 10169 Bell Rd., Plymouth, CA 95669

**PUBLIC HEARING:** This project will be reviewed by the Amador County Planning Commission at the meeting scheduled for **August 9, 2022 at 7:00 p.m. at 810 Court St., Jackson, CA 95642.**

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

In compliance with the Americans with Disabilities Act, if you need an accessibility-related 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](mailto:planning@amadorgov.org). Requests must be made as early as possible, and at least two business days before the start of the meeting.

**ENVIRONMENTAL REVIEW PROCESS:** In accordance with the California Environmental Quality Act (CEQA), the lead agency, the Amador County Planning Commission, intends to consider the adoption of a Mitigated Negative Declaration, as the project is consistent with the Amador County General Plan and zoning codes. The environmental assessment and application materials appear to be complete and indicate there are no extraordinary or unique environmental issues not normally mitigated for with the County's standard conditions which would be applied to this type of project. If, during the processing of this application, it is determined through the Initial Study checklist or at a public hearing 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 a Mitigated Negative Declaration cannot be filed for this project and an Environmental Impact Report (EIR) shall be prepared instead. California Administrative Code Section 15064(g)(2) requires that a Mitigated Negative Declaration shall be prepared "if the lead agency finds there is no substantial evidence that the project may have a significant effect on the environment." The Technical Advisory Committee (TAC) has reviewed this project and has found no technical objection to the approval of this project with the adoption of a Mitigated Negative Declaration.

Letters of comment regarding this matter received by the County prior to the publication of the Staff Report will be sent to each Planning Commissioner as part of the agenda packet (generally the Tuesday prior to the meeting). The Staff Report will be published online for viewing at [www.amadorgov.org](http://www.amadorgov.org) in the "Agendas and Minutes" section. Letters received after the Staff Report has been published will be copied and circulated to each Commissioner just prior to the public hearing. However, 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

