

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION  
FOR MEETING OF: Tuesday, April 11, 2023**

**ITEM 2**      **RESUBMISSION** of Tentative parcel map application **PM 2903 Del Rapini**, proposing a division of a 6.39-acre parcel into three parcels and Boundary Line Adjustment with adjacent parcel resulting in Readjusted Lot 1 (2.57 acres), Lot 4A (1.71 ac.), Lot 4B (1.59 ac.) and Lot C (2.52 ac.); as well as a General Plan Amendment of a ±3-acre portion of proposed Lots 4B and 4C from the RL, Residential Low Density General Plan Designation to TC, Town Center General Plan Designation (GPA-21;10-2 Del Rapini); and Zone Change Application for the same ±3-acre portion of Proposed Lots 4B and 4C from R1, Single-family Residential Zoning District to C2, Heavy Commercial Zoning District (ZC-21;10-2 Del Rapini). APN: 030-740-022

**PROPERTY OWNER:** Delbert E. Rapini/Del Rapini Construction

**REPRESENTATIVE(S):** Toma and Associates

**SUPERVISORIAL DISTRICT:** 4

**LOCATION:** ±300 ft. southwest of the intersection of Ridge Rd. and Hwy 88

- A. Existing General Plan Designation(s):** RL, Residential Low Density and TC, Town Center  
**Proposed General Plan Designation:** 6.39 acres of TC, Town Center
- B. Existing Zoning:** ±3 acres of R1, Single-family Residential and ±3.39 acres of C2, Heavy Commercial  
**Proposed Zoning:** 6.39 acres of C2, Heavy Commercial
- C. Acreage Involved:** ±6.39 acres
- D. Background:** Parcel Map 2903 was submitted along with Zone Change Application ZC-21;10-2 and General Plan Amendment GPA-21;10-2 with Use Permit Application UP-21;10-3 Apex Energy (for a Battery Storage Facility). There was a public hearing for this project before the Planning Commission on October 11, 2022 and the Planning Commission denied the Use Permit and Parcel Map, and recommended denial of the Zone Change and General Plan Amendment to the Board of Supervisors. On November 22, 2022, the Amador County Board of Supervisors heard the appeal of the Planning Commission’s denial of the project, and denied the Zone Change and General Plan Amendment. In 2023, the applicant resubmitted the Parcel Map, Zone Change, and General Plan Amendment without the Use Permit Application. The Resubmitted application was received as a new application and reviewed by the Amador County Technical Advisory Committee (TAC) on February 2, 2023 for application completeness and environmental review. On that date, TAC found no technical objections to the Planning Commission approving the project and environmental document, a Mitigated Negative Declaration, subject to the conditions of approval.
- E. Tribal Consultation:** AB 52 and SB 18 Consultation was requested by three (3) tribes including Buena Vista, Ione Band, and Wilton Rancheria for the initial 2022 application, and one (1) tribe, Ione Band, for the resubmission. These consultations consisted of a zoom meeting on July 19, 2022 and a site visit on July 29, 2022 as well as correspondence between the County and consulting Tribes. Consultation resulted in the incorporation of specific mitigation measures included in the draft Conditions of Approval for the project.
- F. Planning Commission Action:** Following the public hearing, the Planning Commission may:
  - 1. Approve or deny the environmental document for the project, a proposed Mitigated Negative Declaration;

2. Approve or deny the Parcel Map along with the required findings, conditions, and mitigation measures included in the staff report;
3. Make a recommendation to the Board regarding the Zone Change and General Plan Amendment.

**G. Future Board of Supervisors Action:** This project requires Board of Supervisors' approval for the Zone Change and General Plan Amendment. The approval of the Parcel Map is contingent on the approval of the Zone Change and General Plan Amendment.

**H. 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 2903** in that:
  - a. The proposed map is consistent with the Amador County General Plan (existing and proposed).
  - b. There are no proposed improvements of the proposed subdivision inconsistent with the General Plan (proposed).
  - c. The site is physically suitable for commercial development and is compatible with surrounding residential and commercial area.
  - d. The site is appropriate for the specified density of development as provided in the Amador County General Plan (proposed).
  - e. The CEQA Initial Study for Tentative Parcel Map 2903 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 Measures and Conditions of Approval – see attached conditions/mitigation measures.
  - f. The CEQA Initial Study prepared for Tentative Parcel Map 2903 determined that no potentially serious health impacts were identified from the project.
  - g. 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 proposed Amador County General Plan and Zoning District at this location (the proposed changes are not found to be inconsistent within the surrounding context), 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.

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

For Parcel Map 2903, General Plan Amendment GPA-21;10-2, & Zone Change ZC-21;10-2 Del Rapini

**APPLICANT:** Del Rapini, Del Rapini Construction

**PROJECT LOCATION:** ±300 ft. southwest of the intersection of Ridge Rd. and Highway 88 Pine Grove, CA 94665 (APN: 030-070-022).

**PROJECT DESCRIPTION:** RESUBMISSION of Tentative parcel map application PM 2903 Del Rapini, proposing a division of a 6.39-acre parcel into three parcels and Boundary Line Adjustment with adjacent parcel resulting in Readjusted Lot 1 (2.57 acres), Lot 4A (1.71 ac.), Lot 4B (1.59 ac.) and Lot C (2.52 ac.); as well as a General Plan Amendment of a ±3-acre portion of proposed Lots 4B and 4C from the RL, Residential Low Density General Plan Designation to TC, Town Center General Plan Designation (GPA-21;10-2 Del Rapini); and Zone Change Application for the same ±3-acre portion of Proposed Lots 4B and 4C from R1, Single-family Residential Zoning District to C2, Heavy Commercial Zoning District (ZC-21;10-2 Del Rapini). APN: 030-740-022)

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration

**PLANNING COMMISSION APPROVAL DATE:**

**BOARD OF SUPERVISORS APPROVAL DATE:**

**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 REQUIREMENT.
2. **Building Permits:** The permittee shall acquire all necessary building permits for all facilities and any related equipment. Construction and location shall be substantially the same as submitted plans and as stated in the approved project description. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION IN CONJUNCTION WITH THE BUILDING DEPARTMENT.
3. **Waste Disposal:** The applicant must maintain solid waste disposal service sufficient to serve the intended use. THE WASTE MANAGEMENT DEPARTMENT SHALL MONITOR THIS CONDITION.
4. **Access and Encroachments (TRA-1):** The property must maintain a primary access onto a County road and obtain all necessary encroachment permits (Chapter 12.10) and grading permits (Chapter 15.40) required for the proposed uses, as regulated by the Amador County Department of Transportation and Public Works. If any project construction activities encroach into Caltrans right-of-way (ROW), the project proponent must submit an application for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office.

Appropriate environmental studies must be submitted with this application. THE AMADOR COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS OR CALTRANS SHALL MONITOR THIS CONDITION.

### **PARCEL MAP CONDITIONS**

5. 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.
6. 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.
7. 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.
8. 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.
9. Amador County Recreation and Fees Ordinance: Pursuant to County Code Chapter 17.50 (Ordinance No. 1198- Amador County Recreation and Fees Ordinance) a dedication of land, payment of fees, or a combination of both for park and recreational purposes shall be provided by the developer prior to recordation of the Parcel Map. THE AMADOR COUNTY RECREATION AGENCY AND PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
10. Taxes: 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.
11. Public Report: Complete the form for the Subdivision Public Report for recording--must be notarized. THE SURVEYOR'S OFFICE SHALL MONITOR THIS CONDITION.
12. Boundary Line Adjustment: Prior to, or concurrent, with the recording of any final Parcel Map recordation of the final map, the proposed Boundary Line Adjustment included in Tentative Parcel Map 2903 shall be obtained from the County Surveyor's Office pursuant to County Code Chapter 19.89. THE SURVEYOR'S DEPARTMENT SHALL MONITOR THIS CONDITION.
13. Public Works Fees: 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.

14. Soils: 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.
15. Water Service: Prior to recordation of the parcel map, the developer shall obtain a “Wholesale Water Will Serve Commitment” from the Amador Water Agency sufficient to serve the intended use(s) of the development. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
16. Wastewater Service: Prior to recordation of the parcel map, the developer shall obtain a “Wastewater Will Serve Commitment from the Amador Water Agency sufficient to serve the intended use(s) of the development. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
17. Easements: 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.
18. Easements: Prior to recordation, subdivider shall offer to dedicate access roads for Utility Easements as determined necessary by the County. THE SURVERYOR’S OFFICE SHALL MONITOR THIS CONDITION.
19. Access: Prior to recordation, subdivider shall record a private road maintenance agreement and shared easement granting property access for parcels 4A, 4B, and 4C from the existing encroachment off of Ridge Rd. In the case that the dedication has already been established, the subdivider shall provide proof of such Agreement and Easement(s) to the satisfaction of the County. THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT AND SURVEYOR’S OFFICE SHALL MONITOR THIS CONDITION.\
20. Applicant shall submit signed conditions to the Planning Department. The issuance of this Tentative Parcel Map is expressly conditioned upon the permittee's compliance with all the provisions contained herein. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
21. Fire Protection Services: 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.
22. Zone Change and General Plan Consistency: The approval of Parcel map 2903 is contingent on the subsequent Board of Supervisors approval of the Zone Change ZC-21;10-2 and General Plan Amendment GPA-21;10-2. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

### **MITIGATION MONITORING AND REPORTING PROGRAM**

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

to limit all lighting fixtures in use after facility is closed to the public or after 10:00 p.m. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

24. Visual Impact (AES-2): Measures shall be taken to mitigate aesthetic impact to nearby properties. These measures may include, but are not limited to the inclusion landscape buffers along the residential bordering property lines, security fencing color palette consisting of neutral color(s) or color(s) matching adjacent structures, and screening of the proposed utility and ancillary other improvements related to the construction and/or operation of the commercial facilities. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
25. Air Quality Best Management Practices (BMPs)(AIR-1): Permittee shall meet requirements that may be deemed necessary by the Air District based upon site conditions and operations. The project shall require that idling times for delivery vehicles be limited to a maximum of 5 minutes to reduce operational emissions of criteria pollutants per General Plan Mitigation Measure 4.3-2a. THE AMADOR AIR DISTRICT SHALL MONITOR THIS REQUIREMENT.
26. Special-Status Species (BIO-1): 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. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
27. Ground Disturbance Timing for Nesting Birds (BIO-2): To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. The purpose of this survey is to determine the presence or absence of nests in an area to be potentially disturbed. If nests are found, a buffer depending upon the species and as determined by a qualified biologist in consultation with the California Department of Fish and Wildlife and shall be demarcated with bright orange construction fencing. Any vegetation clearing should be schedule outside of the avian nesting season (February 1 through August 31) or survey should be conducted immediately prior to vegetation removal. If active nests are found, vegetation removal should be delayed until the young fledge. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for ground disturbing activities occurring between September 2 and January 31. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
28. 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.
29. 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.

30. Floristic Survey: Perform floristic plant surveys according to USFWS, CDFW, and CNPS protocols prior to construction within areas that support vegetation. Surveys shall be conducted by a qualified biologist and timed according to the appropriate phenological stage for identifying target species. Known reference populations shall be visited and/or local herbaria records shall be reviewed, if available, prior to surveys to confirm the phenological stage of the target species.
- I. Avoidance Measures: If no special-status plants are found within the Project site, no further measures pertaining to special-status plants are necessary. If special-status plants are identified within 25 feet of the Project impact area, implement the following measures:
  - II. If avoidance of special-status plants is feasible, establish and clearly demarcate avoidance zones for special-status plant occurrences prior to construction. Avoidance zones shall include the extent of the special-status plants plus a 25-foot buffer, unless otherwise determined by a qualified biologist, and shall be maintained until the completion of construction. A qualified biologist/biological monitor shall be present if work must occur within the avoidance buffer to ensure special-status plants are not impacted by the work.
  - III. If avoidance of special-status plants is not feasible, mitigation for significant impacts to special-status plants may be required. Mitigation measures shall be developed in consultation with CDFW. Mitigation measures may include restoration or permanent preservation of onsite or offsite habitat for special-status plants and/or translocation of plants or seeds from impacted areas to unaffected habitats.
  - IV. No-disturbance Buffer: Establish a no-disturbance buffer around the outer canopy edge of oak woodland and individual oak trees to prevent root and crown damage and soil compaction. The avoidance area will include the circumference of the outermost edge of the oak tree dripline radius, plus one foot. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
31. Wetland and Riparian Habitat (BIO-5): Complete avoidance of wetlands is conservatively recommended to ensure compliance with wetland laws. Site development shall implement erosion control plans, and best management practices (BMPs) that prevent the discharge of sediment into nearby drainage 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. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
32. 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 General Plan Mitigation Measure 4.5-15 Cultural Resources, per Section 7050.5 of the California Health and Safety Code. The Amador County Coroner shall, within two working days:

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

THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

33. Hazardous Materials Upset and Release (HAZ-1): The applicant shall at all times be in full compliance with the regulatory standards of the Unified Program regarding hazardous materials business plan requirements, hazardous waste generation, treatment or storage, aboveground petroleum storage, and underground tanks. If a hazardous materials business plan is required, the emergency response portion shall include a plan for the evacuation of visitors in the event of a hazardous materials incident. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
34. Grading Permits and Erosion Control (HYD-1): Prior to the issuance of permits for site-specific development, drainage and grading permits shall be prepared by a licensed civil engineer and submitted to the Amador County Building Department for approval. Drainage plans shall demonstrate that new development would not increase peak storm flows and that adequate capacity exists downstream to accommodate increased stormwater volume. All site-specific development shall implement appropriate stormwater runoff best management practices (BMPs) and design features to protect receiving water quality consistent with Amador County standards, and any required National Pollution Discharge Elimination System (NPDES) permits administered by the State Water Resources Control Board (SWRCB) must be obtained prior to project execution. THE AMADOR COUNTY BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
35. Fire and Life Safety (TRA-2): The project applicant/permittee shall comply with Chapter 15.30 Fire and Life Safety Ordinance. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
36. Tribal Cultural Resources- Buena Vista Rancheria (TRI-1): If there is to be any trenching or ground disturbing activity in native (previously undisturbed) soils, the project applicant/developer shall notify the requested tribe(s) (Buena Vista) so that they may have a cultural resources representative present to observe the work and

prescribe mitigations as deemed necessary by the tribe. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

- 37. Tribal Cultural Resources- Wilton Rancheria (TRI-2): Prior to and during any ground disturbing activity product of implementation of the parcel map and/or use permit, the applicant shall consult with and implement a tribal resource monitor as deemed necessary by the Wilton Rancheria of Miwok Indians for the duration of the disturbance. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
- 38. Tribal Cultural Resources- Ione Band of Miwok Indians: The Ione Band of Miwok Indians Cultural Heritage Committee and Cultural Resources Department is not aware of any specific cultural resources within the project's Area of Potential Effects other than those listed in the official reports, thus the Cultural Heritage Committee and the Cultural Resources Department does not have any further comment at this time. Following AB 52 consultation with the Ione Band of Miwok Indians, in the event that any Native American Cultural Resources are discovered at the project site, consultation with the Ione Band of Miwok Indians will be reinitiated prior to any additional development of the site. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

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Amador County  
 Planning Commission Chairperson

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Date

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Project Applicant

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Date

ENDORSED  
FILED

MAR 09 2023

KIMBERLY L. GRADY, County Clerk  
AMADOR COUNTY

By J.A. HANNA Deputy

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

**PROJECT:** Tentative Parcel Map PM 2903, General Plan Amendment GPA-21;10-2, and Zone Change ZC-21;10-2 Del Rapini

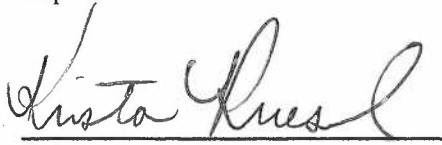
**LEAD AGENCY:** Amador County Planning Department

**PROJECT LOCATION:** ±300 ft. Southwest of the intersection of Ridge Rd. and Hwy 88

**PROJECT DESCRIPTION:** RESUBMISSION of Tentative parcel map application PM 2903 Del Rapini, proposing a division of a 6.39-acre parcel into three parcels and Boundary Line Adjustment with adjacent parcel resulting in Readjusted Lot 1 (2.57 acres), Lot 4A (1.71 ac.), Lot 4B (1.59 ac.) and Lot C (2.52 ac.); as well as a General Plan Amendment of a ±3-acre portion of proposed Lots 4B and 4C from the RL, Residential Low Density General Plan Designation to TC, Town Center General Plan Designation (GPA-21;10-2 Del Rapini); and Zone Change Application for the same ±3-acre portion of Proposed Lots 4B and 4C from R1, Single-family Residential Zoning District to C2, Heavy Commercial Zoning District (ZC-21;10-2 Del Rapini). APN: 030-740-022

**MITIGATED NEGATIVE DECLARATION:** A copy of the Mitigated Negative Declaration, proposed rule, and supporting documents are available for review on the current projects page on the Planning departments web site at <https://www.amadorgov.org/departments/planning/current-projects> and at the Planning department at 810 Court Street, Jackson CA, 95642. The required environmental review and comment period for this project will commence from March 10, 2023 until 5:00 pm on April 11, 2023. 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 April 11, 2023 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. Tentative Parcel Map PM 2903, General Plan Amendment GPA-21;10-2, and Zone Change ZC-21;10-2 Del Rapini.



