

ITEM 1 Request for a Use Permit (UP-24;3-1) to allow for the construction of a 22,500 square-foot fire station housing 3 fire engines and 1 water tender, plus a 1,000 square-foot training tower with a height of 35 feet. The station will be occupied by a minimum of 2 personnel on a 24-hour per day schedule. (APN 030-740-022)

Applicant: Amador Fire Protection District
Supervisory District: 4
Location: 19296 Ridge Road, Pine Grove, CA 95665

A. General Plan Designation: TC, Town Center

B. Present Zoning: C-2, Heavy Commercial

C. Acreage Involved: 6.39 acres

D. Project Description: The project will relocate the existing Amador Fire Protection District (AFPD) Station #114, currently located at 19840 Highway 88, Pine Grove, CA, to 19296 Ridge Road, Pine Grove, CA (approximately one-half mile to the west). The project involves the purchase of a 6.39-acre site and construction of a 22,500 square-foot fire station housing 3 fire engines and 1 water tender, plus a 1,000 square-foot training tower with a height of 35 feet. The station will be occupied by a minimum of 2 personnel on a 24-hour per day schedule. The facility would host firefighting related trainings approximately 12 times per year which would be attended by up to 100 persons. The existing station building is owned by the Pine Grove Community Services District (PGCSD) and will remain in place for PGCSD use.

County Code §19.28.020, “Additional Uses,” allows public buildings and uses in any zoning district provided that a use permit is obtained in order to mitigate potential environmental impacts peculiar to the specific use that may exceed expected impacts of the site’s “host” zoning district.

E. Prior Review and Recommendation: The Amador Fire Protection District Board of Directors, as the lead agency for this project, approved a Subsequent Mitigated Negative Declaration for the project on April 30, 2024. The approval of the environmental document was prerequisite for the AFPD Board to proceed with purchase of the site. The Subsequent MND was tiered from the MND for the General Plan Amendment, Zone Change, and Parcel Map approved for the site in 2023.

The Amador County Technical Advisory Committee (TAC) found the application complete, discussed Conditions of Approval for the project, and prepared a recommendation to the Planning Commission. TAC has no technical objections to the Planning Commission relying on the Subsequent Mitigated Negative Declaration for the approval of this project subject to the Conditions of Approval, and the Findings set forth below.

G. Planning Commission Action: Following the public hearing, the Planning Commission may approve, deny, or modify the use permit (provided any modifications do not require additional CEQA analysis). If the Commission approves the Use Permit, the following findings are recommended.

H. Recommended Findings

1. The project, as proposed and conditioned, is consistent with the Amador County General Plan and the C2/Heavy Commercial zoning district;
2. The approval of the Use Permit is sanctioned by County Code County Code §19.28.020, “Additional Uses,” and is consistent with County Code Section 19.56 (Use Permits) in that the establishment, maintenance, or operation of proposed use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County.
3. A review of this proposal was conducted by the Amador Fire Protection District Board of Directors, who, through their independent judgment and analysis of the CEQA Initial Study, found this project will not have a significant effect on the environment due to the conditions incorporated and a Subsequent Mitigated Negative Declaration was adopted.
4. 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 effect on the environment and that the approval of the project reflects the Commission’s independent judgment and analysis.

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

For USEParcel 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: The project will relocate the existing Amador Fire Protection District (AFPD) Station #114, currently located at 19840 Highway 88, Pine Grove, CA, to 19296 Ridge Road, Pine Grove, CA (approximately one-half mile to the west). The project involves the purchase of a 6.39-acre site and construction of a 22,500 square-foot fire station housing 3 fire engines and 1 water tender, plus a 1,000 square-foot training tower with a height of 35 feet. The station will be occupied by a minimum of 2 personnel on a 24-hour per day schedule. The facility would host firefighting related trainings approximately 12 times per year which would be attended by up to 100 persons. The existing station building is owned by the Pine Grove Community Services District (PGCSD) and will remain in place for PGCSD use. APN: 030-740-022)

ENVIRONMENTAL DOCUMENT: Subsequent Mitigated Negative Declaration, approved by the Amador Fire Protection District Board of Directors on April 30, 2024.

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.

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. **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 applicant shall participate in the annexation to the County’s Community Facilities District No. 2006-1 (Fire Protection Services), including execution of a “waiver and consent” to the expedited election procedure, the successful completion of a landowner-vote election authorizing an annual special tax for fire protection services, to be levied on the subject property by means of the County’s secured property tax roll, and payment of the County’s cost in conducting the procedure. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS MITIGATION.

MITIGATION MONITORING AND REPORTING PROGRAM

3. 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.
4. 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.
5. 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.
6. 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 scheduled 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.
7. 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.
8. 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.

9. 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.
10. 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.
11. 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.

12. 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.
13. 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.
14. 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.
15. Tribal Cultural Resources- Wilton Rancheria (TRI-2): Prior to and during any ground disturbing activity as part of implementation of the 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.
16. 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. 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.

Amador County
Planning Commission Chairperson

Date

Project Applicant

Date

ENDORSED
FILED

APR 02 2024

KIMBERLY L. GRADY, County Clerk
AMADOR COUNTY
By A. HANNA Deputy

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

PROJECT: Purchase of a 6.39 acre site (APN 030-740-002) and Use Permit #UP-24;3-1: AFD Station 114 Relocation

LEAD AGENCY: Amador Fire Protection District Board of Directors

PROJECT LOCATION: 49302 19296 Ridge Road, Pine Grove, CA

PROJECT DESCRIPTION: The project will relocate the existing Amador Fire Protection District (AFPD) Station #114, currently located at 19840 Highway 88, Pine Grove, CA, to 19302 Ridge Road, Pine Grove, CA (approximately one-half mile to the west). The project involves the purchase of a 6.39-acre site and construction of a 22,500 square-foot fire station housing 3 fire engines and 1 water tender, plus a 1,000 square-foot training tower with a height of 35 feet. The station will be occupied by a minimum of 2 personnel on a 24-hour per day schedule. The existing station building is owned by the Pine Grove Community Services District (PGCSD) and will remain in place for PGCSD use.

PROJECT FINDINGS: There is no substantial evidence that the approval of the real estate purchase and the Use Permit, subject to implementation of the proposed Conditions of Approval and Mitigation measures, will have a significant adverse effect on the physical environment.

STATEMENT OF REASONS:

1. The project is consistent with the Amador County General Plan and zoning district at this location;
2. The approval of the Use Permit by the Planning Commission is sanctioned by County Code Section 19.28.020, Additional Uses, which allows public buildings and uses in any zoning district provided that a use permit is obtained in order to mitigate potential environmental impacts peculiar to the specific use that may exceed expected impacts of the site's zoning district. less service facilities with a height greater than 50 feet are subject to a Use Permit issued by the Planning Commission, and is consistent with County Code Section 19.56.040 (Use Permit findings) in that the establishment, maintenance or operation of the use applied for will not under any circumstances be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County, due to the implementation of proposed Conditions of Approval and Mitigation Measures.

PUBLIC COMMENTS: The Amador Fire Protection District Board of Directors will conduct discuss approval of the real estate purchase during a public meeting on ~~April 29, 2025~~ April 30, 2024, at 10:30 a.m. in the Board Chambers of the County Administration Center, 810 Court Street, Jackson, CA, 95642.