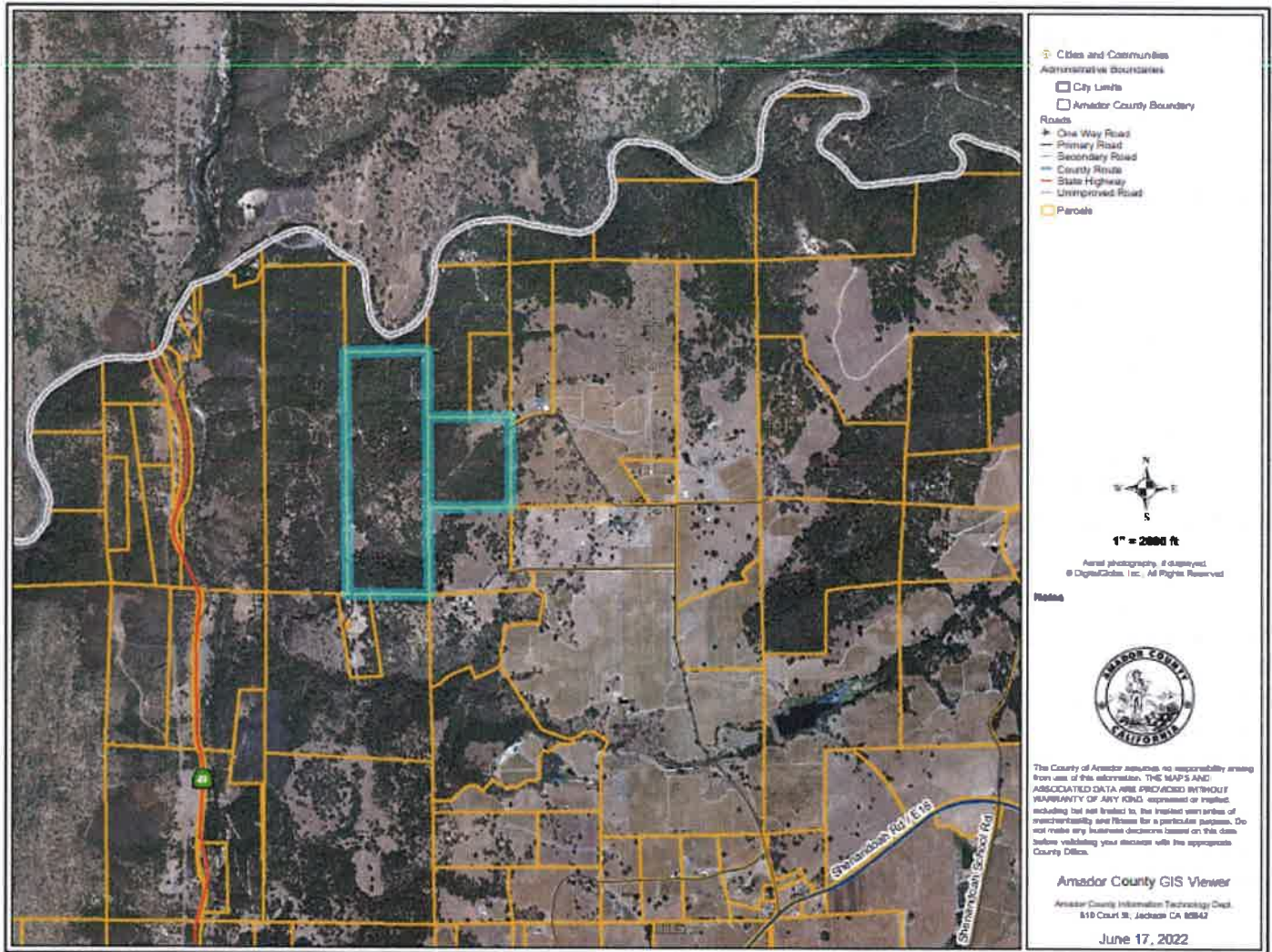


may be to your benefit to attend the hearing and summarize your concerns orally. Letters will not be read aloud at the public hearing. If you have any questions or desire more information, please contact this office.

**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: July 19, 2022**

**SUBJECT PARCEL(S) HIGHLIGHTED BELOW**





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## TAC Referral PM 2910 Simpson (completeness)

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

Wed, May 4, 2022 at 11:32 AM

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

CFD Annexation applies unless the parcel is protected under the Williamson Act.

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

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

[Quoted text hidden]



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

PHONE: (209) 223-6429

FAX: (209) 223-6395

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

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

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

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## MEMORANDUM

**TO:** Chuck Beatty, Planning Director

**FROM:** Richard Vela, Director of Transportation and Public Works

**DATE:** May 6, 2022

**SUBJECT:** Tentative Parcel Map No. 2910 – Proposed Conditions

### DEDICATIONS:

1. Dedication of 60' of right-of-way is proposed for Bell Road.
2. Quail Road and Rancho Cicada Roads are not County maintained roads, therefore right-of-way dedication is not necessary/required.

### ENCROACHMENT:

3. Prior to recordation of any Parcel Map, obtain an encroachment permit from the Department of Transportation and Public Works for access to Bell Road (Parcels 1, 2 and 4). Any new access approach to be constructed per appropriate Department of Transportation and Public Works Standard Plan.
4. No encroachment conditions for access to Rancho Cicada Road and Quail Road since they are not County maintained roads.

### MISCELLANEOUS:

5. Parcel 3 does not front on a County maintained road; access is via Quail Road which is not a County maintained road.
6. Note of Proposed 60' right-of-way (30' each side) over Bell Road references General Note #21. General Note #21 pertains to proximity to a military installation, flight path or special use airspace. Not sure how General Note #21 is relevant to the right-of-way dedication.
7. If not already in place, recommend access easement dedications be made for Rancho Cicada Road and Quail Road.



Krista Ruesel <kruesel@amadorgov.org>

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## AMA-49-PM 21.794 Tentative Parcel Map (TPM) Simpson/Snyder

2 messages

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

Mon, May 9, 2022 at 10:22 AM

Hello Krista,

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the Tentative Parcel Map (PTM) PM 21.79 proposing a division of one ±160 acre parcel into four parcels, approximately ±38.5, ±38.8, ±38.8, and 40-acres in size. All present and proposed parcel(s) would not experience a change from the existing zoning of Single-Family Residential and Agriculture (R1A) and General Plan designation of Agricultural General (AG).

The property is located approximately 2 miles from State Route (SR) 49 at 10169 Bell Road in Plymouth.

The Assessor's Parcel Numbers are 007-010-023 and 007-020-008.

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

Thanks,

### **Paul Bauldry**

Caltrans District 10

Office of Rural Planning

Division of Planning, Local Assistance, and Environmental

1976 E. Dr. Martin Luther King Jr Blvd.





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## May 19 TAC Comments

1 message

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

Wed, May 11, 2022 at 5:41 PM

Environmental Health will not be able to attend the May 19 TAC meeting. Here are my comments:

### **Tentative Parcel Map 2910 (Simpson/Snyder)**

ACEHD does not object to a finding of completeness for Tentative Parcel Map 2910 (Simpson/Snyder). For the next meeting (Environmental Review), I will be prepared with draft conditions requiring documentation of sewage disposal capability for proposed parcels 1,2,3, as well as demonstrations of water quality and quantity.