Krista Ruesel, Planner

3/9/23

Date:

File No. \_\_\_\_\_

Posted On 03/09/2023

Posting Removed \_\_\_\_\_

# CEQA INITIAL STUDY

Parcel Map PM 2903,  
General Plan Amendment GPA-21;10-2,  
& Zone Change ZC-21;10-1 Del Rapini  
APN: 030-740-022

**February 2023**

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 2903, ZC-21;10-1, & GPA-21;10-2 Del Rapini
Project Location:	±300 ft. Southwest of the intersection of Ridge Rd. and Highway 88 APN: 030-740-022
Property Owner(s)	Delbert E. Rapini, Del Rapini Construction
Project Representative	Del Rapini, Toma & Associates
Zoning(s):	R1, Single-family Residential and C2, Heavy Commercial; Proposed: C2, Heavy Commercial
General Plan Designation(s):	RL, Residential Low Density and TC, Town Center; Proposed: TC, Town Center
Lead Agency Name and Address:	Amador County Planning Department 810 Court Street, Jackson, Ca 95642
Contact Person/Phone Number:	Krista Ruesel, Planner 209-233-6380
Date Prepared:	March 2023
Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)	

## PROJECT DESCRIPTION

This project includes a Zone Change, Parcel Map, and General Plan Amendment.

Under CEQA, the General Plan Amendment would only impact potential developmental density when considering potential environmental impacts as the land uses are defined within the zoning and zone change proposed. Currently, the project is split General Plan with the northern-most portion defined as TC (Town Center), and the southern portion RL (Residential Low Density). The proposed amendment removes the RL designation from the project area, applying the TC designation uniformly through the parcel and consistently with the properties directly north and east of the project. The parcel map’s environmental impacts are limited to the ability to develop separate parcels which may result in increased developmental density. Under CEQA these impacts are limited to evaluation of uses which are limited by number of developments per parcel. Under current county code, the only development types which are limited per parcel are residences, which are not allowed uses under the proposed zoning district. The proposed general plan amendment to TC does have compatibility with other zone districts other than those applied for, however, there are no reasonable foreseeable impacts relating to future zone changes, and if in the future zone changes were to be applied for,





they would require separate environmental impact analysis. Elimination of the RM General Plan designation is consistent with the zone change to eliminate the residential zoning of the parcel, otherwise evaluated based on the zoning. **Therefore, there are negligible impacts relating to the general plan amendment included in the application for this project.**

Parcel Map 2805 resulted in the division of the three C2 (Heavy Commercial)-zoned parcels to the north of this project site. The Parcel Map element of the project, **PM 2903**, includes a Boundary Line Adjustment between the parcel at 30-740-019 and proposed Lot 4A, alongside the division of the existing 6.39-acre parcel into three (3) separate parcels. Proposed Lot A's existing zoning is C2, and Proposed Lot 4B is currently split zoned C2 and R1 (Single-family Residential), and Proposed Lot 4C is currently R1. Readjusted Lot 1, Lot 4 A, 4B, and 4C are all proposed to have the zoning of C2, thus eliminating the residential R1 zoning of the property completely.

Potential uses included those listed under the County Code Regulations under the **C2 Zoning District (19.24.036)**. These uses include "by-right" uses as well certain conditional uses. As the project site includes areas already zoned C2, the zone change effects shall only be evaluated on the scale of the additional C2 zoning to be introduced, and the elimination of the R1 zoning. The zoning district regulations are included under Appendices A and B. For the purposes of this study, the most potentially impactful uses will be prioritized as potential, reasonably foreseeable, used and development of the property. Additional, conditional uses under the proposed C2 zoning district will not be evaluated as future discretionary permitting would require its own individual CEQA analysis.

### **Project Location**

This project site is located along the major arterial of Highway 88, within the unincorporated community of Pine Grove, CA. The site located approximately 300 ft. southwest of the intersection of Ridge Rd. and Highway 88, adjacent to the Dollar General. The property is entirely within the unincorporated area of the County and outside the boundaries or the sphere of influence of any incorporated municipality.

### **Physical Site Characteristics**

The existing site is vacant bare land, adjacent to a major intersection of Ridge Rd. and Highway 88.

### **Land Use**

#### **Surrounding Land Uses**

Surrounding uses include commercial and residential uses consistent with the Town Center general plan designation and Pine Grove community. Directly adjacent properties include residential and commercial as well, lining the major arterial of Highway 88 and major collector of Ridge Rd. The intersection to the northeast of the site is fairly busy funneling most of the traffic coming to and from the upcountry areas of the County. The unincorporated community of Pine Grove commercial district lines the highway to the east, with the intersection of Ridge Rd. and Highway 88 marking the end of the commercial areas and transition into the residential sector westward.

### **Lead Agency**

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

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

The Initial Study (IS) will analyze a broad range of potential environmental impacts associated with the proposed project. Information will be drawn from the Amador County General Plan, technical information provided by the applicant to date, and any other reputable information pertinent to the project area. This information includes existing



Environmental Laws and Executive Orders, Coordination with other agencies and authorities. In the case that no immitigable, significant impacts are identified through the IS, a Mitigated Negative Declaration (MND) will be filed pursuant to CEQA requirements. Mitigation measures proposed serve to aid in the avoidance, minimization, rectification, reduction or elimination of impacts.

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

#### EVALUATION OF ENVIRONMENTAL IMPACTS PER CEQA:

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



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



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

On the basis of the initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a <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: Parcel Map PM 2903:

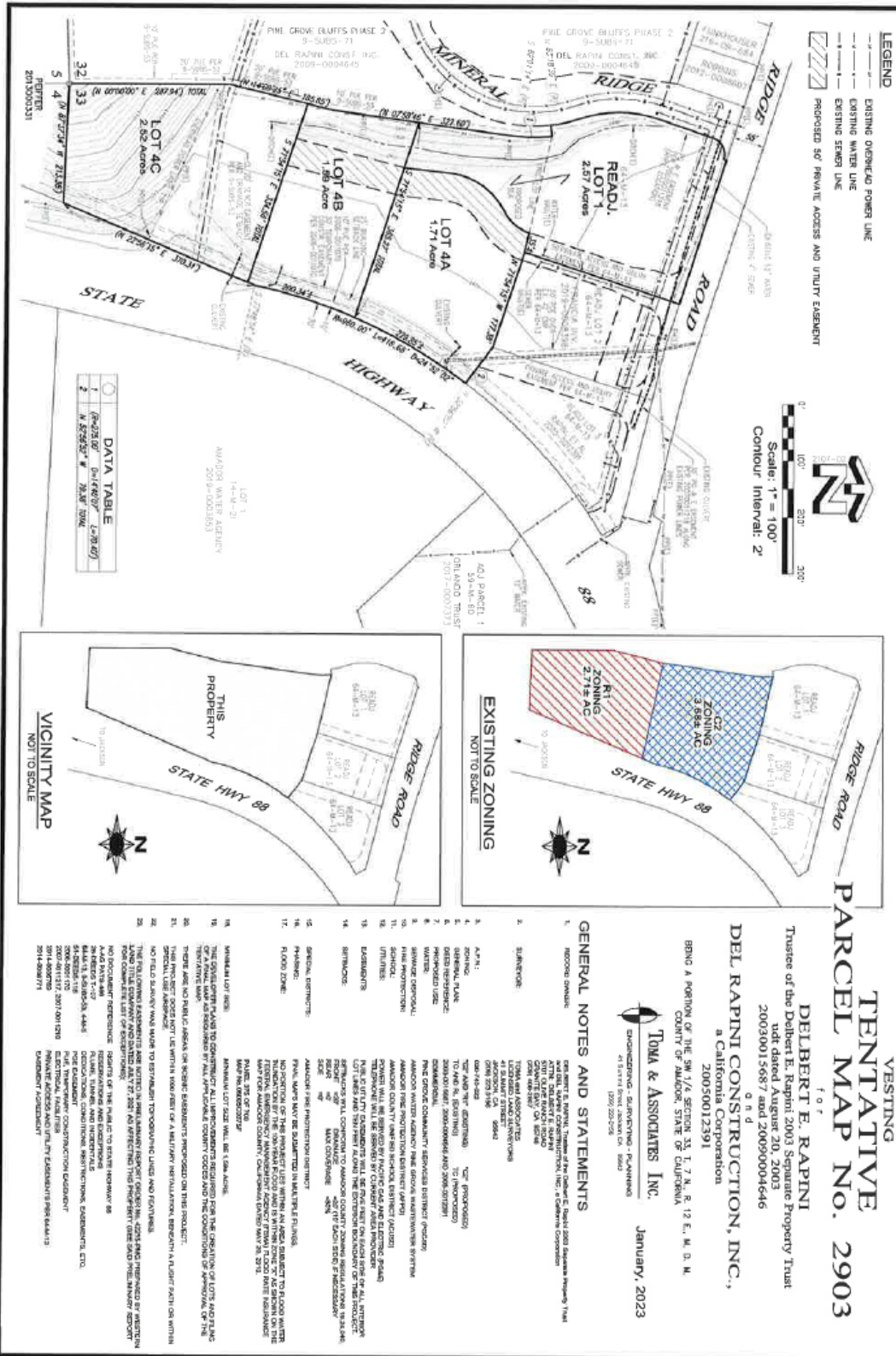




Figure B: Aerial View





Figure C: Context Map

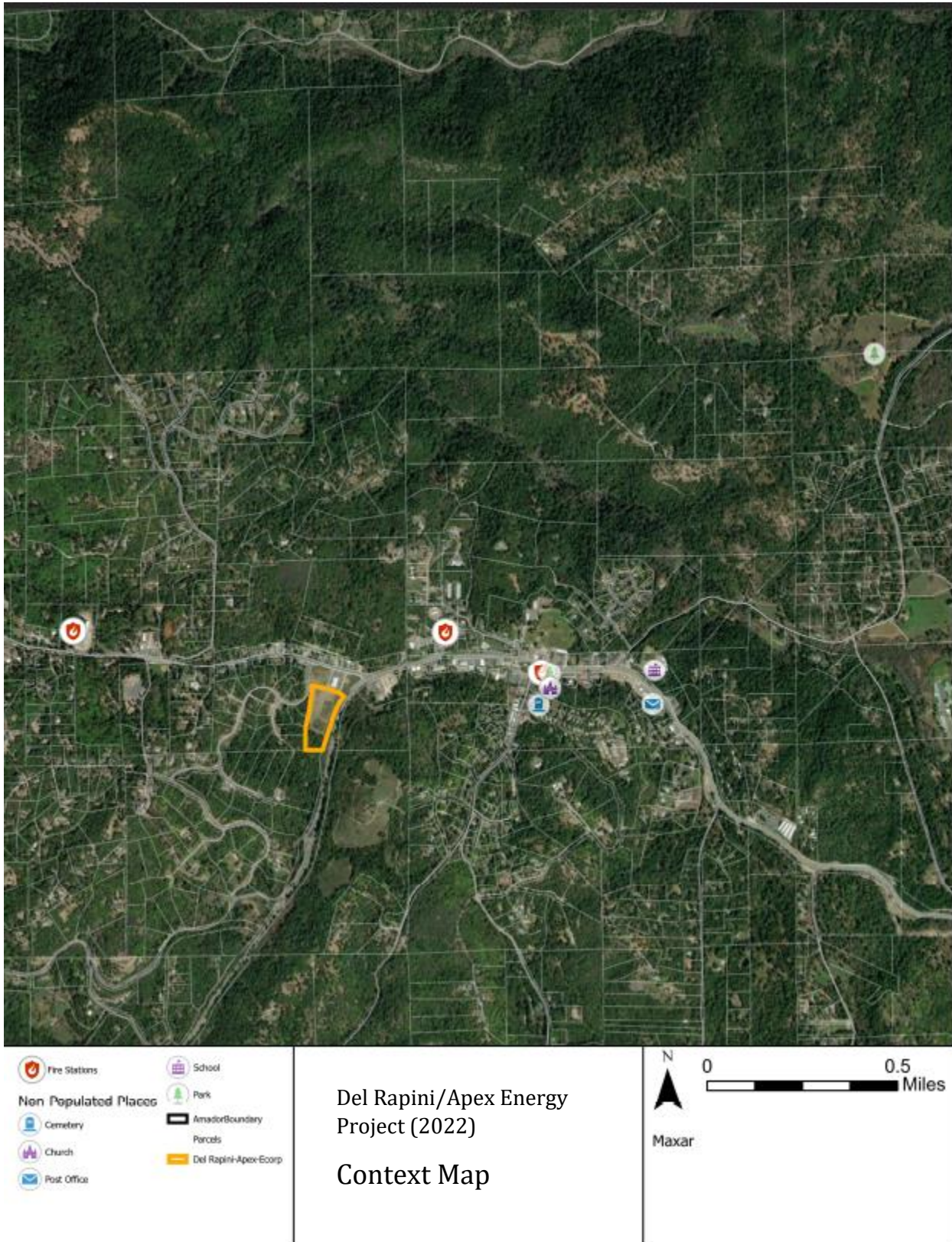




Figure D: Existing Zoning District(s)

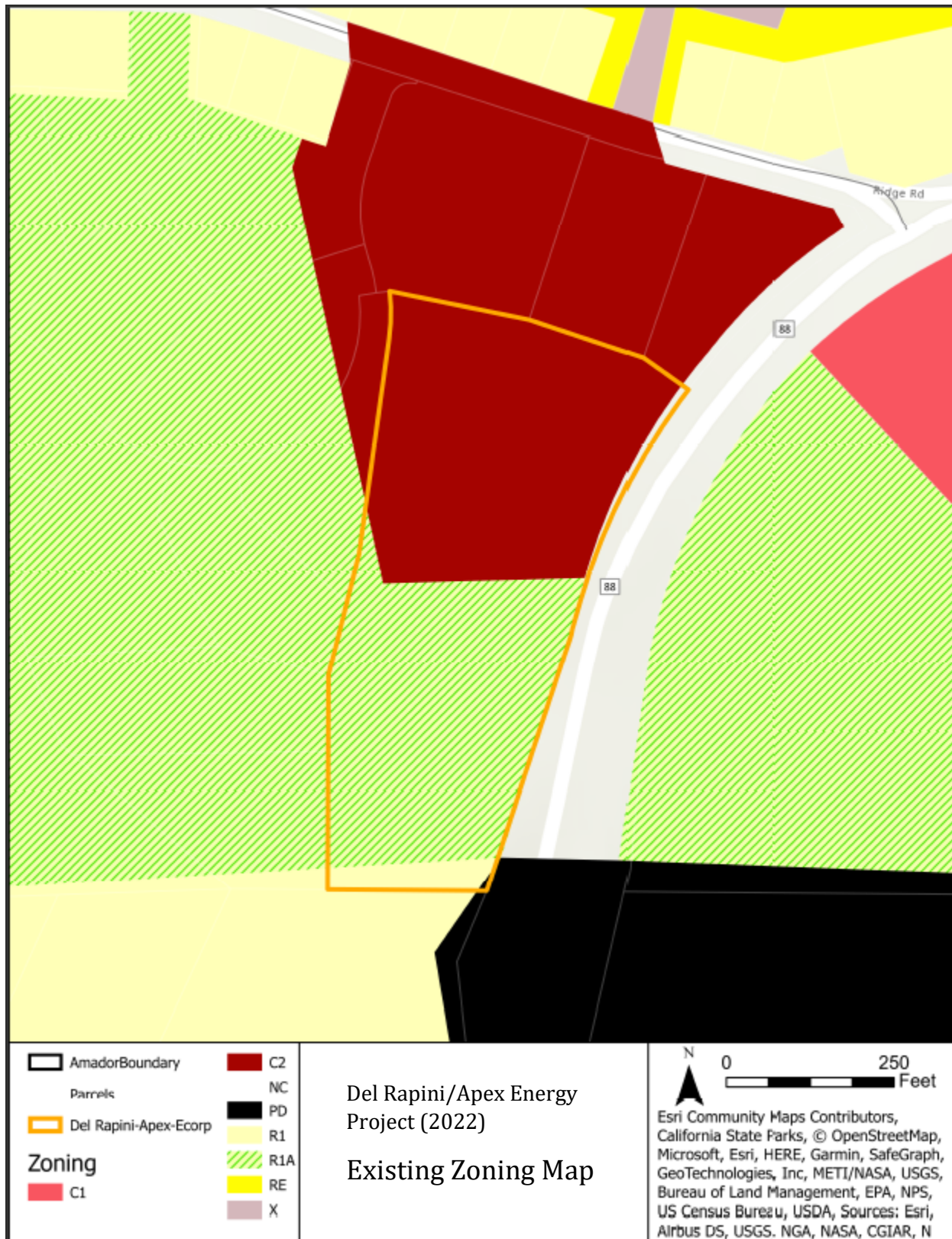
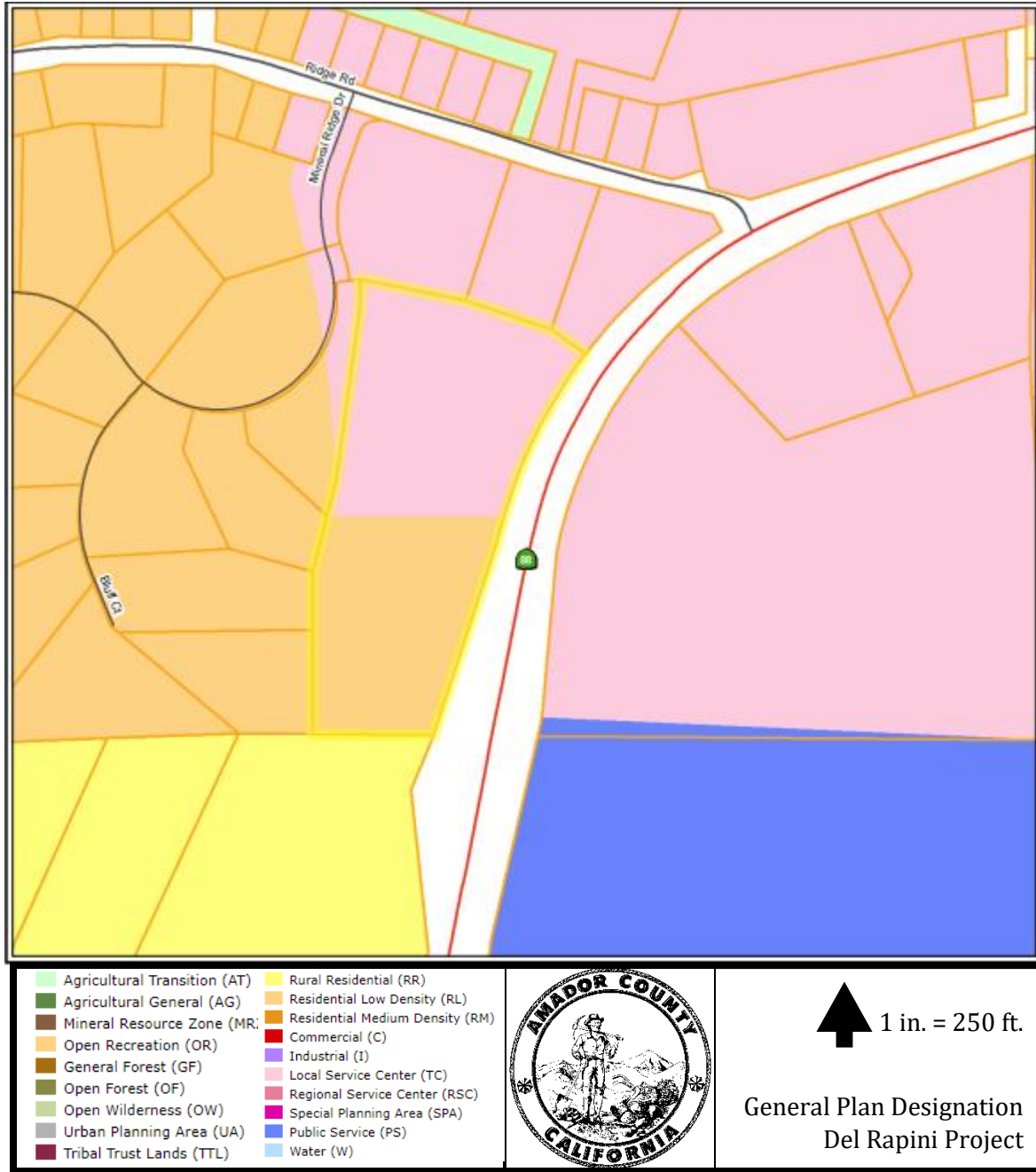