Chuck Beatty, Planning Director

Date: 4-2-24

File No. _____

Posted On 04/02/2024

Posting Removed _____

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: _____
 Lead Agency: _____ Contact Person: _____
 Mailing Address: _____ Phone: _____
 City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____
 Cross Streets: _____ Zip Code: _____
 Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____
 Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Project Description: (please use a separate page if necessary)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: _____ **Date:** _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

CEQA INITIAL STUDY/
SUBSEQUENT MITIGATED NEGATIVE DECLARATION

PROJECT:

Amador Fire Protection District Station 114 Relocation
Use Permit #UP-24;3-1

APN: 030-740-022

Prepared by:

Chuck Beatty, Planning Director
Amador County Planning Department

A ril 3 4
810 Court Street
Jackson, CA 95642
(209) 223-6380



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Project Overview

Project Title:	Use Permit #UP-24;3-1: AFD Station 114 Relocation
Project Location:	±300 ft. Southwest of the intersection of Ridge Rd. and highway 88 19296 Ridge Rd. Pine Grove, CA 95665 APN: 030-740-022
Property Owner(s)	Delbert E. Rapini, Del Rapini Construction
Project Representative	Chief Robert Withrow, Amador Fire Protection District
Zoning(s):	C2, Heavy Commercial
General Plan Designation(s):	TC, Town Center
Lead Agency Name and Address:	Amador Fire Protection District 810 Court Street, Jackson, CA 95642
Contact Person/Phone Number:	Chief Robert Withrow, AFD, 209-223-6391 Chuck Beatty, Planning Director, 209-233-6380
Date Prepared:	March 2024
Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)	

PROJECT DESCRIPTION

The project will relocate the existing Amador Fire Protection District (AFPD) Station #114, currently located at 19840 Highway 88, Pine Grove, CA, to 19302 Ridge Road, Pine Grove, CA (approximately one-half mile to the west). The project involves the purchase of a 6.39-acre site and construction of a 22,500 square-foot fire station housing 3 fire engines and 1 water tender, plus a 1,000 square-foot training tower with a height of 35 feet. The station will be occupied by a minimum of 2 personnel on a 24-hour per day schedule. The facility would host firefighting related trainings approximately 12 times per year which would be attended by up to 100 persons. The existing station building is owned by the Pine Grove Community Services District (PGCSD) and will remain in place for PGCSD use.

The project site is zoned C2, Heavy Commercial. Potential uses included those listed under the County Code Section for the C2 Zoning District (§19.24.036). These uses include “by-right” uses as well certain conditional uses. Public buildings and uses are not included in the permitted or conditional uses of the C2 zoning district. However, County Code §19.28.020 allows public buildings and uses in any zoning district provided that a use permit is obtained in order to mitigate potential environmental impacts peculiar to the specific use that may exceed expected impacts of the site’s zoning district. As the project site is zoned C2, the project impacts are only evaluated based on the degree to which they



would exceed permitted uses allowed in the C2 zoning district. The County Code §19.24.036 and §19.28.020 are included under Appendices A and B.

Project Location

This project site is located along the major arterial of State Route 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, directly south and adjacent to the Dollar General retail store. Access to the site is from Ridge Road via an existing commercial driveway encroachment located 450 feet west of SR 88. A secondary, right-in/right-out, access to Ridge Road is located 250 west of SR 88. 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 site is vacant land, and has previously been cleared and graded level.

Surrounding Land Uses

Surrounding uses include commercial and residential uses consistent with the Town Center, Residential Medium Density, and Residential Low Density general plan designations. Directly adjacent properties include commercial and residential uses along the SR 88, Ridge Road, and Mineral Ridge Drive. The unincorporated community of Pine Grove commercial district lines the highway to the east, with the intersection of Ridge Road and SR 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 Fire Protection is the lead agency for this project.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF CEQA

In accordance with CEQA, when a Lead Agency considers further discretionary approval on a previously approved project, the Lead Agency is required to consider if the previously certified CEQA document provides an adequate basis for rendering a decision on the proposed discretionary action. When making such a decision, the Lead Agency must consider any changes to the project or its circumstances that have occurred and any new information that has become available since the project's CEQA document was certified.

In accordance with State CEQA Guidelines Sections 15162–15164, prior to approving a further discretionary action, and depending on the situation, the Lead Agency must either: (1) prepare a Subsequent EIR; (2) prepare a Supplemental EIR; (3) prepare a Subsequent Negative Declaration; (4) prepare an Addendum to the EIR or Negative Declaration; or (5) prepare no further documentation. More specifically, State CEQA Guidelines Section 15162(a) states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or



- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
- A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As demonstrated in this Initial Study, none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR review have occurred. This Initial Study / Subsequent Mitigated Negative Declaration supports the conclusion that the proposed Project will not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, as discussed in this Initial Study below, there is no new information of substantial importance, new mitigation measures, or new alternatives that would substantially reduce significant impacts. As a result, this Initial Study / Subsequent MND is an appropriate CEQA document for analysis and consideration of the proposed Project.



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

On the basis of the initial evaluation:

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


 Amador Fire Protection District Chairman

5-9-2024
 Date

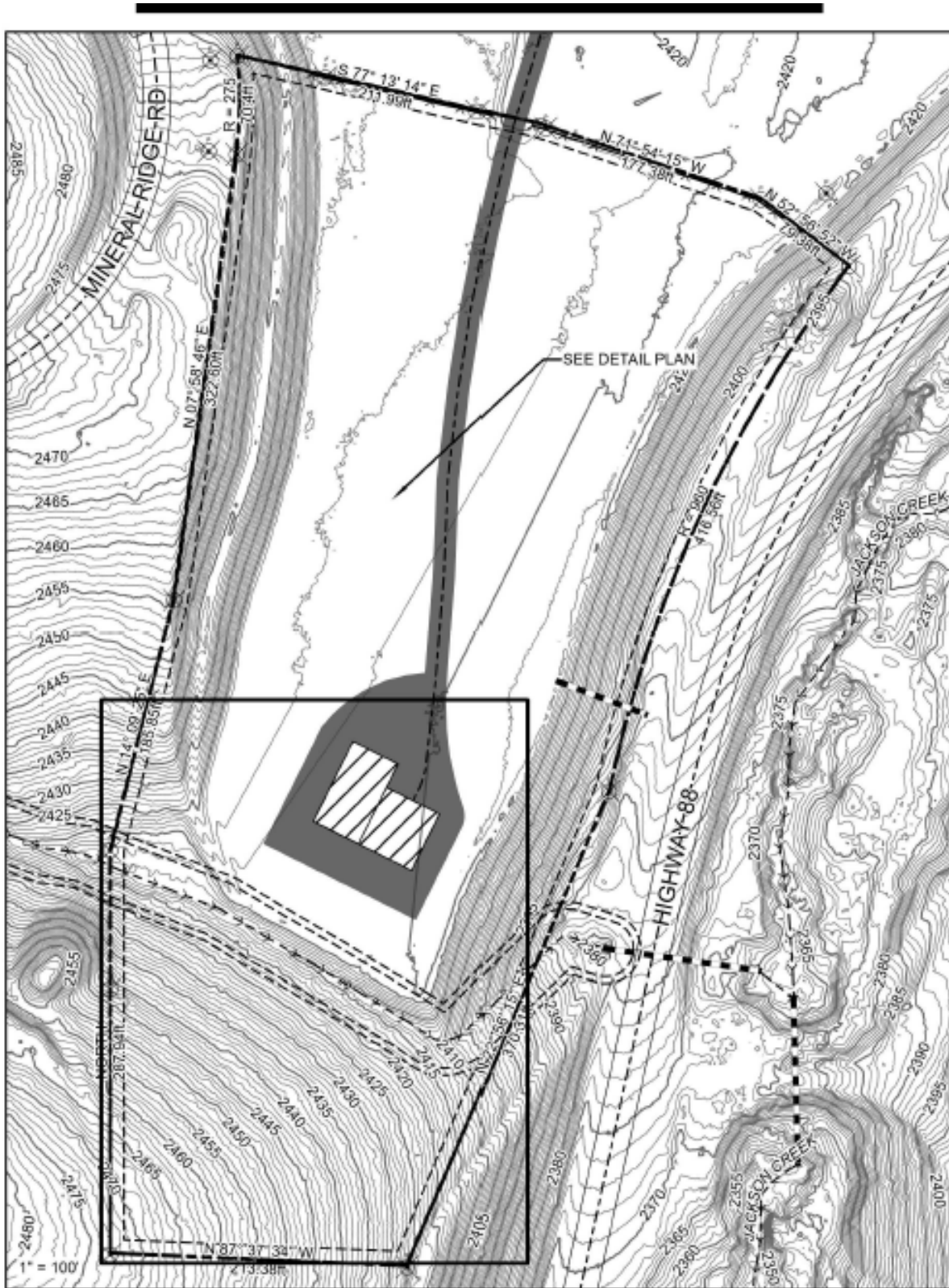




Figure A: Aerial View of Project Location





Figure B: Existing Zoning

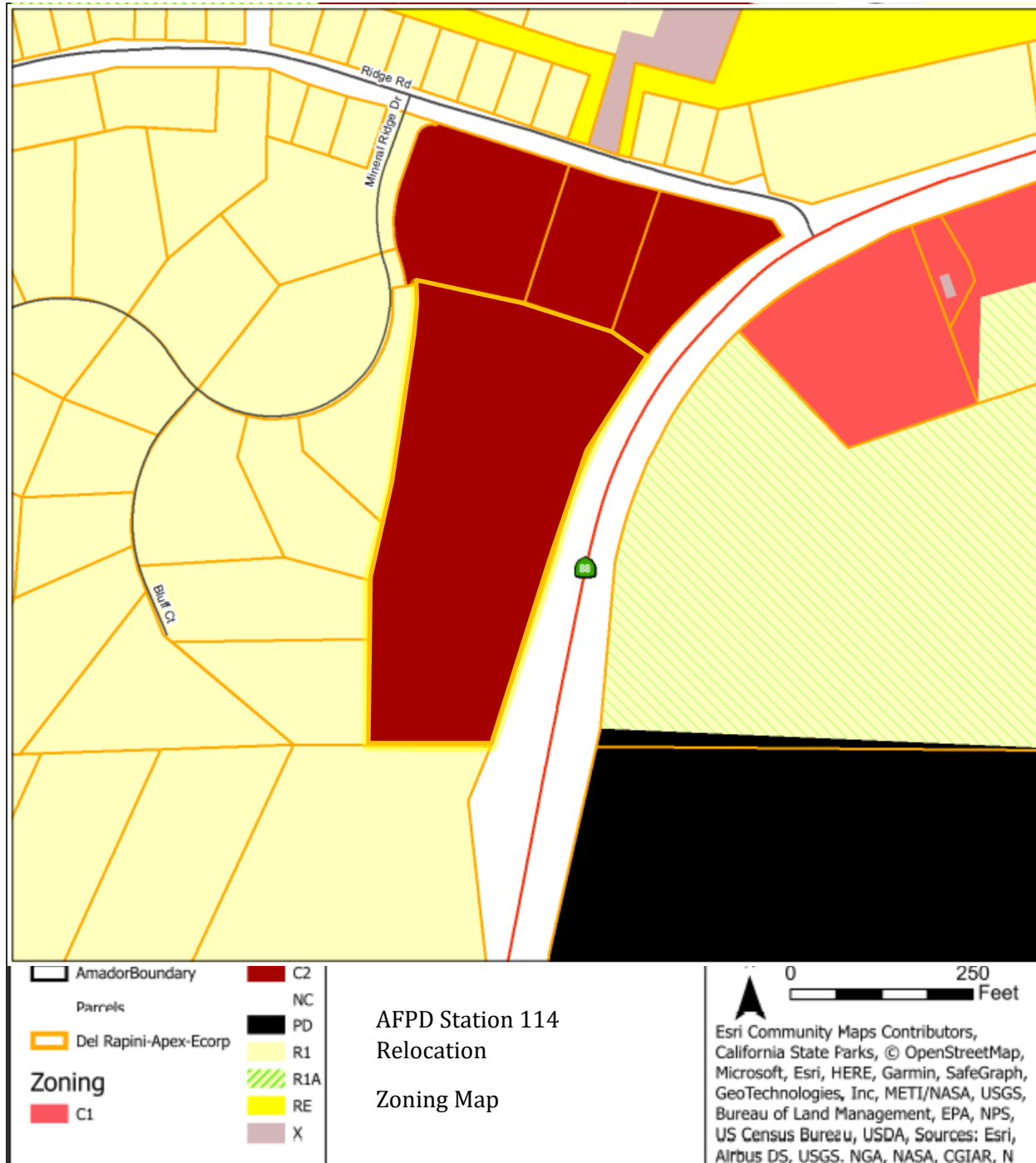
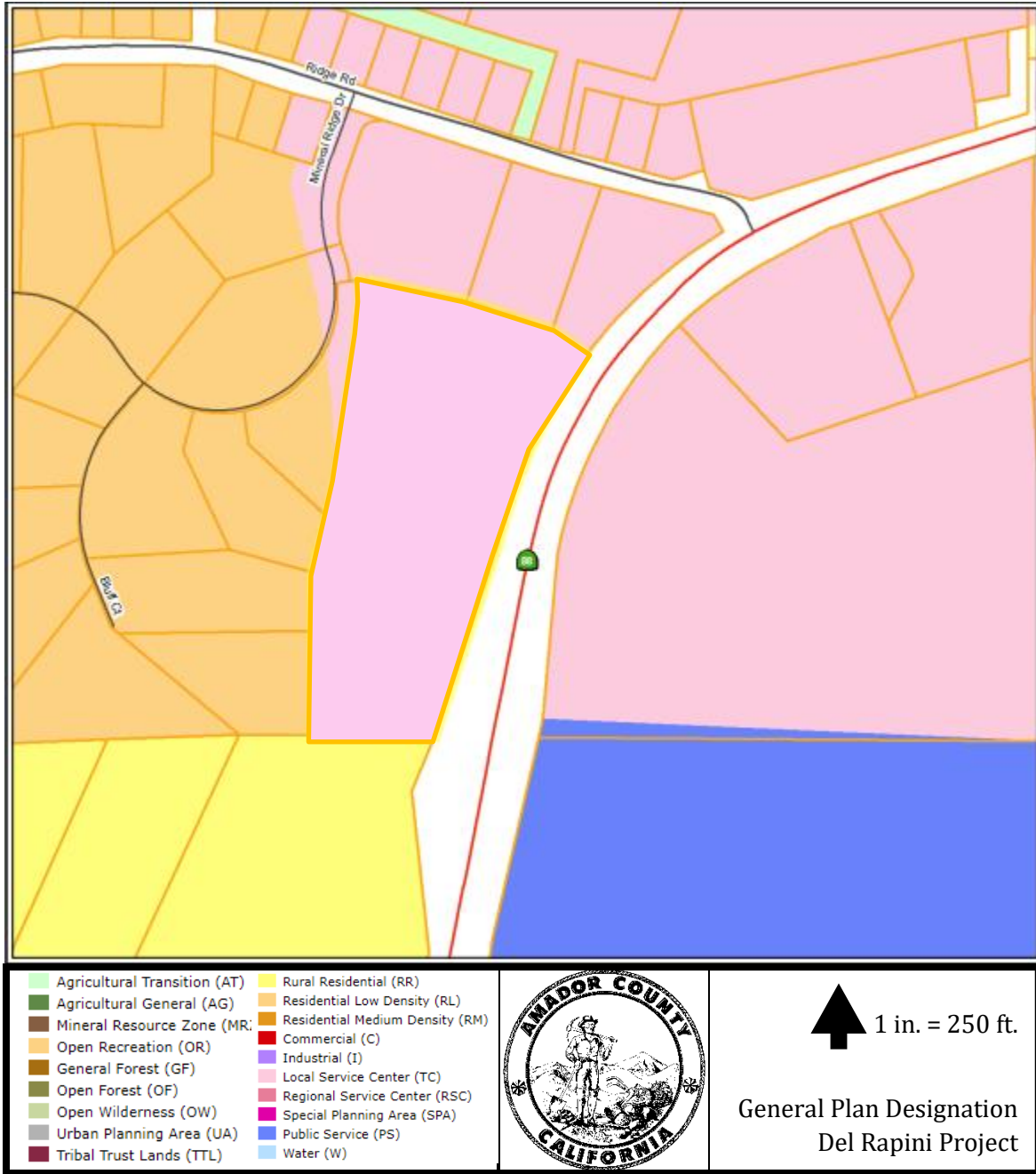




Figure C: Existing General Plan Designation





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:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to aesthetics has occurred since the 2023 IS/MND.

The 2023 IS/MND found there would be **no impacts** to items a and b, above. The Project will incorporate the **Mitigation Measures** below consistent with the 2023 IS/MND.

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.

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.

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:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to agriculture and forestry resources has occurred since the 2023 IS/MND.

The 2023 IS/MND found that there would be **no impacts** to agriculture and forestry resources.

Mitigation Measures:

None required.



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:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to air quality has occurred since the 2023 IS/MND.

The 2023 IS/MND found that there would be less than significant impacts to items a, c, and d, above.

The 2023 IS/MND found that 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.