### **Zoning Ordinance Amendment ZOA-22;5-1**

Even though proposed hardship and trailer-while-building use permits may be approved by the Planning Director without public hearing, all UP applications are routed to other Land Use Agencies, including EH, for approval. Is it possible to acknowledge this approval process in the proposed code language?

--

*Michelle Opalenik*

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



Krista Ruesel <kruesel@amadorgov.org>

---

## AMA-49-PM 21.794 Tentative Parcel Map (TPM) Simpson/Snyder

2 messages

---

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

Tue, Jun 7, 2022 at 2:58 PM

Hello Krista,

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the Tentative Parcel Map (PTM) PM 21.79 proposing a division of one ±160 acre parcel into four parcels, approximately ±38.5, ±38.8, ±38.8, and 40-acres in size. All present and proposed parcel(s) would not experience a change from the existing zoning of Single-Family Residential and Agriculture (R1A) and General Plan designation of Agricultural General (AG).

The property is located approximately two (2) miles from State Route (SR) 49 at 10169 Bell Road in Plymouth. The Assessor's Parcel Numbers are 007-010-023 and 007-020-008.

The response email dated 05/09/2022 still stands.

However, Caltrans requests to be included in the review process for all future development at this location.

Thank you.

**Paul Bauldry**

Caltrans District 10

Office of Rural Planning

Division of Planning, Local Assistance, and Environmental

1976 E. Dr. Martin Luther King Jr Blvd.

Stockton CA 95205

Telework # 209.670.9488

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101K

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

Tue, Jun 7, 2022 at 3:14 PM

Received, thank you.

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

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain proprietary, confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, reproduction or any action taken in reliance upon this message is strictly prohibited. If you received this in error, please contact the sender and delete the material.

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**From:** [Bauldry, Paul@DOT](mailto:Bauldry,Paul@DOT)  
**To:** [Krista Ruesel](mailto:Krista.Ruesel)  
**Cc:** [Ponce, Gregoria@DOT](mailto:Ponce,Regoria@DOT)  
**Subject:** AMA-49-PM 21.794 Tentative Parcel Map (TPM) Simpson/Snyder  
**Date:** Monday, May 9, 2022 10:22:02 AM

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Hello Krista,

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the Tentative Parcel Map (PTM) PM 21.79 proposing a division of one ±160 acre parcel into four parcels, approximately ±38.5, ±38.8, ±38.8, and 40-acres in size. All present and proposed parcel(s) would not experience a change from the existing zoning of Single-Family Residential and Agriculture (R1A) and General Plan designation of Agricultural General (AG).

The property is located approximately 2 miles from State Route (SR) 49 at 10169 Bell Road in Plymouth.

The Assessor's Parcel Numbers are 007-010-023 and 007-020-008.

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

Thanks,

**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



## TAC Project Referral(s) - Environmental Review

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

Thu, Jun 9, 2022 at 12:01 PM

I will not be able to attend TAC on June 16, and my Department will be very short staffed on that day. Hopefully, Todd or Jeff is able to help out. In the meantime, here are my DRAFT conditions:

### Parcel Map PM 2910 Simpson/Snyder (APNs: 007-020-008 and 007-010-023):

26. Sewage Disposal (GEO-1): SEWAGE DISPOSAL: Prior to recordation of any final map, the subdivider shall demonstrate compliance with Amador County Code Section 14.12.130 by retaining the services of a qualified consultant to complete the following proposed parcels 1, 2 and 3:

- A. Perform soil profile testing in the proposed sewage disposal site for each parcel.
- B. Unless waived, perform percolation testing in the proposed sewage disposal site for each parcel.
- C. Unless waived by the Environmental Health Department, perform wet weather testing in the proposed sewage disposal site for each parcel.
- D. Submit a report to the Environmental Health Department for review and approval which includes a plot plan for each proposed parcel, as well as soil profile logs, percolation test results and, if applicable, wet weather testing results. Each plot plan shall locate and dimension the proposed sewage disposal site and include at least one tie to a property corner pin, the locations of pertinent field testing, any existing or proposed wells/springs within 200 feet of the disposal site, and any waterways within 100 feet of the disposal site. The consultant shall include, at a minimum, a typical trench cross section, a foot print or layout of the disposal system, topography in the disposal site, 100% replacement, and required linear footage per bedroom. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