Figure E: Existing General Plan Designation





**Chapter 1. AESTHETICS**

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

**Discussion/Conclusion/Mitigation:**

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



**Mitigation Measures:**

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

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

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



**Chapter 2. AGRICULTURE AND FOREST RESOURCES**

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

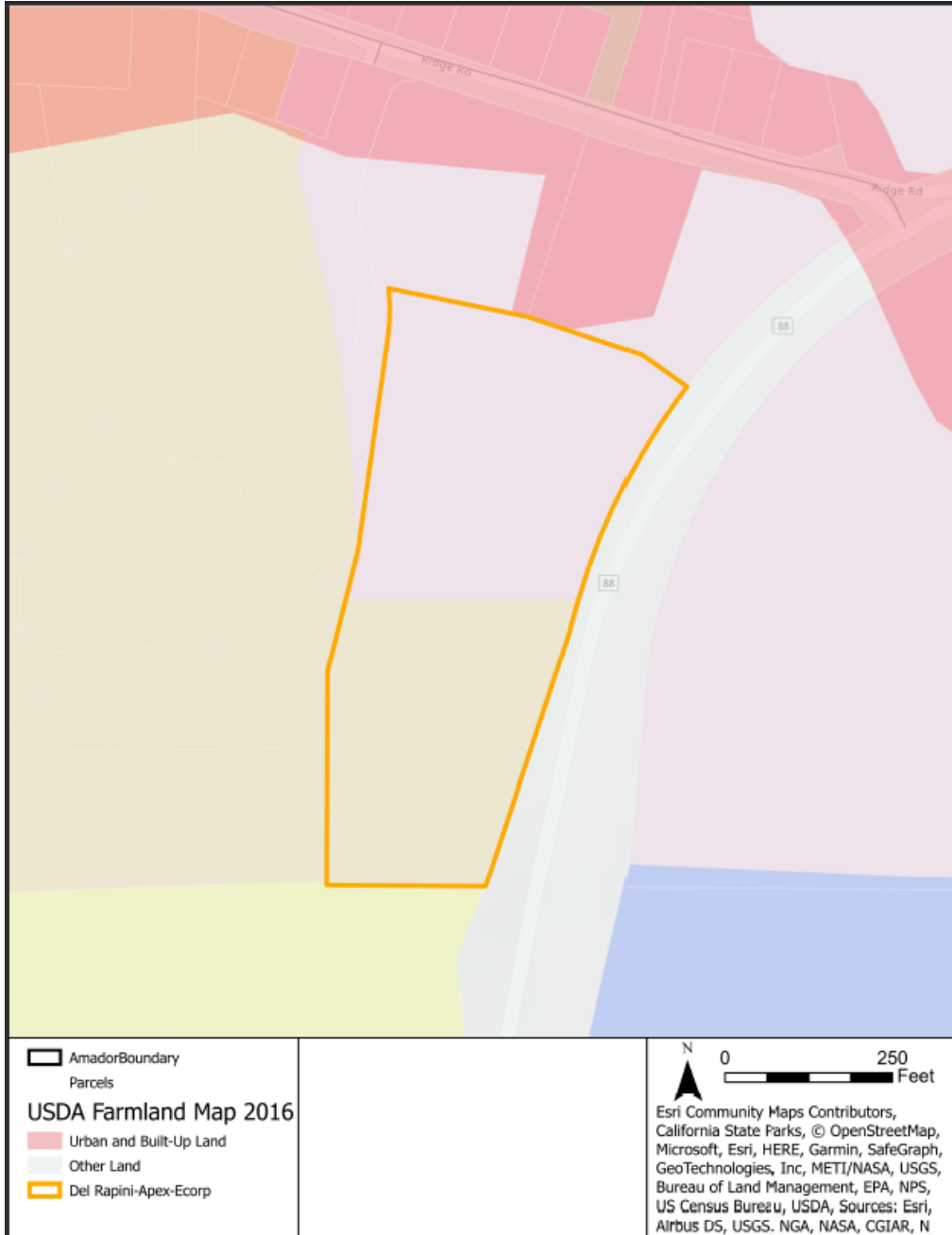
**Discussion/Conclusion/Mitigation:**

- A. Farmland Conversion: The project site is occupied entirely by areas classified Urban Land and Other Land as determined by the USDA Department of Conservation (2016). There is no existing nor proposed agricultural use of the property therefore there is **no impact**.
- B. There is no conflict with an existing contract. There is **no impact**.
- C. The area is not zoned for forest land or timberland nor utilized for forest land or timber production, therefore there is **no impact**.
- D. The area is not considered forest land, or zoned as forest land or timberland. An Oak Woodlands Study was performed for this project, and identified no Oak Woodlands which would be reduced relative to the proposed parcel split, therefore there is **no impact**.



- E. This project does not introduce any inconsistent uses not otherwise mitigated for. There is **no impact** to farmland or forest land through this project.

Figure 2a: California Important Farmland (USGS)



**Source:** California Important Farmland: 1984-2016 Map, California Department of Conservation; Amador County General Plan; Amador County Planning Department; CA Public Resources Code, Broderick Forestry Correspondence Letter dated September 11, 2021 for APN: 030-740-022.



### Chapter 3. AIR QUALITY

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

**Discussion/Conclusion/Mitigation:**

- A. The project site is within the jurisdiction of the Amador Air District. Amador Air District is responsible for attaining and maintaining compliance with the NAAQS and CAAQS in the Mountain Counties Air Basin (MCAB) through the regulation of pollution emissions from stationary and industrial sources. Any new uses following this zone change would still be subject to regulation and pollutant emission limitations imposed by Amador Air district. Ongoing operations of commercial uses will be subject to monitoring by the Amador County Air District regarding emissions. There is a **less than significant 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 and residential uses. Future development of the property would be required to comply with the General Plan regarding construction emissions and related project-level emissions. **Mitigation Measure AIR-1** is included to minimize vehicle idling times to reduce air quality impacts. There is a **less than significant impact with mitigation(s) incorporated** relative to air quality standards.
- C. Sensitive receptors are uses that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The nearest incorporated cities are Jackson and Sutter Creek, located approximately six miles to the southwest. The project is located within the unincorporated community of Pine Grove, which is listed as one of the three designated Town Centers under the 2016 General Plan. Though there are sensitive receptors a short distance from the project site, the project itself does not introduce any significant increases of air pollution or environmental contaminants which would affect the surrounding populations. For these reasons, there would be no substantial increase the exposure of sensitive receptors to substantial pollutant concentrations. There is a **less than significant impact**.



- D. If uses under C2 are proposed for use on the site which would potentially introduce objectionable odors, they would require the implementation of mitigation measures to reduce potential impacts to a less-than-significant impact to surrounding properties. This project results in **a less than significant impact**.

**Mitigation Measure(s)**

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

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



**Chapter 4. BIOLOGICAL RESOURCES**

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

**Discussion/Conclusion/Mitigation:**

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

CDFW IPAC database identified potential habitat area for Monarch Butterfly (*Danaus plexippus*), a candidate endangered species, two (2) threatened species including the California Red-legged Frog (*Rana draytonii*) and







Delta Smelt (*Hypomesus transpacificus*). **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 seven (7) plants found in Quad 3812046 (Pine Grove) 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**.

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>Chlorogalum grandiflorum</i>	Red Hills soaproot	Agavaceae	perennial bulbiferous herb	May-Jun	None	None	G3	S3	1B.2	No Photo Available
<i>Clarkia virgata</i>	Sierra clarkia	Onagraceae	annual herb	May-Aug	None	None	G3	S3	4.3	No Photo Available
<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>Eryngium pinnatisectum</i>	Tuolumne button-celery	Apiaceae	annual/perennial herb	May-Aug	None	None	G2	S2	1B.2	 © 2007 Robert E. Preston, Ph.D.
<i>Erythranthe marmorata</i>	Stanislaus monkeyflower	Phrymaceae	annual herb	Mar-May	None	None	G2?	S2?	1B.1	No Photo Available
<i>Lilium humboldtii</i> ssp. <i>humboldtii</i>	Humboldt lily	Liliaceae	perennial bulbiferous herb	May-Jul(Aug)	None	None	G4T3	S3	4.2	 © 2008 Sierra Pacific Industries
<i>Sphenopholis obtusata</i>	prairie wedge grass	Poaceae	perennial herb	Apr-Jul	None	None	G5	S2	2B.2	No Photo Available

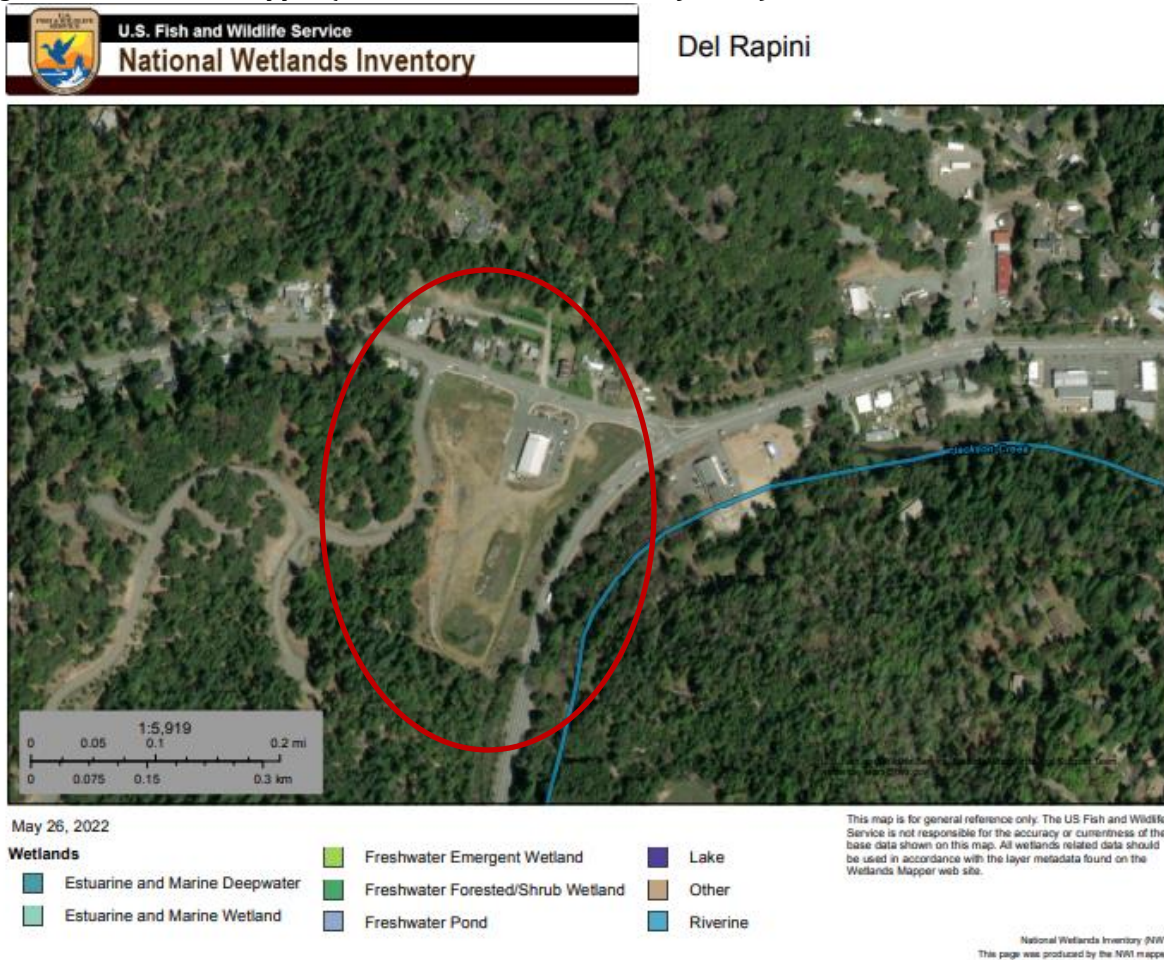
Showing 1 to 7 of 7 entries

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 26 May 2022].

- 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**.



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



- D. Movement of Fish and Wildlife: The project site contains potential habitat for six (6) migratory bird species, listed in Figure 4b. In addition to the mentioned Migratory Bird species, Delta Smelt (*Hypomesus transpacificus*) is an anadromous pelagic fish which migrates from the San Joaquin Delta and Suisun Bay estuaries upstream to spawn seasonally. There is no mapped habitat for Delta Smelt in the project location. In the event that any of the special-status species are found within the project site, the proper authorities shall be notified and all construction and/or ground disturbing activity halted so that additional mitigation measures may be prescribed. **Mitigation Measures BIO-1, BIO-2, and BIO-5 are required to render impacts less than significant with mitigation incorporated.**
- E. The proposed project would not conflict with local policies adopted for the protection biological resources. As the site is not wooded and has no Oak Woodlands identified on the project site, there is no impacts to Oak Woodlands. **No impact** would occur.
- F. Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. **No impact** would result.

California Native Plant Society, Rare Plant Program. 2022. Rare Plant Inventory (online edition, v9-01 1.5). Website <https://www.rareplants.cnps.org> [accessed 26 May 2022].



Figure 4b: Migratory Birds List (IPAC 2020)

Species Name	Common Name	Birds of Conservation Concern Listed	Other Conservation List
<b>Haliaeetus leucocephalus</b>	Bald Eagle	Non-BCC Vulnerable	Bald and Golden Eagle Protection Act
<b>Dendroica nigrescens</b>	Black-Throated Gray Warbler	BCC -BCR	
<b>Coccothraustes vespertinus</b>	Evening Grosbeak	BCC Rangewide (CON)	
<b>Baeolophus inornatus</b>	Oak Titmouse	BCC Rangewide (CON)	
<b>Contopus cooperi</b>	Olive-sided Flycatcher	BCC Rangewide (CON)	
<b>Chamaea fasciata</b>	Wrentit	BCC Rangewide (CON)	

**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:** Complete avoidance of wetlands is conservatively recommended to ensure compliance with wetland laws. Site development shall implement erosion control plans, and best management practices (BMPs) that prevent the discharge of sediment into nearby drainage 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 high cultural resource sensitivity. As the designated project does include expansion of uses, **mitigation measures CULTR-1 and CULTR-2** are required. A Cultural Resources Study was performed for this project by Historic Resources Associates, and through this process it was determined that there are the proposed project is not likely to have significant historical or archaeological resources, and no further action regarding archaeological study is currently warranted. Historic Resources Associates recommendations included the following statement, which is recommended to be included in the MMRP for the project:

“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 the remains.”

Consistent with this recommendation, **Mitigations CULTR-1** and **CULTR-2** are included and will require additional study to be performed in the case that over the course of ground-disturbing activity any potentially significant cultural resources are discovered. There is **a less than significant impact with mitigations incorporated** to cultural resources.