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:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to biological resources has occurred since the 2023 IS/MND. The Project will incorporate the Mitigation Measures below consistent with the 2023 IS/MND.

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:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to cultural resources has occurred since the 2023 IS/MND. The Project will incorporate the Mitigation Measures below consistent with the 2023 IS/MND.

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 prior 2023 IS/MND, 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:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to energy has occurred since the 2023 IS/MND. The 2023 IS/MND found that there will **be less than significant impacts** to energy.

Mitigation Measures:

None required.



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:

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significant change to the environmental setting in relation to geology and soils has occurred since the 2023 IS/MND. The 2023 IS/MND found that there will be **no impacts to items a, c, and d, and less than significant impacts to item f, above.**

The Project will incorporate the Mitigation Measures below consistent with the 2023 IS/MND.

Mitigation Measures:

The Project will incorporate **Mitigation Measures BIO-1, 2, 3, and 4, and HYD-1** to reduce impacts to items b and e, above, to a **less than significant** level.

- 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.



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, 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 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:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to greenhouse gas emissions has occurred since the 2023 IS/MND.

The 2023 IS/MND found that there would be **no impact** to item b, above.

The Project will incorporate **Mitigation Measure AIR-1** to reduce impacts to items a, above, to a **less than significant** level.

Mitigation Measures:

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

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:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to hazards or hazardous materials has occurred since the 2023 IS/MND.



The 2023 IS/MND found that there would **be less than significant impacts** to items a, c, d, e, f, and g, above.

The Project will incorporate **Mitigation Measure HAZ-1** to reduce impacts to items b, above, to a **less than significant level**.

Mitigation Measures:

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:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the



potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to hydrology and water quality has occurred since the 2023 IS/MND.

The 2023 IS/MND found that there would be **less than significant impacts** to items c-iv, d, f, and g, above.

The Project will incorporate **Mitigation Measure HYD-1** to reduce impacts to items a, b, c, and e, above, to a **less than significant** level.

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:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to land use and planning has occurred since the 2023 IS/MND.

The 2023 IS/MND found that there would be **less than significant impacts** to items a and b, above, and **no impact** to item c, above.

Mitigation Measures:

None required.

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:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to mineral resources has occurred since the 2023 IS/MND.

The 2023 IS/MND found that there would be **less than significant impacts** to items a and b, above.

Mitigation Measures:

None required.

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 not result in the generation of noise levels in excess of standards established in the Amador County General Plan. The General Plan Noise Element Environmental Impact Report identifies “Government Facilities - offices, fire stations, community buildings” as not having an applicable exterior noise level limit. The project site has 46 homes within a quarter-mile radius, whereas the current Station 114 location has 87 homes within a quarter-mile radius. 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. 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 The project is not located within the vicinity of a public airport or private airstrip. **No impact** would result.

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



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:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to population and housing has occurred since the 2023 IS/MND.

The 2023 IS/MND found that there would **be less than significant impacts** to items a, b and c, above.

Mitigation Measures:

None required.

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:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to public services has occurred since the 2023 IS/MND.

The 2023 IS/MND found that there would be **less than significant impacts** to items b, c, d, and e, above.

The Project will incorporate **Mitigation Measure HAZ-1** to reduce impacts to item a to a **less than significant** level.

Mitigation Measures:

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 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:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to mineral resources has occurred since the 2023 IS/MND.

The 2023 IS/MND found that there would be **less than significant impacts** to items a and b, above.

Mitigation Measures:

None required.

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:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No



significant change to the environmental setting in relation to transportation and traffic has occurred since the 2023 IS/MND.

The 2023 IS/MND found that there would be **no impacts** to items f and g, above.

The 2023 IS/MND found that there would be **less than significant impacts** to items a, b, and c, above.

The Project will incorporate **Mitigation Measures TRA-1 and TRA-2** to reduce impacts to items d and e, above, to a **less than significant level**.

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:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to tribal cultural resources has occurred since the 2023 IS/MND.

The Project will incorporate **Mitigation Measures CULTR-1, CULTR-2, TRIB-1, and TRIB-2**, to reduce impacts to items a-i and a-ii, above, to a **less than significant level**.

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.

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:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No



significant change to the environmental setting in relation to utilities and service systems has occurred since the 2023 IS/MND.

The 2023 IS/MND found there would be **no impacts** to items a-iv and a-v, above.

The 2023 IS/MND found there would be **less than significant impacts** to items a-I, a-ii, a-iii, b, c, d, e, f, and g, above.

Mitigation Measures:

None required.

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:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to wildfire has occurred since the 2023 IS/MND.

The 2023 IS/MND found there would be **no impacts** to items a and b, above.

The 2023 IS/MND found there would be **less than significant impacts** to items d and e, above.

The Project will incorporate **Mitigation Measure TRA-1** to reduce impacts to item c to a **less than significant level**.

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.

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

Appendix A: County Code Section 19.24.040, C2 Zoning District Regulations

Dis- trict	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				Build- ing Height Limit in ft.	Lot Area Per Res- idential 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							

Appendix B: County Code Section 19.28.020, Additional Uses Permitted with Use Permit.

“Provided that a use permit is first obtained, the following uses shall be allowed in any district unless otherwise prohibited elsewhere in this title:

- A. Private academic schools offering accredited curricula;
- B. Private non-profit recreational facilities;
- C. Public building and uses;
- D. Airports and heliports;
- E. Cemeteries;
- F. Commercial radio and television transmission towers;
- G. Clubs, lodges and fraternal organizations;
- H. Dumps and garbage disposal sites;
- I. Churches;
- J. Bed and breakfast inns;
- K. Commercial wireless service facilities pursuant to Section 19.48.150.”



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-6254
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

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

APPLICATION REFERRAL

TO:

Amador Air District
Building Department
County Counsel
Environmental Health Department
Surveying Department
Transportation and Public Works
Department
Waste Management
Sheriff's Office
AFPD
ACTC
Amador Transit
Amador Water Agency
Cal Fire
CHP
Caltrans, District 10
CDFW, Region 2
Amador LAFCO

Shingle Springs Band of Miwok
Indians**
Calaveras Band of Mi-Wuk
Indians**
Chicken Ranch Rancheria of Me-
Wuk Indians**
Jackson Rancheria Band of Miwok
Indians**
United Auburn Indian Community
of the Auburn Rancheria**
Nashville Enterprise Miwok-
Maidu-Nishinam Tribe**
Washoe Tribe of Nevada and
California**
Ione Band of Miwok Indians**
Buena Vista Band of Me-Wuk
Indians**

DATE: May 19, 2024

FROM: Chuck Beatty, Planning Department

PROJECT: Request for a Use Permit (UP-24;3-1)

The project will relocate the existing Amador Fire Protection District (AFPD) Station #114, currently located at 19840 Highway 88, Pine Grove, CA, to 19302 Ridge Road, Pine Grove, CA (approximately one-half mile to the west). The project involves the construction of a 22,500 square-foot fire station housing 3 fire engines and 1 water tender, plus a 1,000 square-foot training tower with a height of 35 feet. The station will be occupied by a minimum of 2 personnel on a 24-hour per day schedule.(APN 030-740-022).

REVIEW:

Owner/Applicant: Amador Fire Protection District

Supervisory District: 4

Location: 19302 Ridge Road, Pine Grove, CA 95665.

As part of the preliminary review process, this project is being sent to State, Tribal, and local agencies for their review and comment. The Technical Advisory Committee (TAC) will review the project for completeness, discuss environmental impacts, propose draft conditions of approval, and make recommendations to the Planning Commission for the project during its meeting on **Thursday, May 30, 2024 at 1:00 PM in the Board Chambers** at the County Administration Building, 810 Court Street, Jackson, California, as well as via teleconference.

NOTE: A Subsequent Mitigated Negative Declaration for this project was approved by the Amador Fire Protection District Board of Directors on April 30, 2024, as a prerequisite for the AFPD Board to proceed with purchase of the project site.