32. Well Water Quality/Water Supply (UTL-2): Prior to recordation of any final map, the subdivider shall provide the Amador County Environmental Health Department with general mineral, general physical, and inorganic chemical analyses for one (1) water well located within the project boundary. The results shall be generated by an accredited laboratory. Test results must demonstrate that the water produced does not exceed any primary maximum contaminant levels listed in California Code of Regulations, Title 22, Table 64431-A. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

33. Well Water Quality/Water Supply (UTL-3): Prior to recordation of a final map the subdivider shall demonstrate that the yield of at least two (2) wells within the project boundary meet the production requirements of Section 14.06.055, Amador County Code. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

**Del Rapini/Apex Energy/Ecorp Consulting Project:** Parcel Map PM 2903, Zone Change 21;10-2 R1 to C2, General Plan Amendment GPA-21;10-2 RL to TC, and Use Permit UP-21;10-3 Apex Energy Solutions (APN: 030-740-022)

Parcel Map 2903 Conditions -Replace Conditions 32-34 in the Draft COA with:

32. Wastewater Systems (UTL-1): Prior to recordation of Map 2903, project applicant is required to submit a wastewater "Wholesale Water Will Serve Commitment" letter from Amador Water Agency for proposed parcels 4A, 4B, and 4C.
33. Water Supply (UTL-3): Prior to recordation of Map 2903, project applicant is required to submit a water "Wholesale Will Service Commitment" letter from Amador Water Agency for proposed parcels 4A, 4B, and 4C. In addition, the project applicant shall obtain a "Retail Water Will Serve Commitment" from Pine Grove Community Services District

### For the Apex Energy Battery Pack Use Permit:

Please include the following condition:

Hazardous Materials Upset and Release (HAZ-1): Prior to activation of the use permit, the applicant shall provide documentation to the Amador County Environmental Health Department that the site is in full compliance with the requirements 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. The applicant shall substantially comply with all requirements of the Unified Program

throughout the life of the Use Permit. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

Aces Waste Services, Inc. 2021 Use Permit Amendment: UP-22;3-3 (030-140-067

Updates have been made directly in the COA document: G:\PLAN-Secured\CEQA\UP- ACES Waste

PLEASE LET ME KNOW IF I MISSED ANYTHING!

Michelle

[Quoted text hidden]

--

*Michelle Opalenik*

Michelle Opalenik, Director

Amador County Environmental Health Department

810 Court Street

Jackson, CA 95642

(209) 223-6439

(209) 223-6536 (Direct)



Krista Ruesel <kruesel@amadorgov.org>

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## AMA-49-PM 21.794 Public Hearing (PH) Simpson/Snyder SCH 2022060411

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**Bauldry, Paul@DOT** <paul.bauldry@dot.ca.gov>

Fri, Jul 1, 2022 at 9:09 AM

To: Krista Ruesel <kruesel@amadorgov.org>

Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>, OPR State Clearinghouse <State.Clearinghouse@opr.ca.gov>

Hello Krista,

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the Public Hearing for the Simpson/Snyder project.

The property is located approximately two (2) miles from State Route (SR) 49 at 10169 Bell Road in Plymouth. The Assessor's Parcel Numbers are 007-010-023 and 007-020-008.

The response email dated 06/07/2022 still stands.

However, Caltrans requests to be included in the review process for all future development at this location.

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

Cc: State Clearinghouse

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 **AMA-49-PM 21.794 Tentative Parcel Map (TPM) Simpson\_Snyder\_6-7-2022.pdf**  
202K





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## Public Comment to 10169 Bell Road

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**CHERYL DIMSON** <dimson@cox.net>  
Reply-To: CHERYL DIMSON <dimson@cox.net>  
To: planning@amadorgov.org  
Cc: dimson.ben@gmail.com, dimson@cox.net

Thu, Jul 28, 2022 at 11:38 AM

Subject 10169 Bell Road

Dear Planning Commission -

As the owner of Parcel #007 020 023 that is adjacent to the subdivision at 10169 Bell Road we have a couple of concerns.

1. I would like to know what the projected impact to Bell Road is? Are the plans to make repairs to Bell Road below the proposed property? I am concerned about the impact of the traffic going through my property which is paved. If the road was paved below the proposed property the need to drive through my property would be lessened.
2. With a development of this subdivision I would like to request that the seller build or repair the current fence that is being used as the East most property line. In talking to Toma & Associates Surveying informally, I was told that the current fence was used as the property line to establish points. I would like to make the request that the said fence be repaired/replaced prior to the sale of the property if this is the case. How can this be accomplished?

Thank you for your time,

Cheryl Story Dimson, Trustee

The Ann Story Ousley Irrevocable Trust

Parcel # 007-020-023 and Parcel # 007-020-015