### Mitigation Measures

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

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

Determine if an investigation of cause of death is required;

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

**Source:** Amador County Planning Department, Amador County General Plan Environmental Impact Report, Amador County Implementation Plan 2016, California Health and Safety Code, California Native American Heritage Commission (NAHC), CA Office of Historic Preservation, State of California Resources Agency Department of Parks and Recreation Primary Records (DPR 523A), Records Search Results for APNs: 030-740-022: Cultural Resources Study for the Rapini Parcel Split, Historic Resources Associates, 2021, NCIC, Amador County Planning Department.



**Chapter 6. ENERGY**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, and would conform to the local Energy usage requirements and policies, therefore there is a **less than significant 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 .9 acres of Loamy Alluvial Land and 5.8 acres of Mariposa-Sites Complex. 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 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 any future development. **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**.



Figure 7c: Soil Map



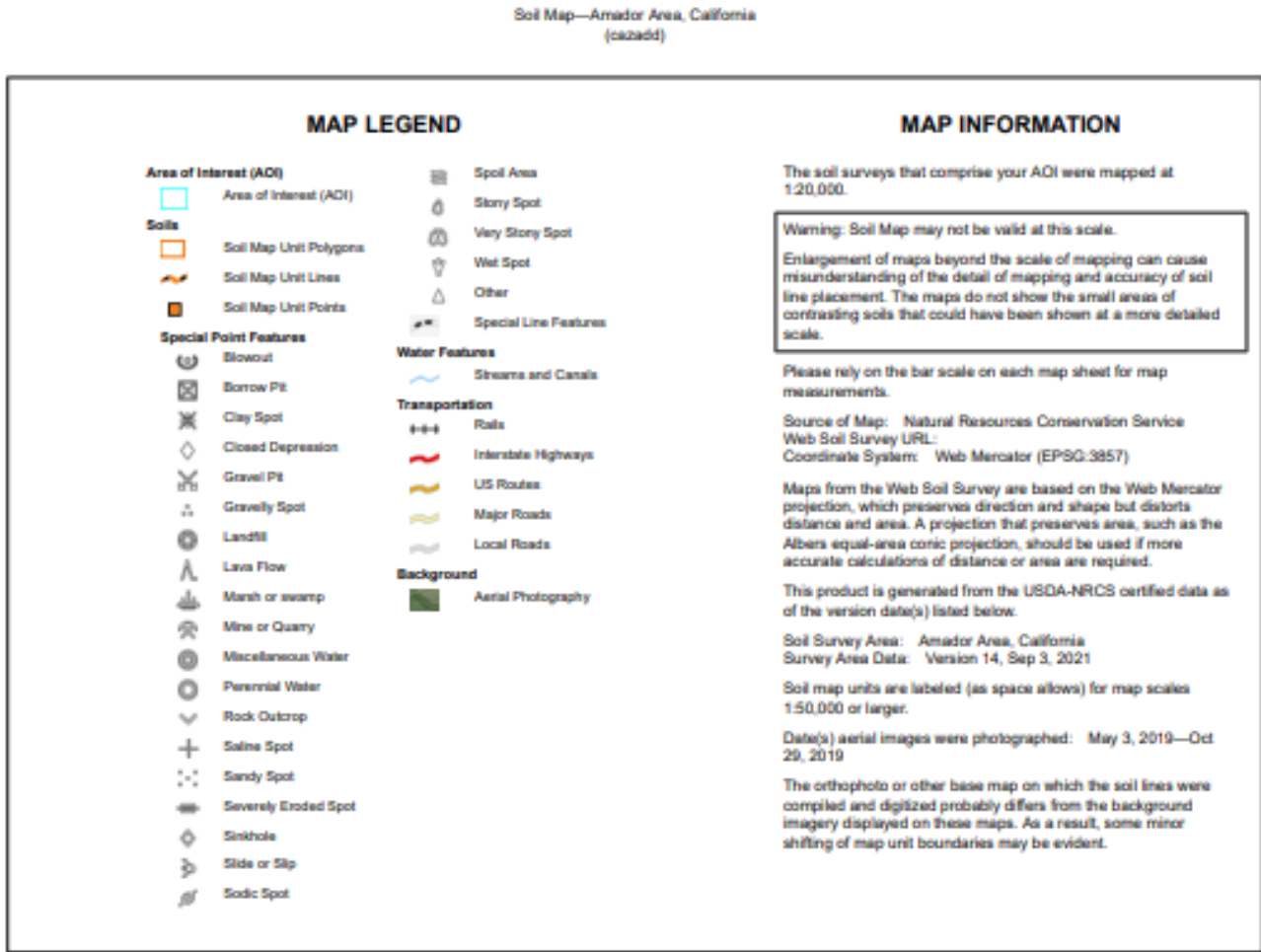
Figure 7a: Soil Map Unit Legend

### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Lo	Loamy alluvial land	0.9	13.4%
StE	Mariposa-Sites complex, 16 to 51 percent slopes	5.8	86.6%
<b>Totals for Area of Interest</b>		<b>6.7</b>	<b>100.0%</b>



Figure 7b: Soil Map Legend



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



**Chapter 8. GREENHOUSE GAS EMISSIONS**

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

**Discussion/Conclusion/Mitigation:**

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

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



**Chapter 9. HAZARDS AND HAZARDOUS MATERIALS**

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

**Discussion/Conclusion/Mitigation:**

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



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

- C. 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 searched on the California EPA’s Superfund Enterprise Management System (SEMS) database and the US EPA Facility Registry Service (FRS) however there were no specific flags for the project on either site. CalEPA GeoTracker identified no potential hazardous materials within the project area or near vicinity (1 mile radius), with the nearest site being located slightly over 1500 ft. to the east of the project site. Both sites’ cases have been closed according to the site.

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

- E. The nearest public use airport to the project site is the Westover Field Airport located in Martell, located more than 8 miles away. The proposed project is located outside the safety compatibility zones for the area airports, and due to the significant distance from the project site, there is no impact to people working on the project site. The impact is **less than significant**.
- F. The nearest private airport to the project site is located more than 7 miles away from the property. The proposed use will not negatively affect the airport or airport usage, nor will the project be negatively affected in turn. There is no impact to safety hazards associated with airport operations are anticipated to affect people working or residing within the project site. Impacts are **less than significant**.
- G. The proposed project is located directly off of State Highway 88, one of the County’s main arterials. Amador County has an adopted Local Hazard Mitigation Plan (LHMP), updated in January of 2014. The proposed project does not include any actions that physically interfere with any emergency response or emergency evacuation plans. There is a **less than significant impact**.

**Mitigation Measure(s)**

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

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



## Chapter 10. HYDROLOGY AND WATER QUALITY

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

### Discussion/Conclusion/Mitigation:

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



earthmoving in excess of 50 cubic yards. This requirement is included as **Mitigation Measure HYD-1**. The impacts are **less than significant with mitigation incorporated**.

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

### Mitigation Measures

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

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





**Chapter 11. LAND USE AND PLANNING**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input 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 is currently vacant. The proposed project would not divide an established community and is consistent with the General Plan designation of TC, Town Center. This project does reduce the potential housing stock by two potential unit, however there is no proposed major change in density or services to nearby residences. The proposed changes in zoning is consistent with the existing character of the land and community. There is a **less than significant impact**.
- B. The project includes the zone change to C2 which is consistent with the existing General Plan designation of TC, Town Center. 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.



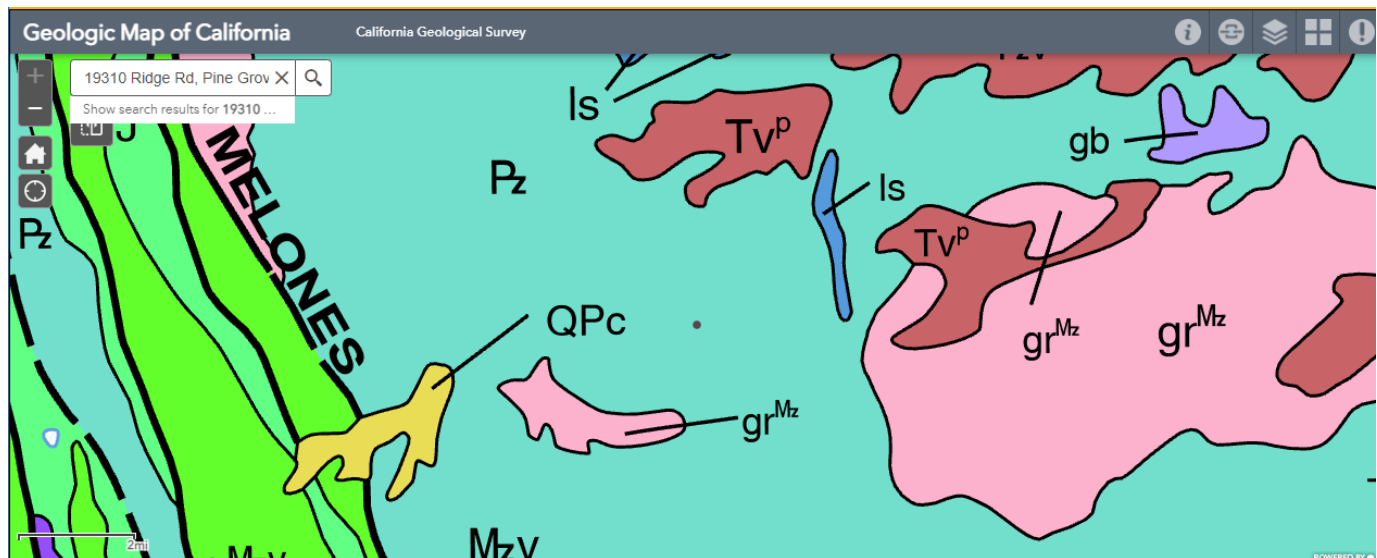
## Chapter 12. MINERAL RESOURCES

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 2903, ZC-21;10-1, & GPA-21;10-2

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>Mlv</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>r</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>Qs</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>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>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>MESOZOIC SEDIMENTARY AND METASEDIMENTARY ROCKS</b>		<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>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>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>K</b>	Undivided Cretaceous sandstone, shale, and conglomerate; minor nonmarine rocks in Peninsular Ranges	<b>PALEOZOIC SEDIMENTARY AND METASEDIMENTARY ROCKS</b>			
<b>Qv<sup>r</sup></b>	Recent (Holocene) pyroclastic and volcanic mudflow deposits	<b>Ku</b>	Upper Cretaceous sandstone, shale, and conglomerate	<b>P</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</b>	Quaternary volcanic flow rocks, minor pyroclastic deposits	<b>Kl</b>	Lower Cretaceous sandstone, shale, and conglomerate	<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>r</sup></b>	Quaternary pyroclastic and volcanic mudflow 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>C</b>	Carboniferous shale, sandstone, conglomerate, limestone, dolomite, chert, hornfels, marble, and quartzite; in part pyroclastic rocks	Thrust fault (barbs on upper plate)	
<b>TERTIARY SEDIMENTARY ROCKS</b>							
<b>Tc</b>	Undivided Tertiary nonmarine sandstone, shale, conglomerate, breccia, and ancient lake deposits	<b>KJf<sub>s</sub></b>	Melange of fragmented and sheared Franciscan Complex rocks	<b>D</b>	Devonian limestone, dolomite, sandstone, and shale; in part tuffaceous	Regional strike and dip of stratified rocks	
<b>P</b>	Pliocene marine sandstone, siltstone, shale, and conglomerate, mostly moderately consolidated	<b>KJf<sub>s</sub></b>	Blueschist and semi-schist of Franciscan Complex	<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>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>C</b>	Cambrian sandstone, shale, limestone, dolomite, chert, quartzite, and phyllite; includes some rocks that are possibly Precambrian	Anticlinal fold	
<b>Mc</b>	Miocene nonmarine sandstone, shale, conglomerate, and conglomerate, moderately to well consolidated	<b>T</b>	Triassic shale, conglomerate, limestone, dolomite, sandstone, slate, hornfels, and quartzite; minor pyroclastic rocks	<b>PALEOZOIC MIXED ROCKS</b>			
<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>m</b>	Undivided pre-Cenozoic metasedimentary and metavolcanic rocks of great variety. Mostly slate, quartzite, hornfels, chert, phyllite, mylonite, schist, gneiss, and minor marble	Synclinal fold	
<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>PALEOZOIC METAVOLCANIC ROCKS</b>			
<b>E</b>	Eocene marine shale, sandstone, conglomerate, and minor limestone; mostly well consolidated	<b>MESOZOIC MIXED ROCKS</b>		<b>Pv</b>	Undivided Paleozoic metavolcanic rocks. Mostly flows, breccia, and tuff; includes greenstone, diabase, and pillow lavas; minor interbedded sedimentary rocks	Monoclinical fold	
<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. 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 is **a less than significant impact**.
- C & D. The increased area of C2 proposed would not foreseeably introduce significant increased noise or noise risk. 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 reduce the residential potential of the property as the project includes conversion of approximately four (4) acres of R1, Single-family Residential zoning to C2, Heavy Commercial. The current parcel, as a split-zoned single parcel would allow a maximum of two (2) residential dwellings with the R1 zoning. This is not a significant loss of residential capacity. The proposed project does present a minor decrease in available housing potential, however this loss is **less than significant**.

B & C The property currently no structures built. There is a net loss of two (2) potential units of resident housing stock however this reduction has a **less than significant impact** to housing.

**Sources:** Amador County Planning Department.



**Chapter 15. PUBLIC SERVICES**

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

**Discussion/Conclusion/Mitigation:**

- A The project site is currently served by the Amador Fire Protection District. The nearest fire station is CDF 80 (Zion) located off of Highway 88 approximately 500 ft. east of the project site. Station AFPD 115 is located approximately 1000 ft. west of the project site. Mutual aid agreements coordinate protection service between City or Community Fire Protection Jurisdictions, and CalFire. **Less than significant impact** related to fire protection services would occur.
- B The project site is currently served by the Amador County Sheriff’s Department. The nearest Sheriff station is located at 700 Court St., Jackson, which serves the unincorporated area of the County. Proposed improvements would not result in additional demand for sheriff protection services. Mutual aid agreements coordinate police action between City and County police protection service. Sutter Creek and Jackson Police Stations are both less than 4 miles from the project site, closer to the project site than the Sheriff Department office in Jackson, CA. California Highway Patrol (CHP) also provides police protection associated with the State Highways; the nearest highways to this project are CA State Hwy 88 located east of the project site. As these various agencies all provide various police and emergency services, this project would not result in the provision of or need for new or physically altered sheriff or police protection facilities. There is a **less than significant impact** to police protection services.
- C&D The demand for schools, parks, and other public facilities is driven by population, therefore proposed project would not increase demand for those services at this time. As such, the proposed project would result in a **less than significant impact** on these public services.
- E Any additional uses allowed through this zone change would be required to provide adequate solid waste disposal services. It is not foreseeable that any of those potential uses would introduce significant additional pressure on existing solid waste processing/transfer facilities. There is a **less than significant impact**.

**Sources:** Amador County Planning Department.



**Chapter 16. RECREATION**

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

**Discussion/Conclusion/Mitigation:**

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

**Source:** Amador County Planning Department.



**Chapter 17. TRANSPORTATION / TRAFFIC**

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

**Discussion/Conclusion/Mitigation:**

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





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

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

**Mitigation Measures:**

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

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

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



## Chapter 18. TRIBAL CULTURAL RESOURCES

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

### Discussion/Conclusion/Mitigation:

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

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

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

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



resources. Additionally, all tribes requesting notification for discretionary project submissions were notified of this project proposal. Project notification was also sent to the list of Tribes registered under the NAHC database, pursuant to SB-18, which requires local governments to consult with California Native American Tribes regarding General Plan Amendments with the intent to aid in the protection of tribal cultural places. Pursuant to SB-18 and AB 52, two tribes requested consultation, including Wilton Rancheria and Buena Vista Rancheria. Consultations with both tribes took place and resulted in mitigation measures TRIB-1 and TRIB-2, included under this section and within the Conditions of Approval and MMRP for this project, and which require tribal oversight with ground disturbing activity resulting from the approval of the Parcel Map. 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 and CULTR-2**. Impacts to Tribal Cultural Resources on this site are **less than significant with the mitigation measures incorporated in TRIB-1, TRIB-2, CULTR-1, and CULTR-2**.

### **Mitigation Measures**

- TRIB-1** If there is to be any trenching or ground disturbing activity in native (previously undisturbed) soils, the project applicant/developer shall notify the requested tribe(s) (Buena Vista) so that they may have a cultural resources representative present to observe the work and prescribe mitigations as deemed necessary by the tribe.
- TRIB-2** Prior to and during any ground disturbing activity [product of implementation of the parcel map], the applicant shall consult with and implement a tribal resource monitor as deemed necessary by the Wilton Rancheria of Miwuk Indians for the duration of the disturbance.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Electric power facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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. The project does not propose any use which requires expansion of water or wastewater services. **Mitigation Measure HAZ-2** requires disclosure of water availability in the case of an emergency. This project would not require a Stormwater Pollution Prevention Permit (SWPPP) from State Water Resources Control Board. There is a **less than significant impact**.



- 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 significant physical changes of the property proposed with this project there is a **less than significant 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. The project would draw power from the existing line and would not have major impacts on general demand for electricity or electrical service. There is a **less than significant 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. The impacts are **less than significant**.
- D. The project will not increase demands of any wastewater treatment provider beyond what existing systems are prepared to serve. There is a **less than significant impact**.
- 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**.