AMADOR FIRE PROTECTION DISTRICT

810 Court Street, Jackson California 95642-2132 (209) 223-6391



March 21, 2024

Chuck Beatty, AICP
Amador County Planning Director
810 Court Street
Jackson, CA 95642

Re; New Fire Station 114 Project

The Amador Fire Protection District is currently seeking approval to build a much-needed new fire station located in the community of Pine Grove, APN# 030-740-022-000. This site was chosen as it will allow for safe and rapid access to Ridge Road, State Route 88 and is close to Pine Grove's town's center; allowing for efficient response to the town center and surrounding communities. This new site has ample room for an appropriately sized facility with room for future expansion. Additionally, all required utilities are readily available in the immediate area as well.

The Amador Fire Protection District is currently co-located and renting a facility that is inadequate in size and lacks the appropriate accommodations to house fulltime staffing and fire apparatus. This facility is owned and operated by the Pine Grove Community Services District with both of our agencies facing increased demand for services and competing for limited operational space. The Amador Fire Protection District is attempting to purchase a piece of land suitable to build a new fire station that is appropriately sized and will serve the community's fire station needs well into the future.

Respectfully,

A handwritten signature in black ink, appearing to be "Robert Withrow", written over a horizontal line.

Robert Withrow, Fire Chief



PLANNING DEPARTMENT
Community Development Agency

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

APPLICATION PROCEDURE FOR USE PERMIT

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

1. Complete the following:
Name of Applicant Amador Fire Protection District
Mailing Address 810 Court Street Jackson, CA 95642

Phone Number 209-223-6391

Assessor Parcel Number 030-740-022-000

Use Permit Applied For:

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

- 2. Attach a letter explaining the purpose and need for the Use Permit.
- 3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
- 4. If Applicant is not the property owner, a consent letter must be attached.
- 5. Assessor Plat Map (can be obtained from the County Surveyor's Office).
- 6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.

- 7. Planning Department Filing Fee: \$ _____
- 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: \$ _____

- 8. Complete an Environmental Information Form.
- 9. Sign Indemnification Form.

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: New Fire Station - Station 114

Date Filed: _____ File No. UP-24;3-1
Applicant/
Developer Amador Fire Protection District Landowner Delbert E. Rapini
Address 810 Court Street Address 13400 HWY 108 Jamestown, CA 95327-9766
Phone No. 209-223-6391 Phone No. 209-481-2607
Assessor Parcel Number(s) 030-740-022-000
Existing Zoning District C-2 Heavy Commercial
Existing General Plan 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): *(Written response is highlighted below)*

1. Site Size - **6.390 acres, 278,348 SF**
2. Square Footage of Existing/Proposed Structures - **25,000 SF & 1000 SF Tower**
3. Number of Floors of Construction - **1**
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan) -
5. Source of Water - **Pine Grove CSD**
6. Method of Sewage Disposal - **Septic Tank**
7. Attach Plans -pending
8. Proposed Scheduling of Project Construction **ASAP**
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects - **N/A**
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details. **-#2903 approved by Board of Supervisors on 05-23-23.**
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected. **-N/A**
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. **-Fire Station, local government, 6.390 acres, approx. 25,000 SF for new fire station. Includes parking lot. 4 employees, 24 hours a day, 7 days a week, commercial zoned area, potentially training tower in future.**
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required. **Use Permit #UP-24;3-1**

ADDITIONAL INFORMATION 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 or any lakes or 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, or ground water quality or 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 has slopes 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. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 28. Does this project have a relationship to a larger project or series of projects - **conversion of square footage of existing station 114 to PGCSO storage**

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 (cannot be returned). **The site is vacant land, and has previously been cleared and graded level.**
- 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 (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned). **Surrounding uses included commercial and residential uses consistent with the Town Center, Residential Medium Density and Residential Low Density general plan designations. Directly adjacent properties commercial and residential uses along the SR 88, Ridge Road, Mineral Ridge Drive. The unincorporated community of Pine Grove commercial areas and transition into the residential sector westward.**
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned). **N/A**

Certification: 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.

Robert Withrow

(Signature)

Date 03-28-2024

For Amador Fire Protection District - Fire Chief

INDEMNIFICATION

Project: New Fire Station - Station 114

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

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

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

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

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

Applicant:

Robert Withrow
Signature

Owner (if different than Applicant):

[Handwritten Signature]
Signature

March 26, 2024

Chuck Beatty, AICP
Amador County Planning Director
810 Court Street
Jackson, CA 95642

Amador Fire Protection District
Robert Withrow, Fire Chief
810 Court Street
Jackson, CA 95642

I, Delbert E. Rapini, authorize Amador Fire Protection District to apply for a use permit to potentially build a new fire station, the relocation of Station 114 at APN: 030-740-022-000.



Signature

Delbert E Rapini

Print Name

PARCEL MAP No. 2845 BOUNDARY LINE ADJUSTMENT

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



Scale: 1"=100'

June, 2014

NOTES and LEGEND

- DENOTES 3/4" REBAR WITH PLASTIC CAP STAMPED PLS 3570 SET ON THIS SURVEY
- DENOTES FOUND 3/4" REBAR WITH PLASTIC CAP STAMPED PLS 3570 PER 9-SUBS-53
- DENOTES FOUND 5/8" STEEL ROD TAGGED LS 3570 PER 9-SUBS-53 AND/OR 42-M-70
- DENOTES FOUND 2" IRON PIPE AT SECTION CORNER PER 9-SUBS-55, 52-M-87 AND 42-M-70
- DENOTES A CALCULATED POINT ONLY, NOTHING FOUND OR SET
- DENOTES OVERHEAD POWER LINES
- () DENOTES RECORD DATA PER 9-SUBS-53
- CL DENOTES CENTERLINE OR DISTANCE TO CENTERLINE
- RW DENOTES RIGHT-OF-WAY OR DISTANCE TO RIGHT-OF-WAY
- PUE DENOTES PUBLIC UTILITY EASEMENT OR DISTANCE TO PUBLIC UTILITY EASEMENT
- PDE DENOTES PRIVATE STORM DRAIN EASEMENT
- SFN DENOTES SEARCHED FOUND NOTHING
- BSL DENOTES BUILDING SETBACK LINE
- ▨ DENOTES ACCESS AND PUBLIC UTILITY EASEMENT AREA ALONG RIDGE ROAD TO BE DEDICATED TO AMADOR COUNTY (SEE SHEET 3)
- ▩ DENOTES PUBLIC UTILITY EASEMENT AND PUBLIC FACILITIES EASEMENT TO BE DEDICATED TO AMADOR COUNTY (SEE SHEET 3)
- ▧ DENOTES PRIVATE ACCESS AND UTILITY EASEMENT AREA (SEE SHEET 3)

