

Law Offices of Matthew Emrick

A Professional Corporation
6520 Lonetree Blvd, #1009
Rocklin, CA 95765
(916) 337-0361 (direct/cell)

February 9, 2024

Via Email Only

Amador County Planning Department
810 Court Street
Jackson, CA 95642
(209) 223-6380

Re: ZC-23;9-2 Ketron M to RE – Negative Declaration and Rezoning; Amador County Parcels APN 030-020-102 and 108 [Volcano CA] – February 13, 2024

Dear Amador County Planning Department:

Thank you for allowing me to provide comments on the above-referenced Negative Declaration and Re-Zone (“Project”) on behalf of my client Craig Bonneau. This letter incorporates our prior comments on this Project.

I have the following additional comments on this Project

1. The Negative Declaration and Re-zone application fail to disclose, analyze, or mitigate any potential impacts of future residential development on the existing private water line and right-of-way owned by the Boneau Family that traverses the Ketron properties. The Negative Declaration should at the very least include mitigation measures requiring these private water lines to be protected from future development and disclosed upon any sale or subdivision of the property.

Please see photograph of these lines and right-of-way below:



2. The Negative Declaration fails to disclose, analyze, or mitigate the project's potential impacts on surface water features present on the property. The Project application indicates the existence of a creek or water course on the property but the Negative Declaration largely ignores this fact. The Negative Declaration should propose measures mitigating potential impacts to any surface water sources from future residential development including septic, storm runoff, and erosion (e.g. monitoring, setbacks, etc.). Mitigation measure "Geo 1" does not address impacts to the Creek.

A photograph of a portion of Creek is shown below:



Thank you for your consideration.

Regards,

Matthew Emrick

MATTHEW EMRICK
Law Office of Matthew Emrick