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

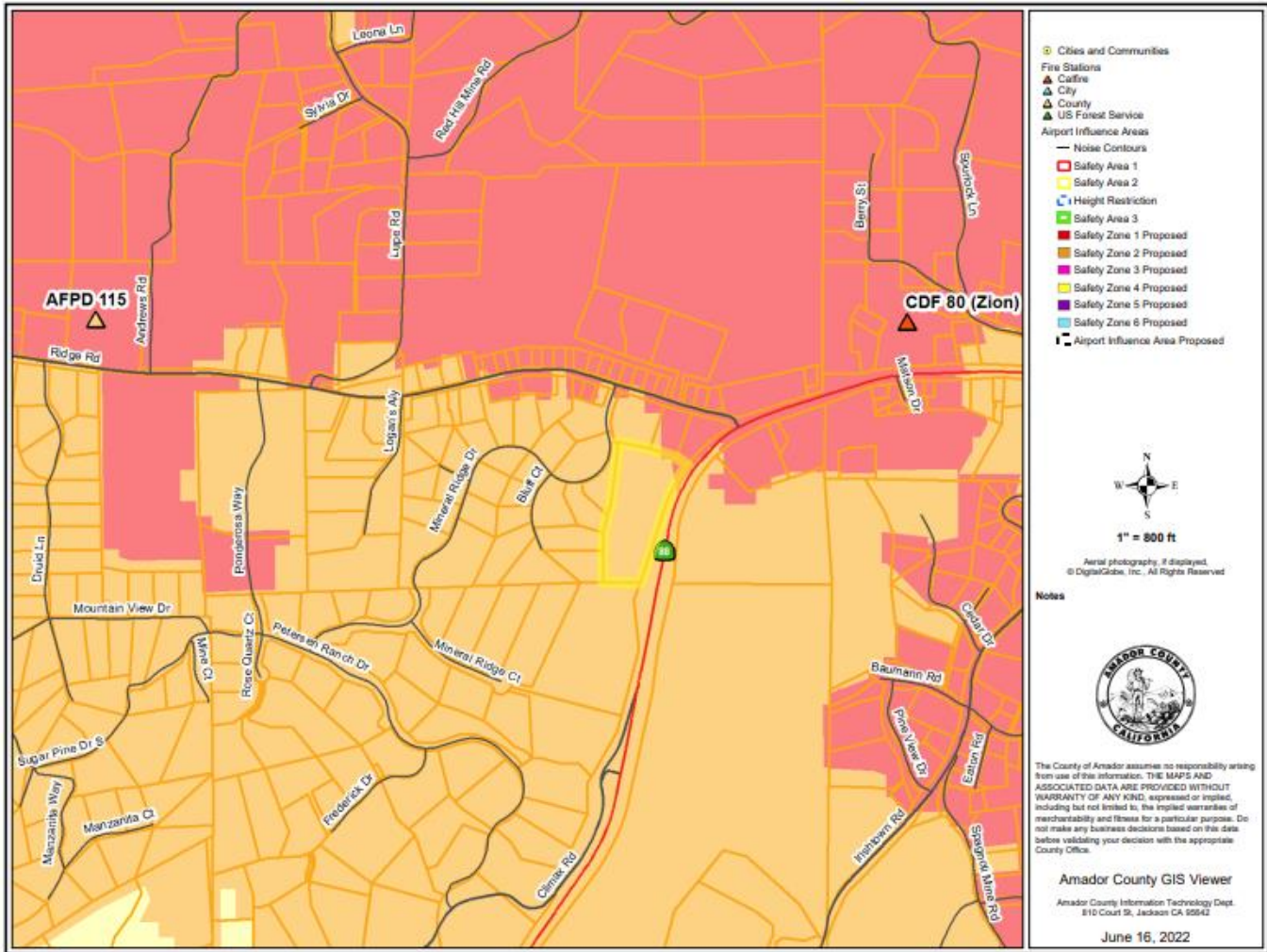


**Chapter 20. WILDFIRE**

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

**Discussion/Conclusion/Mitigation:**

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



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



**Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE**

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

**Discussion/Conclusion/Mitigation:**

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

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

- AES-1** Light and Glare shall be mitigated consistent with the Amador County General Plan to avoid unnecessary light pollution onto adjoining properties.
- AES-2** Visual Impact- measures shall be taken to mitigate aesthetic impact to nearby properties
- AIR-1** Air quality best management practices shall be implemented during construction and operations.
- 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.
- HAZ-1** Hazardous Materials Upset and Release- Unified Program Compliance
- HYD-1** Prior to the issuance of permits for site-specific development, drainage and grading permits shall be prepared by a licensed civil engineer and submitted to the Amador County Building Department for approval.
- TRA-1** Project applicant must obtain and maintain all necessary encroachment permits (Chapter 12.10);
- TRA-2** The proposed project must comply with Fire and Life Safety Ordinance (Chapter 15.30 of Amador County Code) (Transportation and Traffic);

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. Through the initial study and mitigation monitoring and reporting program, additional uses allowed on the property with the approval of the zone change are evaluated and potential environmental impacts are reduced to a less-than significant level with included mitigation measures. The zone change does not propose uses inherently inconsistent with the surrounding area which exhibit mixed commercial and residential uses, both of which are intended uses under the TC General Plan. 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. The 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. App. 4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4th at 1109; *San Franciscans Upholding the Downtown Plan v. city and County of San Francisco* (2002) 102 Cal. App. 4th 656.

*Appendix A: R1 Zoning District Regulations*

District	Subject to the provisions of Chapter 19.48, none but the following uses, or uses which in the opinion of the planning commission are similar in nature, will be allowed.	Use Permit Re-quired	Building Site					Yards Required				Building Height Limit in ft.	Lot Area Per Residential Unit (Sq. Ft.)
			Area (Sq. Ft.)		Width in ft.	Depth in ft.	Percent Cover-age	Front in ft.	Rear in ft.	Side			
			Interior Lot	Corner Lot	Mini-mum	Mini-mum				Interior in ft.	Corner in ft.		
R-1	1. Single-family dwellings 2. Home occupations 3. Guest houses, servants' quarters 4. Crop and tree farming	NO	6,000	6,500	60	90	35	25	15	5	10	30	6,000

*Appendix B: C2 Zoning District Regulations*

District	Subject to the provisions of Chapter 19.48, none but the following uses, or uses which in the opinion of the planning commission are similar in nature, will be allowed.	Use Permit Re-quired	Building Site					Yards Required				Building Height Limit in ft.	Lot Area Per Residential Unit (Sq. Ft.)
			Area (Sq. Ft.)		Width in ft.	Depth in ft.	Percent Cover-age	Front in ft.	Rear in ft.	Side			
			Interior Lot	Corner Lot	Mini-mum	Mini-mum				Interior in ft.	Corner in ft.		
C-2	1. Wholesale, service and storage uses, conducted within a building 2. Retail outlets and offices incidental and accessory to above uses 3. Service stations, repair garages 4. Business offices	NO							0	0			
	5. All uses allowed in C-1 district, Sections 3 and 4 6. Lumber and building materials yards 7. Sale, rental, repair and storage of new or used autos, trucks, trailers, boats, buses, construction and farm equipment 8. Nurseries, garden supplies 9. Veterinary hospital or clinic	YES					90	10	Except 5' if abuts any R district uses		0	45	
			AS SPECIFIED IN THE USE PERMIT										



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:** RESUBMISSION of Tentative parcel map application **PM 2903 Del Rapini**, proposing a division of a 6.39-acre parcel into three parcels and Boundary Line Adjustment with adjacent parcel resulting in Readjusted Lot 1 (2.57 acres), Lot 4A (1.71 ac.), Lot 4B (1.59 ac.) and Lot C (2.52 ac.); as well as a General Plan Amendment of a  $\pm 3$ -acre portion of proposed Lots 4B and 4C from the RL, Residential Low Density General Plan Designation to TC, Town Center General Plan Designation (GPA-21;10-2 Del Rapini); and Zone Change Application for the same  $\pm 3$ -acre portion of Proposed Lots 4B and 4C from R1, Single-family Residential Zoning District to C2, Heavy Commercial Zoning District (ZC-21;10-2 Del Rapini). APN: 030-740-022

**PROPERTY OWNER:** Delbert E. Rapini/Del Rapini Construction

**REPRESENTATIVE(S):** Toma and Associates

**SUPERVISORIAL DISTRICT:** 4

**LOCATION:**  $\pm 300$  ft. southwest of the intersection of Ridge Rd. and Hwy 88

**PUBLIC HEARING:** This project will be reviewed by the Amador **County Planning Commission** at the meeting scheduled for **April 11, 2023 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.

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.

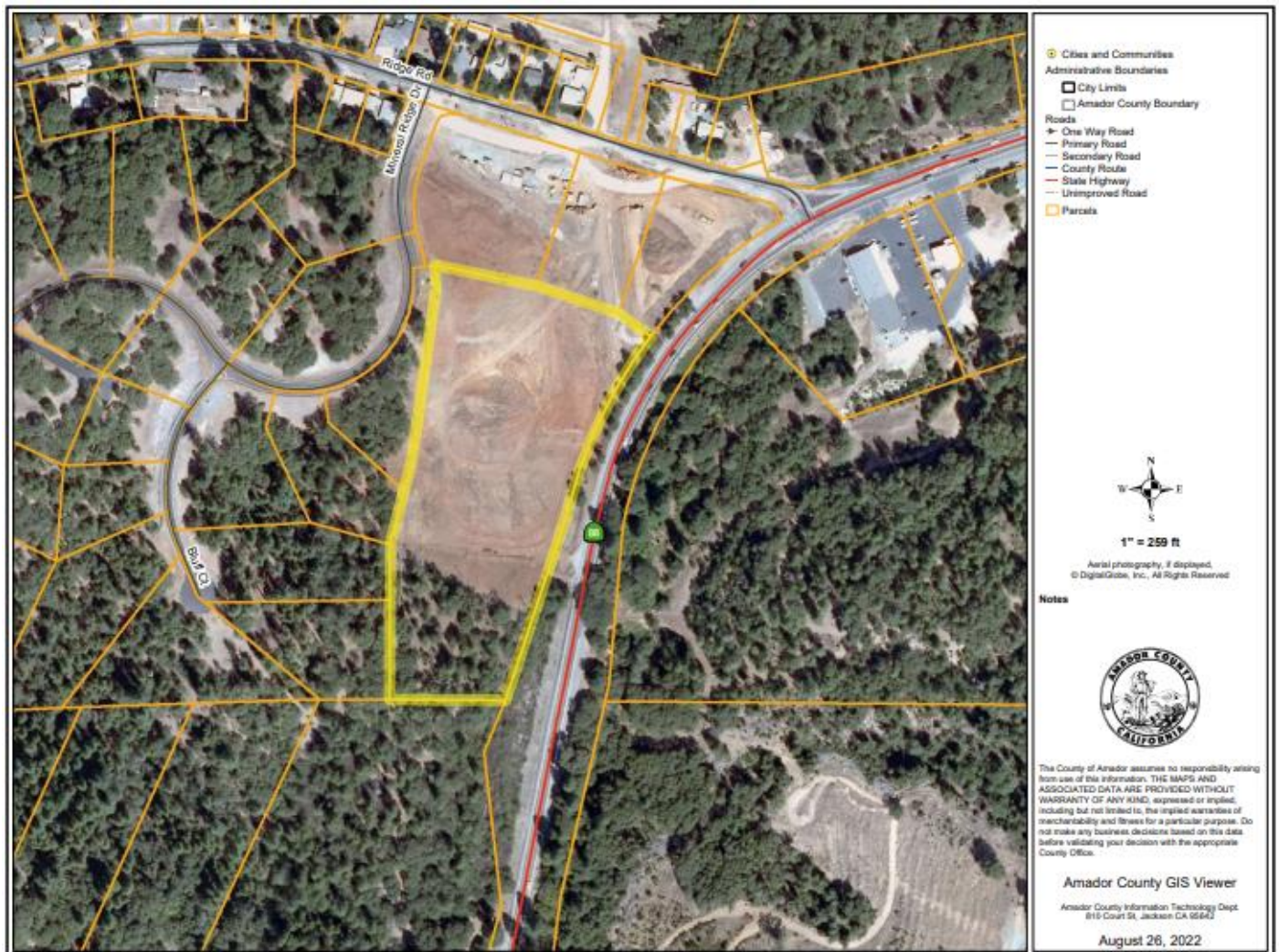
**ENVIRONMENTAL REVIEW PROCESS:** In accordance with the California Environmental Quality Act (CEQA), the lead agency, the Amador County Planning Commission, intends to consider the adoption of a Mitigated Negative Declaration, as the project is consistent with the Amador County General Plan and zoning 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.

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

**AMADOR COUNTY PLANNING COMMISSION**  
**Date of this notice: March 10, 2023**

**SUBJECT PARCEL(S) HIGHLIGHTED BELOW**



- |   |   |                      |
|---|---|----------------------|
| 1. GIS List.  | <u>300</u> ft. Plus <u>Across st on ridge rd.</u>             | Initial<br><u>KR</u> |
|   | (Distance) (Special Instructions: e.g. to end of access road) |                      |
| 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>email + Legaret</u>  | <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:   | <u>Remove Apex from list (NAP)</u>                            |                      |
|   | _____   |                      |
|   | _____   |                      |
|   | _____   |                      |

**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 2903, 2C-21; 10-2, CPA-21; 10-2 Del Rapini by placing copies in 24 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 March 10, 2023 at Jackson, California.

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

Executed at Jackson, California on \_\_\_\_\_

Signed \_\_\_\_\_

Witness \_\_\_\_\_

ROBBINS SHAUN  
PO BOX 1572  
JACKSON, CA 95642

AMADOR WATER AGENCY  
12800 RIDGE RD  
SUTTER CREEK, CA 95685-9630

ORLANDO SAM & MARILYN REVOCABLE  
TRUST C/O BRANDON ORLANDO  
19394 STATE HIGHWAY 88  
PINE GROVE, CA 956659456

FRANCIA INVESTMENTS I LLC &  
FRANCIA INVESTMENTS II  
4642 PARK NORTON PL  
SAN JOSE, CA 95136-2523

DEL RAPINI CNSTRCTN INC/RAPINI  
DELBERT E SP TRUST  
13400 HWY 108  
JAMESTOWN, CA 953279766

DONALDSON DAVID & GINA  
354 LOVE LN  
DANVILLE, CA 94526-3250

RIVERLAND HOMES INC  
4170 DOUGLAS BLVD SUITE 150  
GRANITE BAY, CA 957465964

PEIFFER LAURA L & TODD JOINT  
SPOUSAL TR  
19121 MINERAL RIDGE CT  
PINE GROVE, CA 956659549

OLAR KAREN R TRUST & MANUS  
DWAYNE T & MANUS DAVID C/O OLAR  
KAREN R  
14250 LUPE RD  
PINE GROVE, CA 95665-9441

ALLEN KATHY S & GRIFFIN JEFF A  
19193 RIDGE RD  
PINE GROVE, CA 95665

ALLEN KATHY S  
21830 ALLAN RD  
VOLCANO, CA 956899734

GOMEZ MARTINIANO & MACHELE  
19198 RIDGE RD  
PINE GROVE, CA 956659400

FUNKHOUSER SANDRA 2022 TRUST  
PO BOX 104  
PINE GROVE, CA 956650104

LEWIS FAMILY TRUST LEWIS MARK C &  
TIFFANY H TRUSTEES  
19303 RIDGE RD  
PINE GROVE, CA 95665

ROMERO ZOEY L & FRAINIER WILLIAM  
& STELLA B  
19249 RIDGE RD  
PINE GROVE, CA 95665-9518

TRESSLER FAMILY TRUST TRESSLER  
ARTHUR W III & JODEEN A TRUSTEES  
PO BOX 523  
JACKSON, CA 956420523

CARNEY JOSEPH C  
222 WEST VIEW DR  
JACKSON, CA 95642

RICHARDS CHRISTOPHER J  
19291 RIDGE RD  
PINE GROVE, CA 95665-9518

ALARID JOHNNY M & LISA JOANNE  
19221 RIDGE RD  
PINE GROVE, CA 95665-9518

WOOTEN ROBERT JAMES & DIANE  
MARIE  
PO BOX 1184  
JACKSON, CA 95642

PARKER STEVEN H  
19333 RIDGE RD  
PINE GROVE, CA 95665-9511

POWELL DYLAN LEE & TEIXEIRA TERESA  
ANN  
19345 RIDGE RD  
PINE GROVE, CA 95665-9511

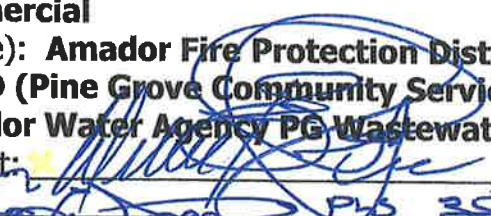

GARDNER NANCY  
PO BOX 1427  
ESPANOLA, NM 82532

BOLLENGIER SCOTT & SHEILA  
1107 CLOVER PL  
MANTECA, CA 95337-6760

# **Project Application**

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

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

1. Parcel Map Number: **2903**  
Subdivision Name/Number:
2. Subdivider and/or Land Owner: **Delbert E. Rapini/Del Rapini Construction**  
Name: **Delbert E. Rapini**  
Address: **5701 Olive Ranch Rd., Granite Bay, CA 95746**  
Phone: **(209) 408-2607**  
Email: **cavroper@gmail.com**
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **030-740-022**
5. Existing Zoning District: **"R1" SF Residential and "C2" Heavy Commercial**  
Proposed Zoning: **"C2" Heavy Commercial**
6. Existing General Plan Class.: **TC Town Center and RL Res. Low Density**  
Proposed General Plan: **TC Town Center**
7. Date Application Submitted:
8. Proposed Use of Parcels: **Commercial**
9. Special Use Districts (if applicable): **Amador Fire Protection District**
10. Source of Water Supply: **PGCSD (Pine Grove Community Services District)**
11. Sewage Disposal System: **Amador Water Agency PG Wastewater System**
12. Signature of Landowner/Applicant: 
13. Signature of Surveyor:  **PLS 2570**

**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





**PLANNING DEPARTMENT**  
**LAND USE AGENCY**  
COUNTY ADMINISTRATION CENTER

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

website: [www.co.amador.ca.us](http://www.co.amador.ca.us)  
e-mail: [planning@co.amador.ca.us](mailto:planning@co.amador.ca.us)

**PRE-APPLICATION INFORMATION AND CHECKLIST FOR**  
**GENERAL PLAN AMENDMENT**

General Plan amendments can be processed four (4) times a year. Public hearings will be scheduled approximately on a quarterly basis throughout the year after applications are accepted or the County initiates such action.