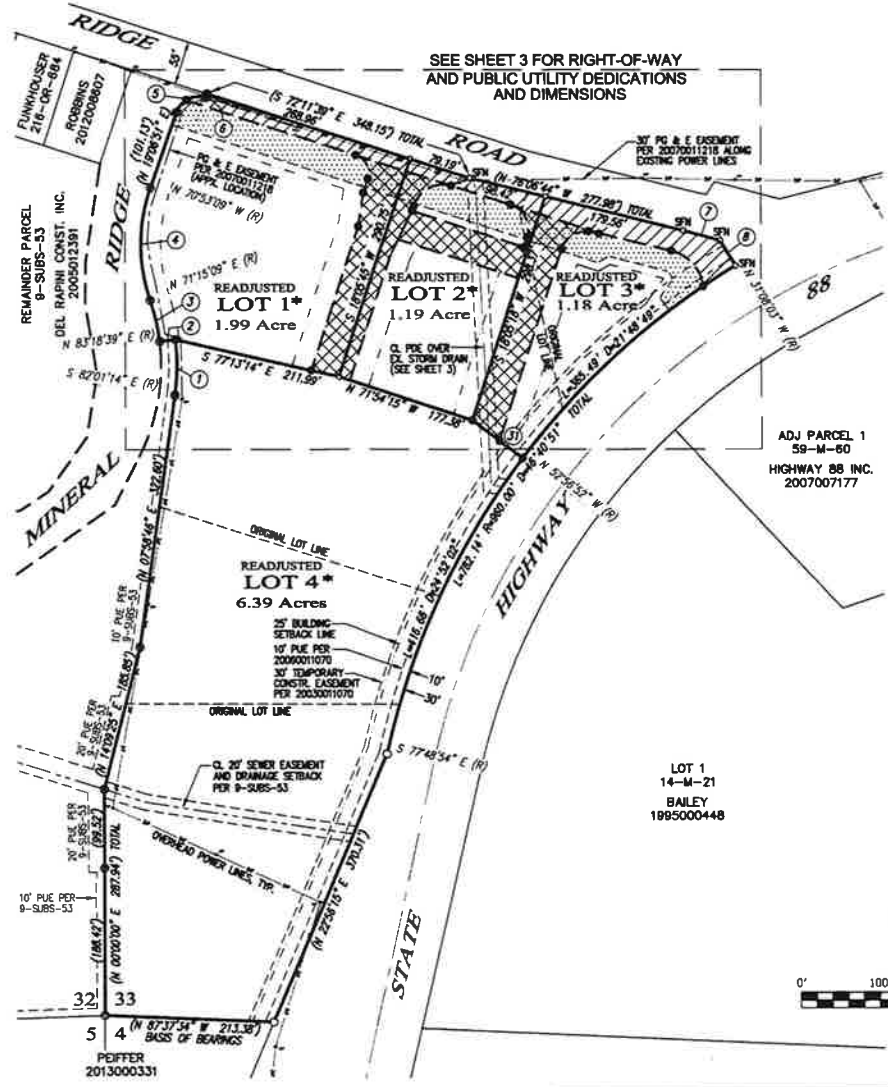
* ANY DEVELOPMENT OVER 22,000 SQUARE FEET OR GENERATING MORE THAN 1587 TRIPS PER DAY CUMULATIVELY FOR THE PARCELS ON THIS MAP WILL REQUIRE FURTHER EVALUATION TO DETERMINE FAIR SHARE CONTRIBUTION FOR MITIGATION OF IMPACTS TO THE INTERSECTION OF RIDGE ROAD AND STATE HIGHWAY 88 (CONDITION No. 6 OF PINE GROVE SHOPPING CENTER ZONE CHANGE MITIGATION MEASURES).

BASIS OF BEARINGS IS REFERRED TO THE SOUTH LINE OF READJUSTED PARCEL 4 AS SHOWN ON 9-SUBS-53, THE BEARING OF WHICH IS N 87°37'34" W.

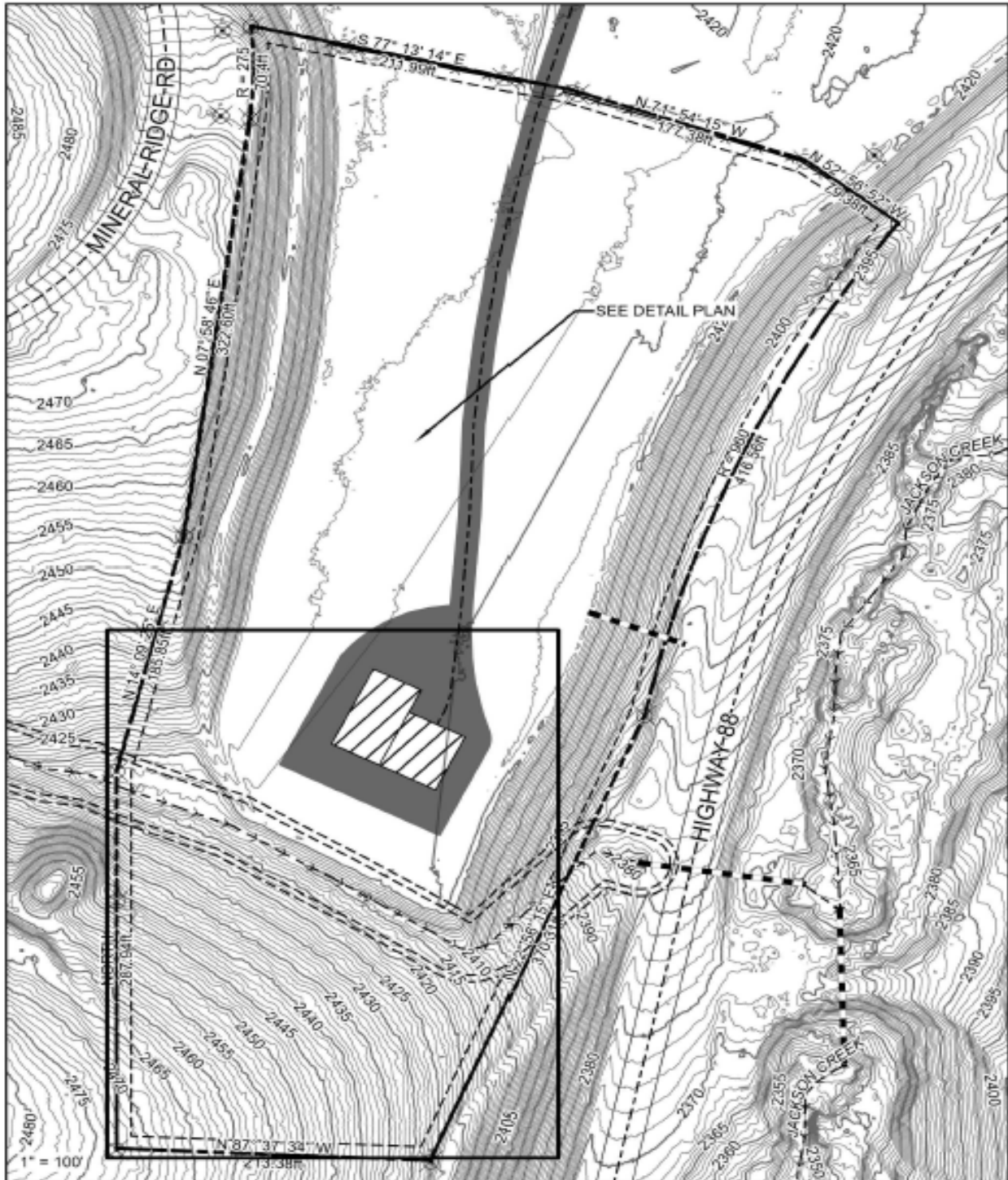
DATA TABLE			
1	(R=275.00' D=14°40'07" L=70.40')	17	(R=33.00' D=75°49'27" L=43.87'
2	(S 83°18'38" W (R) 20.00')	18	S 80°05'00" E 14.04'
3	(R=255.00' D=170°13'11" L=53.67')	19	N 59°15'45" E 16.23'
4	(R=220.00' D=375°1'42" L=145.38')	20	S 24°32'05" E 11.53'
5	(R=30.00' D=88°41'30" L=46.44')	21	S 35°55'46" W 27.75'
6	(N 17°48'21" E 5.00')	22	S 37°09'54" E 20.00'
7	(N 74°52'28" W 48.25')	23	(R=980.00' D=03°07'59" L=52.50'
8	(N 31°08'03" W 37.95')	24	(R=980.00' D=02°53'52" L=48.55'
9	R=30.00' D=38°30'57" L=20.17'	25	R=53.50' D=68°52'01" L=63.40'
10	R=30.00' D=50°10'53" L=26.27'	26	N 52°56'52" W 38.64' RW
11	R=24.00' D=89°59'57" L=37.70'	27	N 52°56'52" W 17.48' CL
12	S 17°54'32" W 18.00'	28	N 52°56'52" W 25.26' CL
13	N 18°05'45" E 6.74'	29	S 83°00'43" E 14.27'
14	R=30.00' D=89°48'50" L=61.13'	30	(R=980.00' D=02°37'47" L=44.06'
15	R=33.00' D=90°10'43" L=51.94'	31	N 52°56'52" W 79.38' TOTAL
16	N 18°05'18" E 13.00'		

THE FOLLOWING EXCEPTIONS WERE NOTED IN PRELIMINARY REPORT ORDER No. 404-10821 DATED JANUARY 16, 2014, 9006-2158, 9006-2160 AND 9006-2161 DATED MAY 12, 2014 PREPARED BY PLACER TITLE COMPANY AS AFFECTING THIS PROPERTY:

- A-PATS-469 US PATENT DATED 1.08.1883
- 28-DEEDS-107 RIGHT TO RUN FLUME, TUNNEL AND INCIDENTALS PER DEED FROM AHART TO GOLD TOP MINE COMPANY
- 4-M-5 EASEMENTS, DEDICATIONS, AND INCIDENTALS PERTAINING TO PETERSON SUBDIVISION
- 51-DEEDS-118 PG & E EASEMENT
- 42-M-70 EASEMENTS, NOTES AND RECITALS PERTAINING TO MAP
- 20060011070 PUE AND TEMPORARY CONSTRUCTION EASEMENT
- 20070011218 ELECTRICAL EASEMENT AND ACCESS EASEMENT
- 9-SUBS-53 DEDICATIONS, ACCESS EASEMENTS, PUE'S, DRAINAGE AND BSLs, RW MAINTENANCE AND INCIDENTALS



PRELIMINARY SITE PLAN



PRELIMINARY SITE PLAN DETAIL



The land referred to herein below is situated in the County of Amador, State of California, and is described as follows:

PARCEL ONE:

Readjusted Lot 4, as shown and designated on Final Subdivision Map No. 2845 Boundary Line Adjustment, filed for record August 7, 2014 in Book 64 of Maps and Plats, Page 13, Amador County Records.