Application for General Plan amendment shall include the following:

- ✓ 1. Letter of application explaining purpose of request, description of proposed uses, and other pertinent information. NOTE: In the past, the Board of Supervisors has rejected General Plan amendment requests not accompanied by a specific project application (e.g. tentative subdivision map, master plan, use permit, etc.).
- ✓ 2. Letter of authorization if landowner is being represented by another party.
- ✓ 3. Submit Assessor Plat Map(s) with subject project area outlined neatly with red pencil. NOTE: Assessor Plat Maps can be obtained from the Surveying and Engineering Department (500 Argonaut Lane, Jackson, CA) for putting the project map together.
- ✓ 4. Copy of deed(s) and legal description of all property within subject project area.
- ✓ 5. Completed Environmental Information Form and Indemnification Agreement.
- ✓ 6. Statement as to whether the project area is within 1000' of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resource Code and within an urbanized area as defined in Section 65944 (maps available in Planning Dept or on-line at <http://atlas.resources.ca.gov/>).
- ✓ 7. Filing fee of \$ 3717.5 (see attached schedule of fees).
- \_\_\_ 8. Application Form to be signed at the time of project presentation in the Planning Department.

**NOTE:** IT IS TO YOUR BENEFIT TO BE AS SPECIFIC AS POSSIBLE WITH YOUR APPLICATION INFORMATION.

**NOTE:** ALL GENERAL PLAN AMENDMENTS ARE SUBJECT TO SB 18 (TRIBAL CONSULTATION GUIDELINES).



# PLANNING DEPARTMENT

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

## APPLICATION FOR ZONE CHANGE

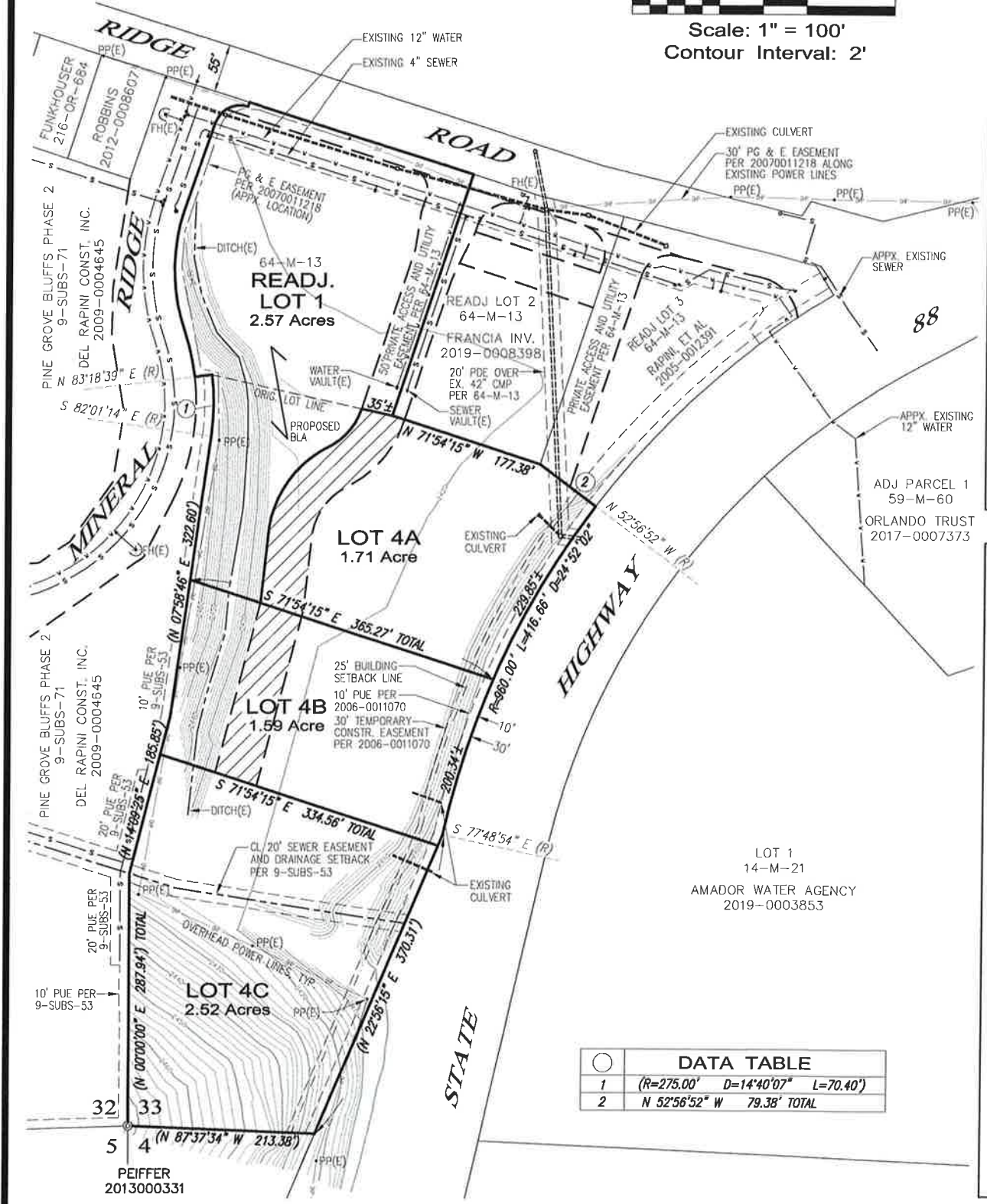
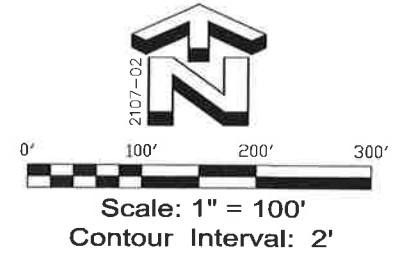
Application for a zoning change shall include the following:

- 1. A. Name of Property Owner Delbert E. Rapini/Del Rapini Constr.  
Mailing Address 5701 Olive Ranch Road  
Granite Bay, CA 95746  
Phone Number (209) 408-2607
- B. Name of Applicant Same as owner  
Mailing Address \_\_\_\_\_  
Phone Number \_\_\_\_\_
- C. Name of Representative Toma and Associates  
Mailing Address 41 Summit Street  
Jackson, CA 95642  
Phone Number (209) 223-0156

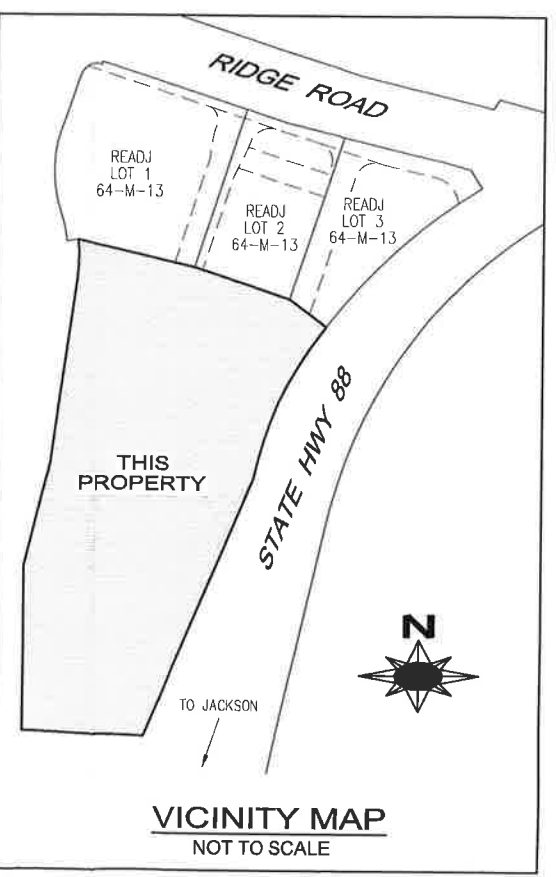
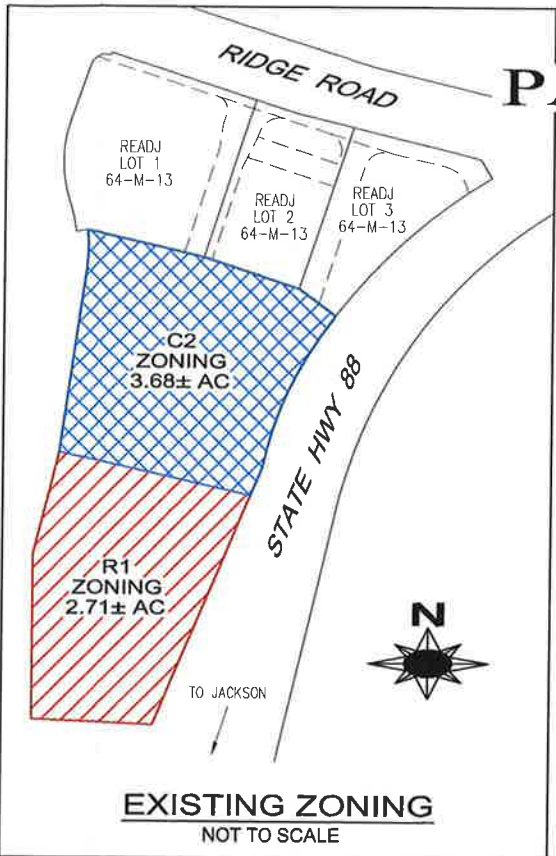
- 2. Assessor Parcel Number(s)
- 3. Letter of application explaining purpose of request, description of proposed uses, and other pertinent information. **Note: It is to your benefit to be as specific as possible with your application information.**
- 4. Letter of authorization if landowner is being represented by another party.
- 5. Submit a plot plan of parcel showing location of project in relation to property lines and any existing structures/improvements (roads, parking areas, etc.) on the property as well as all proposed structures/improvements (may wish to make separate maps). NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department (810 Court Street, Jackson, CA) for the purpose of aiding in drawing of the plot plan.
- 6. Copy of deed(s) to property.
- 7. Completed Environmental Information Form and Indemnification Agreement.
- 8. Planning Department Filing Fee: \$ 3717.00  
Environmental Health Review Fee: \$ \_\_\_\_\_  
Public Works Agency Review Fee: \$ \_\_\_\_\_  
Amador Fire Protection District Fee: \$ \_\_\_\_\_  
Discretionary permits may be subject to a CA Fish & Wildlife Fee: \$ \_\_\_\_\_
- 9. Application Form to be signed at the time of project presentation in the Planning Department.

**LEGEND**

- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED 50' PRIVATE ACCESS AND UTILITY EASEMENT



DATA TABLE		
1	(R=275.00' D=14'40"07" L=70.40')	
2	N 52°56'52" W 79.38' TOTAL	



# VESTING TENTATIVE PARCEL MAP No. 2903

for  
**DELBERT E. RAPINI**  
Trustee of the Delbert E. Rapini 2003 Separate Property Trust  
udt dated August 20, 2003  
20030015687 and 20090004646  
and  
**DEL RAPINI CONSTRUCTION, INC.,**  
a California Corporation  
20050012391

BEING A PORTION OF THE SW 1/4 SECTION 33, T. 7 N., R. 12 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

January, 2023

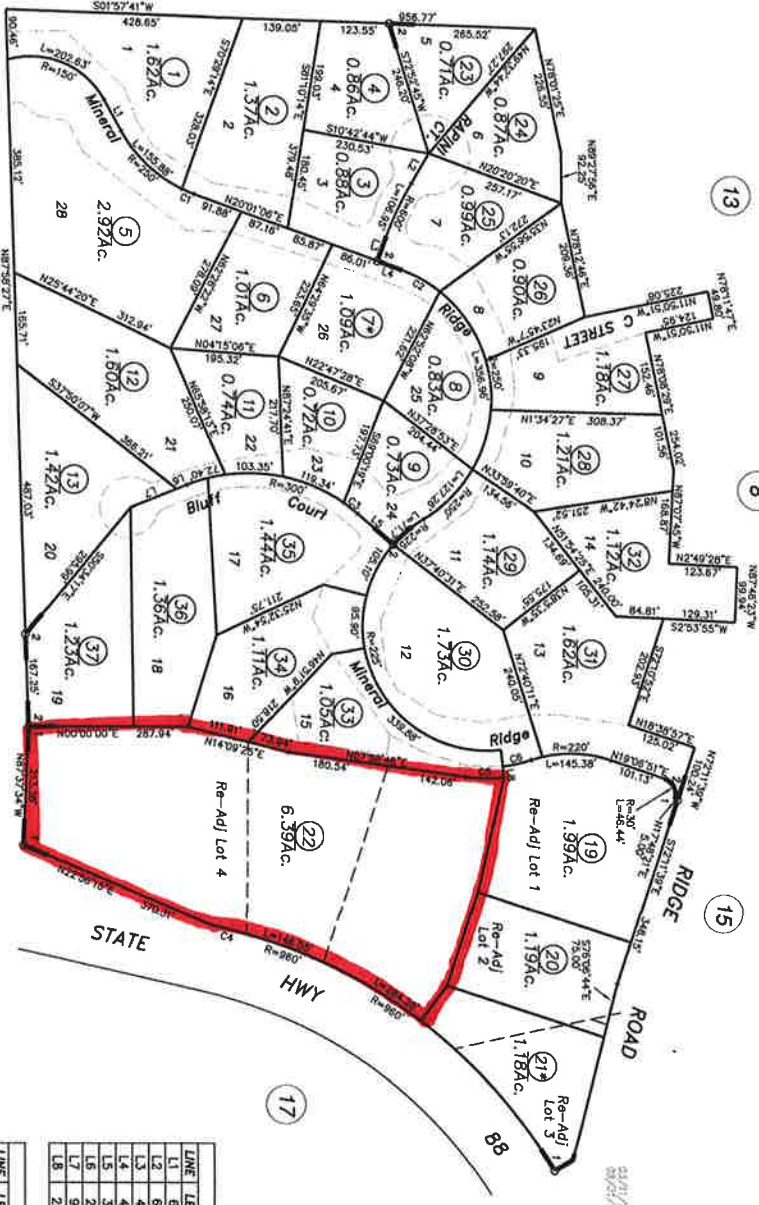
**GENERAL NOTES AND STATEMENTS**

1. RECORD OWNER: DELBERT E. RAPINI, Trustee of the Delbert E. Rapini 2003 Separate Property Trust and DEL RAPINI CONSTRUCTION, INC., a California Corporation  
ATTN: DELBERT E. RAPINI  
5701 OLIVE RANCH ROAD  
GRANITE BAY, CA 95746  
(209) 408-2607
2. SURVEYOR: TOMA and ASSOCIATES  
LICENSED LAND SURVEYORS  
41 SUMMIT STREET  
JACKSON, CA 95642  
(209) 223.0156
3. A.P.N.: 030-740-022
4. ZONING: "C2" AND "R1" (EXISTING) "C2" (PROPOSED)
5. GENERAL PLAN: TC AND RL (EXISTING) TC (PROPOSED)
6. DEED REFERENCE: 2003-0015687, 2009-0004646 AND 2005-0012391
7. PROPOSED USE: COMMERCIAL
8. WATER: PINE GROVE COMMUNITY SERVICES DISTRICT (PGCSD)
9. SEWAGE DISPOSAL: AMADOR WATER AGENCY PINE GROVE WASTEWATER SYSTEM
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: SETBACKS WILL CONFORM TO AMADOR COUNTY ZONING REGULATIONS 19.24.040.  
FRONT =20' DRAINAGE =20' (10' EACH SIDE) IF NECESSARY  
REAR =0' MAX COVERAGE =80%  
SIDE =0'
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 375 OF 700  
MAP No.08005C0375F
18. MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 1.59± ACRE.
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. NO FIELD SURVEY WAS MADE TO ESTABLISH TOPOGRAPHIC LINES AND FEATURES.
23. THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No. 42215-PMG PREPARED BY WESTERN LAND TITLE COMPANY AND DATED JULY 27, 2021 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):  
  
NO DOCUMENT REFERENCE RIGHTS OF THE PUBLIC TO STATE HIGHWAY 88  
A-AG PATS-469 RESERVATIONS AND EXCEPTIONS  
28-DEEDS T-107 FLUME, TUNNEL AND INCIDENTALS  
64-M-13, 9-SUBS-53, 4-M-5 DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, ETC.  
51-DEEDS-118 PGE EASEMENT  
2006-0001170 PUE, TEMPORARY CONSTRUCTION EASEMENT  
2007-0011217, 2007-0011218 ELECTRICAL FACILITIES  
2014-0006769 PRIVATE ACCESS AND UTILITY EASEMENTS PER 64-M-13  
2014-0006771 EASEMENT AGREEMENT

POR. SEC. 32 & 33 T.7N., R.12E., M.D.B. & M. TAX AREA CODE 30-74

NOTE: SEC 806 - MULTIPLE REVENUE DISTRICTS

52-087  
52-011



LINE TABLE

LINE	LENGTH	BEARING
L1	64.18	N67°13'55"E
L2	62.53	N58°46'09"W
L3	48.39	N69°58'54"W
L4	48.92	N27°01'06"E
L5	38.24	N37°28'53"E
L6	20.24	S21°42'52"E
L7	90.44	S21°42'52"E
L8	20.00'	S83°18'39"W

CURVE TABLE

LINE	LENGTH	RADIUS
C1	23.50	250.00
C2	79.89	250.00
C3	31.85	300.00
C4	65.52	960.00
C5	70.40	275.00
C6	53.67	255.00

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.