PARCEL TWO:

Those certain private access and utility easement areas as shown on Parcel Map No. 2845 filed for record August 7, 2014 in Book 64 of Maps and Plats, Page 13, Amador County Records.

APN: 030-740-022-000

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: **13400 HWY 108 JAMESTOWN CA 95327-9766**

Situs Address:

Legal

Description: **64M13 RE-ADJ LOT 4**

ASSESSMENT

Total Value: **\$815,157**

Use Code: **CV**

Zoning:

Land Value: **\$815,157**

Tax Rate Area: **052087**

Census Tract: **4.01/1**

Impr Value:

Year Assd: **2023**

Improve Type:

Other Value:

Property Tax: **\$8,364.64**

Price/SqFt:

% Improved

Delinquent Yr

Exempt Amt:

HO Exempt?: **N**

SALES HISTORY

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

PROPERTY CHARACTERISTICS

Lot Acres: **6.390**

Year Built:

Fireplace:

Lot SqFt: **278,348**

Effective Yr:

A/C:

Bldg/Liv Area:

Heating:

Units:

Total Rooms:

Pool:

Buildings:

Bedrooms:

Stories:

Baths (Full):

Park Type:

Style:

Baths (Half):

Spaces:

Construct:

Site Inflnce:

Quality:

Garage SqFt:

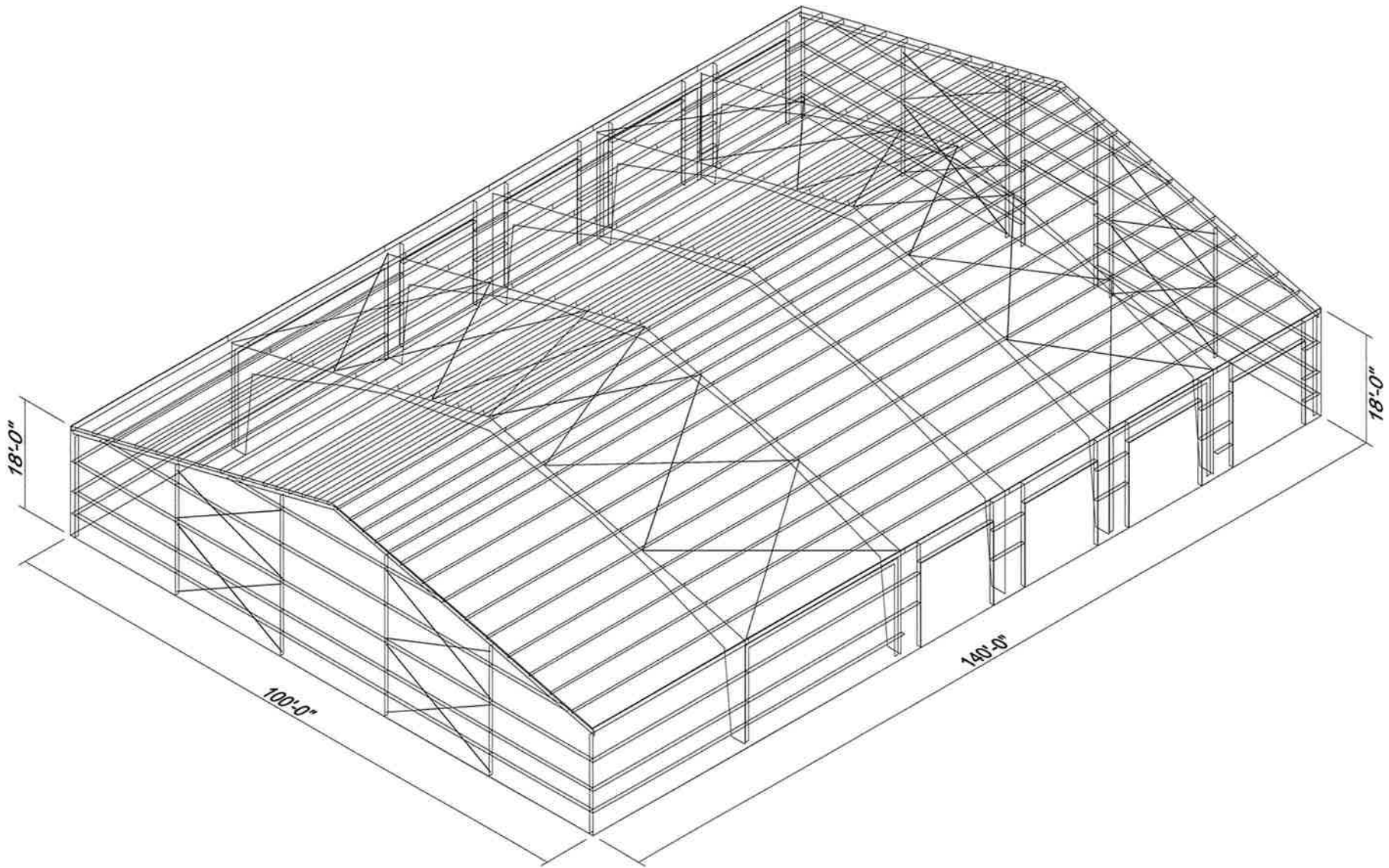
Building Class:

Timber Preserve:

Condition:

Ag Preserve:

Other Rooms:





Pine Grove Community Service District

State Water System ID# 0310005

February 2, 2024

Mr. Del Rapini
13400 Highway 88
Jamestown, CA 95327

Dear Mr. Rapini:

I have spoken with Amador Water Agency and with our Board Water Committee members and am sending this letter as a follow-up to our conversation.

This letter serves as an update to our letter dated July 21, 2017. Mr. Del Rapini's Pine Bluffs subdivision is within the District's Service Area.

- 1) Water lines exist within the subdivision and connections would be placed in the nearest locations to our service lines. It is the owner's responsibility to extend the water lines from the meter connection to where they want the water on the property. If there is not a service line to the property, the owner would have to pay to extend the service line to the property.
- 2) Ample water is currently available for residential use and fire protection.
- 3) Water will be made available upon payment of all appropriate fees.
- 4) The District provides only potable water to our customers.
- 5) The current retail participation/capacity fee schedule for Pine Grove Community Service District is:

Meter Size	Capacity/Participation Fees
5/8"	\$ 5,094.00
1"	\$ 12,735.00
2"	\$ 40,752.00
4"	\$ 127,350.00

Pine Grove Community Service District
19840 State Hwy 88 • PO Box 367
Pine Grove, CA 95665

Phone: 209-296-7188
Fax: 209-296-7189



Pine Grove Community Service District

State Water System ID# 0310005

Please note that the 5/8" rate will apply only if the 1" residential connection is installed due to the fire sprinkler system building requirements. These Capacity fees remain in effect until July of 2026 when a new rate study will be completed. In addition to the Capacity fees there is a charge for the meter installation, currently \$650.00 for 3/4" or 1" meters.

Additional wholesale capacity fees are required by the Amador Water Agency and a letter from them to our District is required stating that they grant approval for us to move forward with providing water to the properties. Fees may be required to LAFCO and the Board of Equalization if not already paid.

The Water Code for Pine Grove Community Service District states that Will Serve commitments are valid for 5 years and automatically expire if service has not been established (Water Code Section 2.03B). Capacity fees will need to be paid at the current rate and fees previously paid will be credited toward the current rates.