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

R.M.Bk. 9, Sub Pg. 53 (6/8/2008) Pine Grove Bluffs  
 1- R.M.Bk. 64, Pg. 13 (08/07/14)  
 2- R.M.Bk. 9, Sub Pg. 71 (02/04/18) PINE GROVE BLUFFS PHASE 2

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

Assessor's Map Bk. 30, Pg. 74  
 County of Amador, Calif.



# TOMA & ASSOCIATES, INC.

ENGINEERING- SURVEYING- PLANNING

December 29, 2022

Amador County Planning Department  
Attn: Chuck Beatty  
810 Court Street  
Jackson, CA 95642

**Re: Application for Zone Change/General Plan Amendment  
to accompany TPM 2903  
Rapini Construction  
APN 030-740-022**

Dear Chuck,

Attached is an application for a zone change to accompany Tentative Parcel Map 2903. APN 030-740-022 currently has split zoning designations ("R1" and "C2") as well as split general plan designations (RL and TC).

Del Rapini is proposing to eliminate the "R1" (single family residential) designation that currently exists on the southerly portion of APN 030-740-022. Proposed zoning on that portion would be "C2" (heavy commercial) which is consistent with the existing zoning on the northerly portion of APN 030-740-022.

On that same abovementioned southerly portion, he is also proposing an amendment to the General Plan from RL (residential low density) to TC (town center) which is consistent with the existing general plan designation on the northerly portion of APN 030-740-022.

Please let me know if you need any additional information.

Best Regards,

Gina Waklee  
Toma and Associates  
[gina@tomasurvey.com](mailto:gina@tomasurvey.com)



# **TOMA & ASSOCIATES, INC.**

ENGINEERING- SURVEYING- PLANNING

August 11, 2021

Amador County Land Use Agency  
Attn: Planning Department  
810 Court Street  
Jackson, CA 95642

**Re: Minor Zone/General Plan Change Application  
Delbert E. Rapini/Del Rapini Construction  
APN 030-740-022**

The undersigned, being the person(s) owning record title to the abovementioned land within Amador County, do(es) hereby consent to the preparation and submittal of this zone/general plan change application.

I/We authorize Matthew Toma of Toma and Associates to serve as representative and applicant for this project.

Delbert E. Rapini  
Del Rapini Construction

**INDEMNIFICATION**

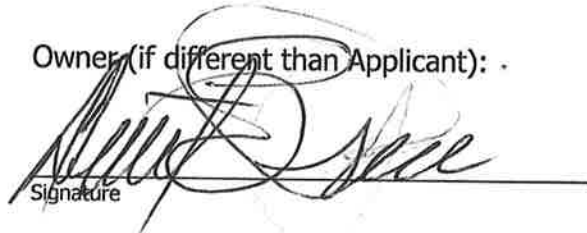
**Project: Tentative Parcel Map No. 2903**

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

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

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

Applicant:  
  
Signature

Owner (if different than Applicant):  
  
Signature

## 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. 2903**  
Date Filed:

Applicant: **Delbert E. Rapini/Del Rapini Construction** Record Owner: **Same**  
**5701 Olive Ranch Road**  
**Granite Bay, CA 95746**  
**(209) 408-2607**

APN: **030-740-022**  
Zoning: **Existing: "R1" SF Residential and "C2" Heavy Commercial**  
**Proposed: "C2" Heavy Commercial**  
Gen. Plan: **Existing: TC Town Center and RL Residential Low Density**  
**Proposed: TC Town Center**

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**

- 17. Change in existing features, lakes, hills, or substantial alteration of ground contours
- 18. Change in scenic views or vistas from existing residential areas, public lands or roads
- 19. Change in pattern, scale or character of general area of project
- 20. Significant amounts of solid waste or litter
- 21. Change in dust, ash, smoke, fumes or odors in the vicinity
- 22. Change in lake, stream, ground water quality/quantity, or alteration of existing drainage patterns
- 23. Substantial change in existing noise or vibration levels in the vicinity
- 24. Site on filled land or on slope of 10 percent or more
- 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)
- 27. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)
- 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: 4-23-21

Signature:   
 Delbert E. Rapini, Del Rapini Construction

**ATTACHMENT TO  
ENVIRONMENTAL INFORMATION FORM**

**ENVIRONMENTAL SETTINGS**

**29.**

Northerly  $\frac{3}{4}\pm$  of the project site is flat with existing graded pad. No portion of it lies within the FEMA 100-year flood plain. Current use of the property is vacant. There are some scattered oaks and brush that cover the southerly  $\frac{1}{4}\pm$  of the property. Existing zoning is C2 (Heavy Commercial) and R1 (Single Family Residential). Proposed zoning is C2 (Heavy Commercial). Existing general plan designation is TC (Town Center) and RL (Residential Low Density). Proposed general plan designation is TC (Town Center). No known cultural, historical or scenic aspects on the project site.

**30.**

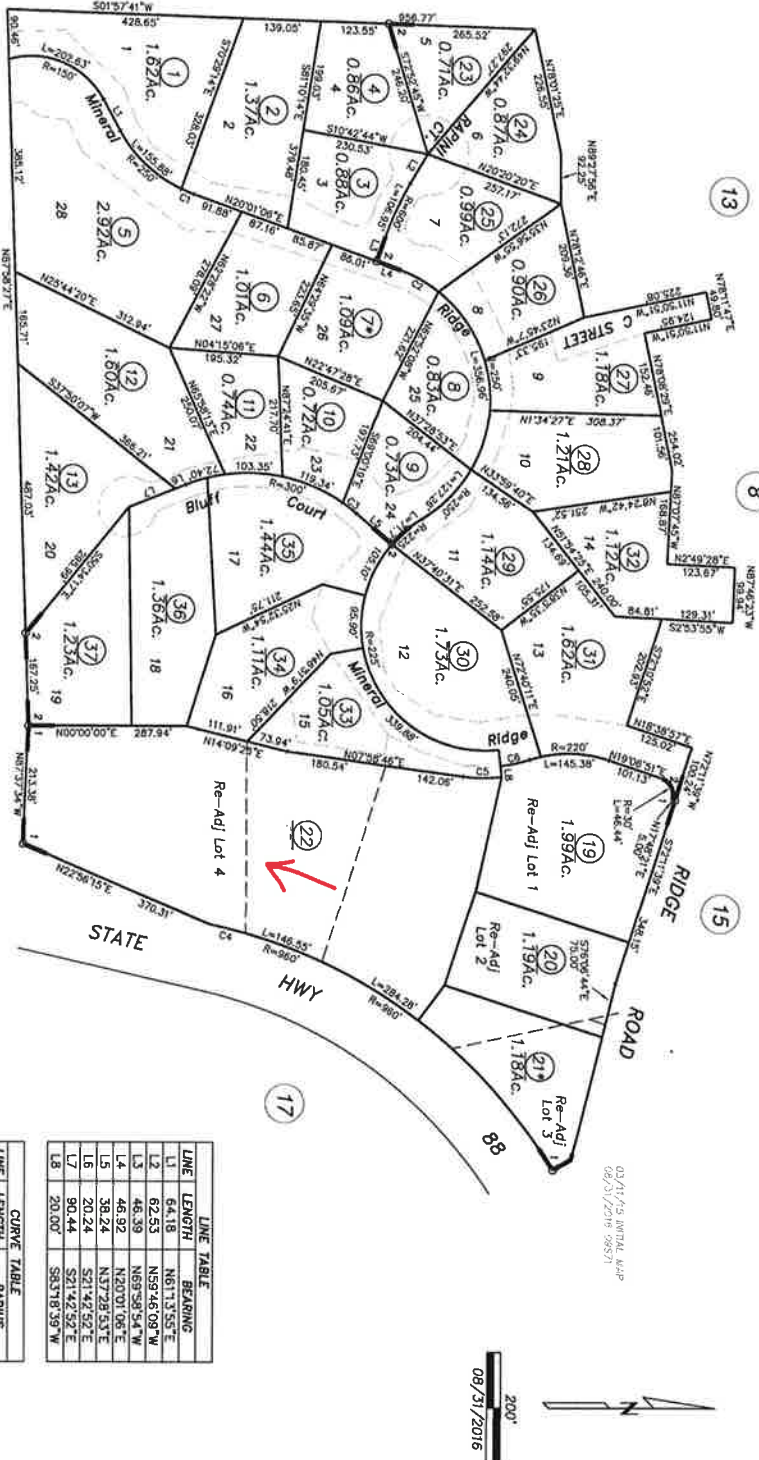
Surrounding properties range from single family residential (Pine Grove Bluffs to the west and Petersen Ranch to the south) to commercial (Pine Grove Market, gas station and car wash to the northeast) to Amador Water Agency Pine Grove Wastewater parcel to the southeast. No known cultural, historical or scenic aspects on the project site.

**31.**

There are no known mine shafts, tunnels, air shafts, open hazardous excavations on the project site.

POR. SEC. 32 & 33 T.7N., R.12E., M.D.B. & M. TAX AREA CODE 52-087  
 52-011  
 30-74

\*NOTE: SEC 606 - MULTIPLE REVENUE DISTRICTS



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.

IMPORTANT NOTE: This map was prepared for parcel assessment purposes only. It is assumed that the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

LINE	LENGTH	BEARING
L1	64.18	N61°13'55"E
L2	62.53	N59°46'09"W
L3	46.39	N67°58'54"W
L4	38.24	N37°28'53"E
L5	20.24	S21°42'52"E
L6	90.44	S21°42'52"E
L7	20.00'	S83°18'39"W

LINE	LENGTH	RADIUS
C1	23.95	250.00
C2	79.89	250.00
C3	31.83	300.00
C4	65.52	960.00
C5	70.40	275.00
C6	53.67	255.00

R.M.Bk. 9, Sub.Pg. 53 (5/8/2008) Pine Grove Bluffs  
 1- R.M.Bk. 64, Pg.13 (08/07/14)  
 2- R.M.Bk. 9, Sub.Pg. 71 (02/04/16) PINE GROVE BLUFFS PHASE 2

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

Assessor's Map Bk. 30, Pg. 74  
 County of Amador, Calif.

**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

September 11 2021

Re: APN 030-740-022; Del Rapini Construction Inc./Delbert Rapini Trust

Dear Mr. Beatty,

At the request of Delbert Rapini, I inspected the 6.39 acre, Amador County Parcel 030-740-022 in the SW ¼ of Section 33T.7 N., R.12 E., MDB& M in Pine Grove, CA.

Mr. Rapini plans on splitting this property for commercial development.

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). California Black Oak (*Quercus kelloggii*), a species common at the elevation of APN 038-010-117, is a Group B species under the Forest Practice Rules.

On August 24th, 2021, I visited the Rapini property. Approximately 60% of the parcel has no vegetation, it is bare dirt, some grasses and an occasional conifer seedling. It had been previously graded to bare dirt.

The south end of the parcel qualifies as oak woodland. It supports a continuous canopy of oak and scattered conifer trees. including: interior live oak (*Quercus wislizenii*), California black oak (*Quercus kelloggii*), Ponderosa pine (*Pinus ponderosa*) and Gray pine (*Pinus sabiniana*) Additionally, there is: toyon, poison oak, coyote brush, whiteleaf Manzanita .

Tree diameters range from 4 to 30-inches at breast height and 10 to 80-feet in height.

The proposed subdivision would split the property into three parcels. The two northern parcels are already devoid of tree cover, while approximately 2 acres of oak woodland remain on the southern parcel. There is no plan to remove any vegetation in this area due to steep topography. Therefore, no reduction in the current oak woodland would occur in relation to the proposed parcel split.

Sincerely



Robert C. Broderick  
Registered Professional Forester #2482

## **Attachments**

- 1) Amador County Assessor's Parcel Map Book 30. Page 74
- 2) Property Detail
- 3) Portion of Pine Grove USGS 7.5 Minute Quadrangle with parcel boundary.
- 4) Air Photo

**Rapini Parcel Split**  
**Amador County Parcel 030-740-022**  
**6.39 acres**

FOR SEC. 32 & 33 T.7N., R.12E., M.D.B. & M.

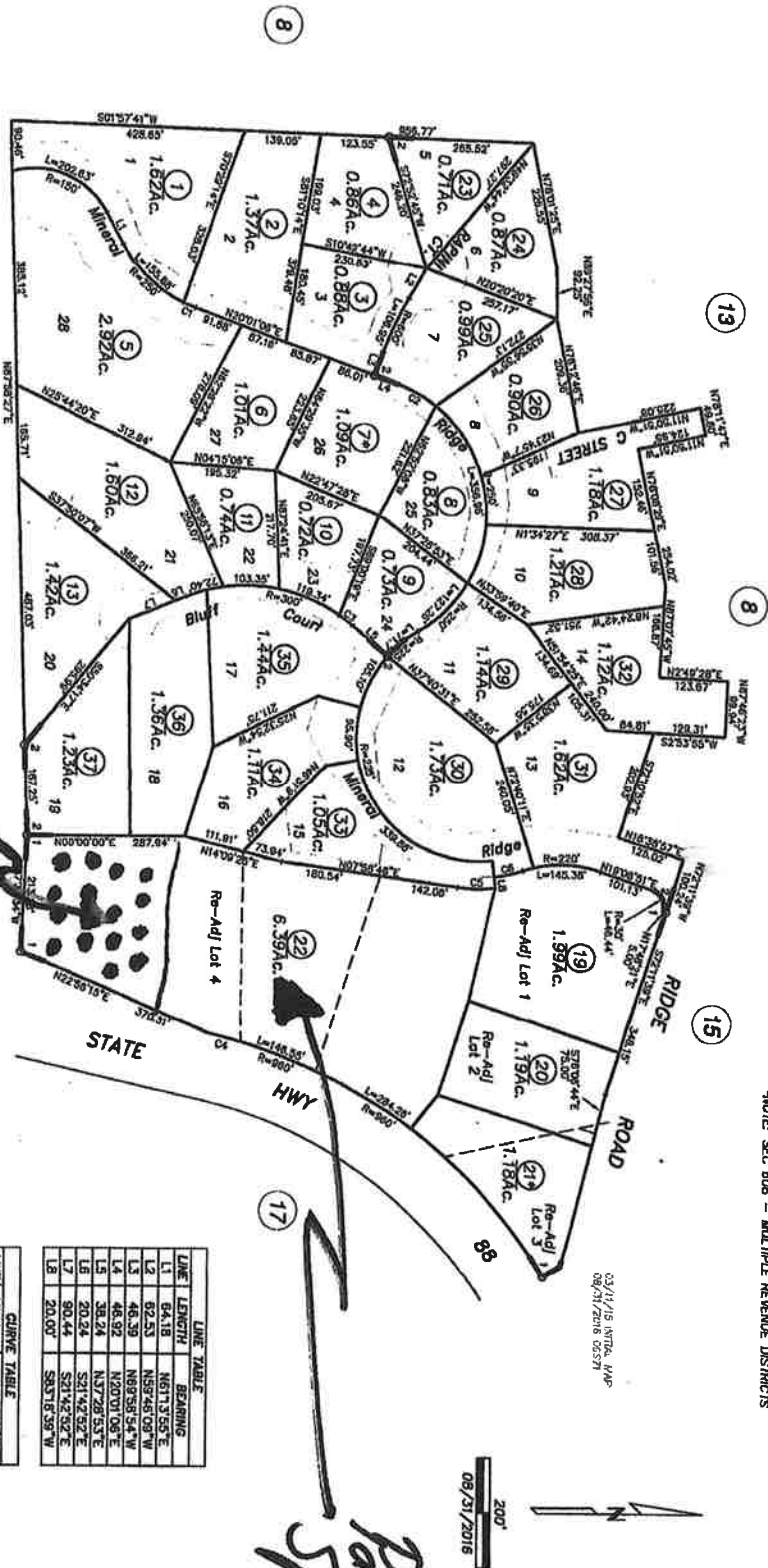
TAX AREA CODE

30-74

NOTE: SEC 806 - MULTIPLE REVENUE DISTRICTS

52-087

52-011



Map changes become effective with the 2017-2018 roll year. The assessor is subject to change price to reflect cost of roll on each July 1.

**IMPORTANT NOTE:** This map was prepared for property tax assessment purposes only. It is assumed that the property is described in its deed, the property being assessed. No liability is assumed for the accuracy of the data extracted hereon.

- 1- R.M.Bk. 9, Sub.Pg.53 (6/9/2005) New Grove Bluffs
- 2- R.M.Bk. 9, Sub.Pg.71 (6/9/19) New Grove Bluffs Phase 2

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

LINE	LENGTH	BEARING
L1	64.18	N61°3'55"E
L2	62.53	N89°48'08"W
L3	48.39	N89°58'54"W
L4	48.92	N20°01'06"E
L5	38.24	N37°28'53"E
L6	20.24	S21°42'52"E
L7	90.44	S21°42'52"E
L8	20.00'	S83°16'36"W

LINE	LENGTH	RADIUS
C1	23.95	250.00
C2	79.89	250.00
C3	31.83	300.00
C4	65.52	960.00
C5	70.40	275.00
C6	53.87	255.00

Assessor's Map Bk. 30, Pg. 74  
 County of Amador, Calif.

**Property Detail**

Amador, CA JAMES B. ROONEY, ASSESSOR

Parcel # (APN): **030-740-022-000** Use Description: **VACANT**  
 Parcel Status: **ACTIVE**  
 Owner Name: **DEL RAPINI CNSTRCTN INC/RAPINI DELBERT E SP TRUST**  
 Mailing Address: **5701 OLIVE RANCH RD GRANITE BAY CA 95746**  
 Situs Address:  
 Legal  
 Description: **64M13 RE-ADJ LOT 4**

**ASSESSMENT**

Total Value: <b>\$783,504</b>	Use Code: <b>CV</b>	Zoning:
Land Value: <b>\$783,504</b>	Tax Rate Area: <b>052087</b>	Census Tract: <b>4.01/1</b>
Impr Value:	Year Assd: <b>2021</b>	Improve Type:
Other Value:	Property Tax:	Price/SqFt:
% Improved	Delinquent Yr	
Exempt Amt:	HO Exempt?: <b>N</b>	

**SALES HISTORY**

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Transfer</u>
Recording Date:				<b>08/07/2014</b>
Recorded Doc #:				<b>2014I-PM2845</b>
Recorded Doc Type:				
Transfer Amount:				
Sale 1 Seller (Grantor):				
1st Trst Dd Amt:	Code1:	2nd Trst Dd Amt:	Code2:	

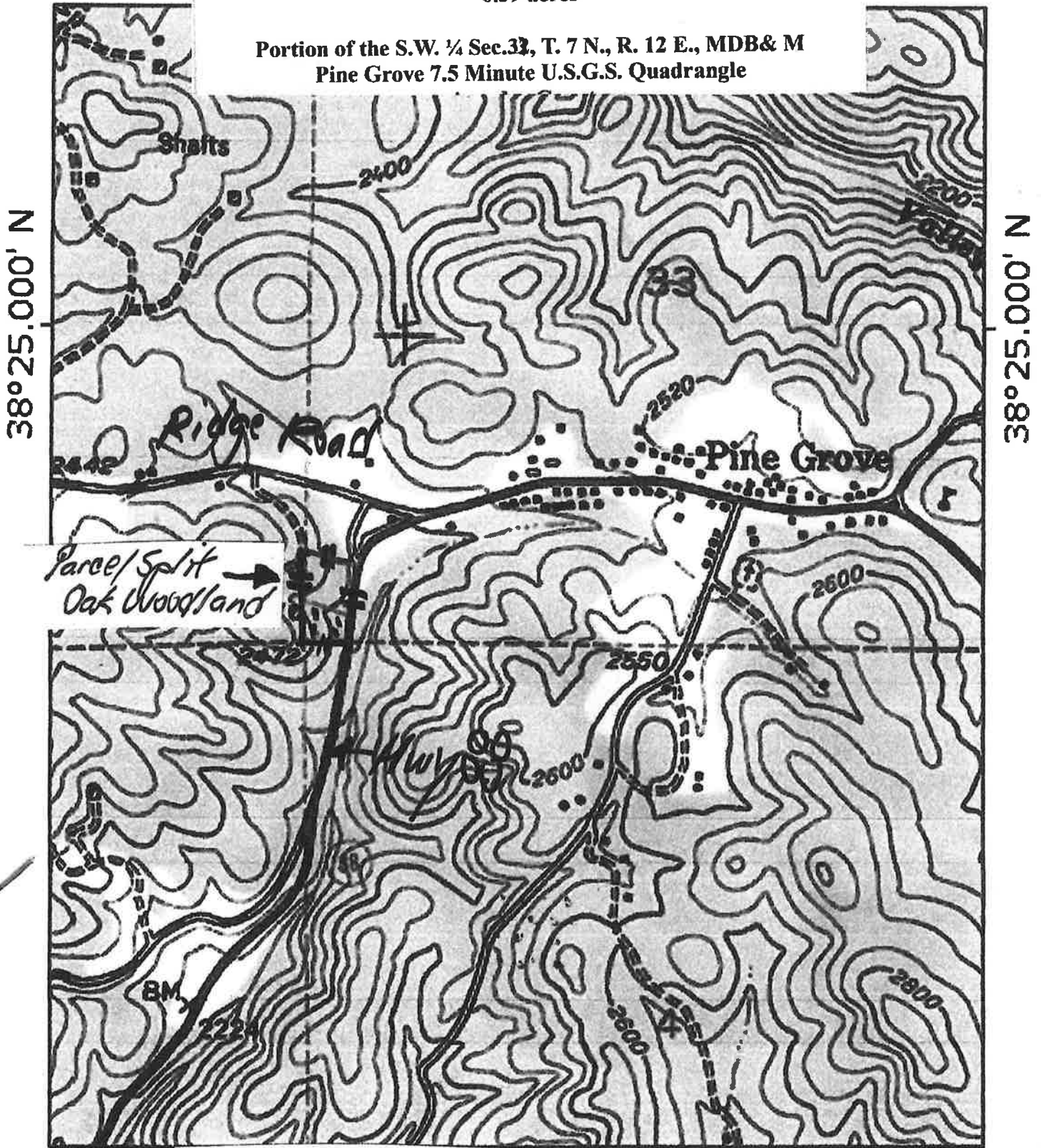
**PROPERTY CHARACTERISTICS**

Lot Acres: <b>6.390</b>	Year Built:	Fireplace:
Lot SqFt: <b>278,348</b>	Effective Yr:	A/C:
Bldg/Liv Area:	Total Rooms:	Heating:
Units:	Bedrooms:	Pool:
Buildings:	Baths (Full):	Park Type:
Stories:	Baths (Half):	Spaces:
Style:	Garage SqFt:	Site Infnce:
Construct:		Timber Preserve:
Quality:		Ag Preserve:
Building Class:		
Condition:		
Other Rooms:		

\*\*\* The information provided here is deemed reliable, but is not guaranteed.

Rapini Parcel Split  
Amador County Parcel 030-740-022  
6.39 acres

Portion of the S.W. ¼ Sec. 33, T. 7 N., R. 12 E., MDB& M  
Pine Grove 7.5 Minute U.S.G.S. Quadrangle



LEGEND



Parcel Boundary

Oak Woodland

Scale

1:12,000








Portion of the S.W. ¼ Sec.33, T. 7 N., R. 12 E., MDB& M  
Pine Grove 7.5 Minute U.S.G.S. Quadrangle  
Amador County,

**LEGEND**

 Parcel Boundary

 Oak Woodland

# Comments



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:** February 1, 2023  
**SUBJECT:** Tentative Parcel Map No. 2903 – Proposed Conditions

### DEDICATIONS:

1. None. Property does not front on a county maintained road.

### ENCROACHMENT:

2. None. No encroachment conditions required since proposed lots do not have direct access to a county road.

### MISCELLANEOUS:

3. Property does not front on a county maintained road.
  - a. Access to Lots 4A, 4B and 4C is via 50' private access easement.
4. All necessary utility easements are currently in place.



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**Tac Referral Memo for Del Rapini Project Resubmission**

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**Lucas Carthew** <lcarthew@amadorwater.org>  
To: "planning@amadorgov.org" <planning@amadorgov.org>  
Cc: Brandt Cook <bcook@amadorwater.org>

Fri, Feb 3, 2023 at 4:34 PM

Amador County Planning Department,

Attached are the AWA comments to the resubmittal of the Del Rapini Project (Tentative Parcel Map PM 2903, Zone Change ZC-21;10-2 R1 to C2, General Plan Amendment GPA-21;10-2 RL to TC). Please let us know if there are any questions. Thank you.

Kind Regards,

**Lucas Carthew**

Assistant Engineer

Amador Water Agency

\*\*\* This is not a quote or an estimate. Rates and fees subject to change by future Board action. \*\*\*

[Quoted text hidden]


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CONFIDENTIALITY NOTICE: This e-mail and any attachments are for the sole use of the addressee(s) and may be privileged, confidential and protected from disclosure. If you have received this message in error or are not the intended recipient, then we (1) advise you that any disclosure, copying, distribution, saving or use of this information is strictly prohibited, and (2) request that you delete this e-mail and any attachments and notify us by reply e-mail or telephone 209-223-3018.

Thank You,

Amador Water Agency [12800 Ridge Road, Sutter Creek, California 95685](http://12800 Ridge Road, Sutter Creek, California 95685) [www.amadorwater.org](http://www.amadorwater.org)

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 **TAC Resubmission of PM 2903 APN 030-740-022 020323.pdf**  
96K



February 3, 2023

Amador County Planning Department  
c/o Technical Advisory Committee  
810 Court Street  
Jackson, CA 95642-2132

RE: Early Consultation Application Referral AWA Response – Resubmission  
of TPM 2903 Del Rapini in Pine Grove  
APN: 030-740-022

Dear TAC Committee:

The Amador Water Agency (“AWA” or “Agency”) is in receipt of the attached Early Consultation Application Referral dated February 2, 2023 concerning a project (“Development”) submitted by Del E. Rapini/Del Rapini Construction. The Agency understands there is: 1) an application for Tentative Parcel Map 2903 Del Rapini, proposing a division of a 6.39 acre parcel into three parcels 1.71, 1.59, and 2.52 acres in size, and Boundary Line Adjustment with Lot, 2.57 acres in size, 2) a General Plan amendment of a ±3-acre portion of proposed Lots 4B and 4C from the RL, Residential Low Density General Plan Designation to TC, Town Center General Plan Designation (GPA-21;10-2 Del Rapini), 3) and a Zone Change Application for the same ±3-acre portion of Proposed Lots 4B and 4C from R1, Single-family Residential Zoning District to C2, Heavy Commercial Zoning District (ZC-21;10-2 Del Rapini). This letter is not a letter of service commitment.

The Agency has reviewed the Early Consultation Application Referral package, and has the following comments:

- 1) The Agency takes no exception to the proposed project’s General Plan Amendment or Zone Change Application.
- 2) The Development will be required to obtain a “Wholesale Water Will Serve Commitment” from the Amador Water Agency, prior to initiation of service to the Development or recordation of the final map.
- 3) The Development will be required to obtain a “Wastewater Will Serve Commitment” from the Amador Water Agency, prior to initiation of service to the Development or recordation of the final map.
- 4) The Development will be responsible to design and construct all on and off site improvements deemed necessary by the State, County, and the Agency to adequately serve the Development. The Development will be required to obtain all, permits, licenses, acceptances, pay all associated fees, design, construct and make acceptable to the State, County, and the Agency a collection system to serve this Development.
- 5) This letter is subject to the AWA Wastewater Code, Rates, Rules and Regulations, as may be amended from time to time.



- 6) This letter is subject to the AWA Water Code, Rates, Rules and Regulations, as may be amended from time to time.
- 7) Payment of applicable fees for engineering review, administration and construction inspection per the Agency's rules and regulations in force at the time of application and/or service.

Thank you for this opportunity to review and comment on the above project. Please feel free to contact the Agency with any questions, comments, or concerns regarding the contents of this letter.

Kind Regards,

A handwritten signature in blue ink that reads "Lucas Carthew".

Lucas Carthew  
Assistant Engineer

\*This is not a quote or estimate.\*

CC: File

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

Amador – El Dorado Unit  
Camino, CA 95709  
(530) 644-2345  
Website: [www.fire.ca.gov](http://www.fire.ca.gov)



February 8, 2023

Project: PM 2903 Del Rapini Project

APN: 030-740-022

Subject: CAL FIRE comments

The project listed above is within lands identified as SRA (State Response Area). CAL FIRE will approve this project with the following road design conditions being met.

**In accordance with CA CCR Title 14, Division 1.5, Chapter 7, Subchapter 2**

1. All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping.
2. Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base.
3. Turnarounds are required on driveways and dead-end roads. The minimum turning radius for a turnaround shall be forty (40) feet, not including parking,

Please contact this office with any questions.

**Jeff Hoag**

Battalion Chief - Amador El Dorado Unit  
Wildfire Resiliency Program  
2840 Mt. Danaher Rd Camino 95709  
Cell: (530) 708-2725



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## Tac Referral Memo for Del Rapini Project Resubmission

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**Tiesha Adams** <TAdams@amadorgov.org>

Wed, Feb 8, 2023 at 11:09 AM

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

Received, thank you. Surveying Dept has no comment at this time. We will start a working file for future reference.

[Quoted text hidden]

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Tiesha Adams  
Amador County Surveying Department  
(209)223-6371



## California Department of Transportation

OFFICE OF THE DISTRICT 10 PLANNING  
P.O. BOX 2048 | STOCKTON, CA 95201  
(209) 948-7325 | FAX (209) 948-7164 TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



February 16, 2023

Krista Ruesel, Planner  
Amador County Planning Department  
810 Court Street  
Jackson, CA 95642

**AMA-88-PM 29.03**  
**Tentative Parcel Map 2903**

Ms. Ruesel,

California Department of Transportation (Caltrans) appreciates the opportunity to review and respond to the Resubmission of Tentative Parcel Map PM 2903 application for dividing a 6.39-acre parcel into three parcels and Boundary Line Adjustment. The adjacent parcel will result in a readjusted Lot 1 (2.57 acres), Lot 4A (1.71 ac.), Lot 4B (1.59 ac.), and Lot C (2.52 ac.), as well as a General Plan Amendment of a  $\pm 3$ -acre portion of proposed Lots 4B and 4C from the Residential Low-Density (RL) General Plan Designation to Town Center (TC) General Plan Designation (GPA-21;10-2); Zone Change Application for the same  $\pm 3$ -acre portion of proposed Lots 4B and 4C from Single-family Residential (R1) Zoning District to Heavy Commercial (C2) Zoning District (ZC-21;10-2).

The proposed project site is located 300 feet southwest of the intersection of Ridge Road and State Route (SR) 88. The Assessor Parcel Numbers are 030-740-019 to 030-740-022.

### **Caltrans at this time has the following comments:**

#### **Environmental**

If any construction related activities encroach into Caltrans Right of Way (ROW), the project proponent must apply for an Encroachment Permit to the Caltrans Encroachment Permit Office. All California Environmental Quality Act (CEQA) documentation, with supporting technical studies, must be submitted with the Encroachment Permit Application. These studies will include an analysis of potential impacts to any cultural sites, historic properties, biological resources, hazardous waste locations, scenic highways, and/or other environmental resources within Caltrans ROW,

at the project site(s). Evidence of consultation with local Native American tribes and interested parties will need to be presented within the technical documents for approval of encroachment in the Caltrans ROW. If there are impacts to protected water resources within Caltrans ROW, Caltrans will need to see the correspondence with the permitting authorities the California Department of Fish and Wildlife (CDFW), the US Army Corps of Engineers (USACE), and the Regional Water Quality Control Board (RWQCB). There are mature trees within and/or near Caltrans ROW that could provide suitable nesting habitat. If work will occur between February 1 and September 30 of any year, a pre-construction bird survey must be conducted by a qualified biologist prior to the start of any construction related activities in Caltrans ROW. If an active nest is observed, a protective buffer must be established around the nest per CDFW guidelines. No work is allowed within the protective buffer limits until the young have fledged and until authorized by the Caltrans District 10 Environmental Office.

### **Hydrology**

The proposed site development is adjacent to the state route. The developer needs to ensure that the existing State drainage facilities will not be significantly impacted by future projects. If historical undeveloped topography shows drainage from this site flowed into the State ROW, it may continue to do so with the conditions that peak flows may not be increased from the pre-construction quantity and the site runoff be treated to meet present storm water quality standards. If historical undeveloped topography shows drainage from this site did not flow into the State ROW, then it will not be allowed to flow into the State ROW at this time.

If any site development is proposed, we request to review the pre- and post-construction runoff calculations and drainage plans to understand flow patterns. An additional review will be done if drainage plans and calculations are submitted.

Caltrans suggest Amador County continue to coordinate and consult with Caltrans to identify and address potential cumulative transportation impacts that may occur from this project and other developments near this location. This will assist Caltrans in ensuring that traffic safety and quality standards are maintained for the traveling public on existing and future state transportation facilities.

### **Encroachment Permits**

If any future project activities encroach into Caltrans Right-of-Way (ROW), the project proponent must submit an application for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. Appropriate environmental studies must be submitted with this application. These studies will include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans ROW at the project site(s). For more information, please

Krista Ruesel, Planner  
February 16, 2023  
Page 3

visit the Caltrans Website at: <https://dot.ca.gov/programs/traffic-operations/ep/applications>

If you have any question or would like to discuss these comments, please contact Paul Bauldry at (209) 670-9488 (email: paul.bauldry@dot.ca.gov) or me at (209) 483-7234 (email: Gregoria.Ponce@dot.ca.gov) if you have any questions or concerns.

Sincerely,

*Gregoria Ponce'*

Gregoria Ponce', Chief  
Office of Rural Planning