6) Each buyer will be required to apply for service.

Please note that this letter serves only as a Conditional Retail Will Serve letter and does not imply a "Will Serve" from Amador Water Agency, which will be required as a condition of service and before any service can begin. We purchase our water from Amador Water Agency so each of our Water Code requirements are necessary for water service to commence. Thank you for your time.

Sincerely,

Lori Arnberg, General Manager
Pine Grove Community Service District
Phone 209-296-7188



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

April 22, 2024

Krista C Ruesel

Planner

County of Amador

810 Court St. Planning Department

Jackson, CA 95642

kruesel@amadorgov.org

RE: MITIGATED NEGATIVE DECLARATION (MND) FOR PURCHASE OF A 6.39 ACRE SITE (APN 030-740-002) AND USE PERMIT #UP-24;3-1: AFPD STATION 114 RELOCATION (PROJECT), DATED MARCH 29, 2024 STATE CLEARINGHOUSE NUMBER [2024031176](#)

Dear Krista C Ruesel,

The Department of Toxic Substances Control (DTSC) received a MND for the project. The project will relocate the existing Amador Fire Protection District (AFPD) Station #114, currently located at 19840 Highway 88, Pine Grove, CA, to 19302 Ridge Road, Pine Grove, CA (approximately one-half mile to the west). The project involves the purchase of a 6.39-acre site and construction of a 22,500 square-foot fire station housing 3 fire engines and 1 water tender, plus a 1,000 square-foot training tower with a height of 35 feet. The station will be occupied by a minimum of two personnel on a 24-hour per day schedule. The existing station building is owned by the Pine Grove Community Services District (PGCSD) and will remain in place for PGCSD use. After

Krista C Ruesel

April 22, 2024

Page 2

review of the project, DTSC recommends and requests consideration of the following comments:

1. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S.

Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels outlined in the [PEA](#) for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use.

Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to comment on the MND for the project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

Tamara Purvis

Tamara Purvis

Associate Environmental Planner

HWMP-Permitting Division – CEQA Unit

Department of Toxic Substances Control

Tamara.Purvis@dtsc.ca.gov

Krista C Ruesel

April 22, 2024

Page 3

cc: (via email)

Governor's Office of Planning and

Research State Clearinghouse

State.Clearinghouse@opr.ca.gov

Dave Kereazis

Associate Environmental Planner

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Dave.Kereazis@dtsc.ca.gov

Scott Wiley

Associate Governmental Program Analyst

HWMP - Permitting Division – CEQA Unit

Department of Toxic Substances Control

Scott.Wiley@dtsc.ca.gov

California Department of Transportation

OFFICE OF THE DISTRICT 10 RURAL PLANNING
P.O. BOX 2048 | STOCKTON, CA 95201
(209) 948-7325 | FAX (209) 948-7164 TTY 711
www.dof.ca.gov



April 24, 2024

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

**AMA-88-PM 22.637 Amador
Fire Protection District (AFPD)
114 Relocation
SCH 2024031176**

Dear Mr. Beatty,

Department of Transportation (Caltrans) appreciates the opportunity to review and respond to the Amador Fire Protection District (AFPD) Station #114 Initial Study. The project involves purchasing a 6.39-acre site and constructing a 22,500-square-foot fire station housing three (3) fire engines and one (1) water tender, plus a 1,000-square-foot training tower with a height of 35 feet. A minimum of two (2) personnel will occupy the station on a 24-hour per day schedule. The Pine Grove Community Services District (PGCSD) owns the existing station building and will remain in place for PGCSD use.

The proposed project is located at 19296 Ridge Road in Pine Grove, approximately ±300 ft southwest of Ridge Road Intersection and State Route (SR) 88.

Caltrans at this time has the following comments:

Environmental

If any physical construction activities will encroach into Caltrans Right of Way (ROW), the project proponent must apply for an Encroachment Permit to the Caltrans District 10 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 analyze 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. Mitigation measure BIO-2 in the Initial Study (IS) states that nesting bird surveys are only required for construction activities between February 1 and August 31. However, if work will occur in Caltrans ROW 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 California Department of Fish and Wildlife (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. Results of the pre-construction bird survey(s) must be provided to the Caltrans District 10 Environmental Office prior to the start of construction if there are impacts to protected water resources within Caltrans ROW. In that case, Caltrans will need to see the correspondence with the permitting authorities (California Department of Fish and Wildlife, United States Army Corps of Engineers, Regional Water Quality Control Board) and/or be provided copies of any required permits prior to the start of any construction in Caltrans ROW.

Hydrology

The developer needs to ensure that the existing State drainage facilities will not be significantly impacted by the project. If historical undeveloped topography shows drainage from this site flowed into the Caltrans 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 does not flow into the Caltrans ROW, then it will not be allowed to flow into the Caltrans ROW at this time. The applicant will need to submit grading and drainage plans with stormwater runoff calculations for further review.

Traffic Operations

Please provide truck turning templates for the ingress and egress of an existing access road in/out of Ridge Road and the ingress/egress of the SR 88/ Ridge Road intersection for the most significant design vehicle (fire engines and/or construction vehicles) to minimize impact on traffic operations at the Ridge Road and SR 88 intersection.

Encroachment Permits

If any future project activities encroach into Caltrans 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 visit the Caltrans Website at: <https://dot.ca.gov/programs/traffic-operations/ep/applications>

Chuck Beatty, Planning Director

April 24, 2024

Page 3

If you have any questions 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).

Sincerely,

Gregoria Ponce'

Gregoria Ponce', Chief
Office of Rural Planning

c: State Clearinghouse
Chief Robert Withrow, Amador Fire Protection District

- | | | |
|---|---|----------------------|
| 1. GIS List. | <u>300</u> ft. Plus <u>Applicant</u> | Initial
<u>CB</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>CB</u> |
| 3. Project Applicant and Representative(s), if applicable. | | _____ |
| 4. Checked Project file cover for agency distribution. | | <u>CB</u> |
| 5. Checked inside file for special requests for notification. | | <u>CB</u> |
| 6. Checked old notification list for additional notification. | | <u>CB</u> |
| 7. Other – Specify: | _____ | |
| | _____ | |
| | _____ | |

AFFIDAVIT OF SERVICE BY MAIL

I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare I served a copy of the attached public hearing notice regarding AFPD Station 114 Relocation by placing copies in 7 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 May 23, 2024 at Jackson, California.

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

Executed at Jackson, California on May 23, 2024

Signed 

Witness 



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380

FAX: (209) 257-5002

WEBSITE: www.amadorgov.org

EMAIL: planning@amadorgov.org

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

NOTICE OF PUBLIC HEARING

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

PROJECT NAME AND DESCRIPTION: Use Permit Application UP-24;3-1 submitted by the Amador Fire Protection District for the construction of 22,500 square-foot fire station housing 3 fire engines and 1 water tender, plus a 1,000 square-foot training tower with a height of 35 feet. The station will replace Station #114 current located at the intersection of Highway 88 and Irishtown Road and will be occupied by a minimum of 2 personnel on a 24-hour per day schedule. APN 030-740-002.

REPRESENTATIVE: Rob Withrow, AFD Chief

SUPERVISORIAL DISTRICT: 4

LOCATION: 19296 Ridge Road, Pine Grove, CA

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

ENVIRONMENTAL REVIEW PROCESS: In accordance with the California Environmental Quality Act (CEQA), the lead agency, the Amador Fire Protection District adopted a Subsequent Mitigated Negative Declaration for this project on April 30, 2024. The AFD Board of Directors found that there are no extraordinary or unique environmental issues not normally mitigated for with the County's standard mitigations which would be applied to this type of project.

PUBLIC HEARING: Notice is hereby given said Planning Commission will hold a public hearing on this project at the County Administration Center, Board of Supervisors Chambers, 810 Court Street, Jackson, California, on June 11, 2024 at 7:00 p.m. or as soon thereafter as can be heard. Anyone having comments on the project may attend and be heard.

The Amador County Planning Commission will be conducting this hearing in person and via teleconference. Teleconference options are <https://us02web.zoom.us/j/5375128983>, or by dialing 1-669-900-6833 and using meeting ID# 537-512-8983.

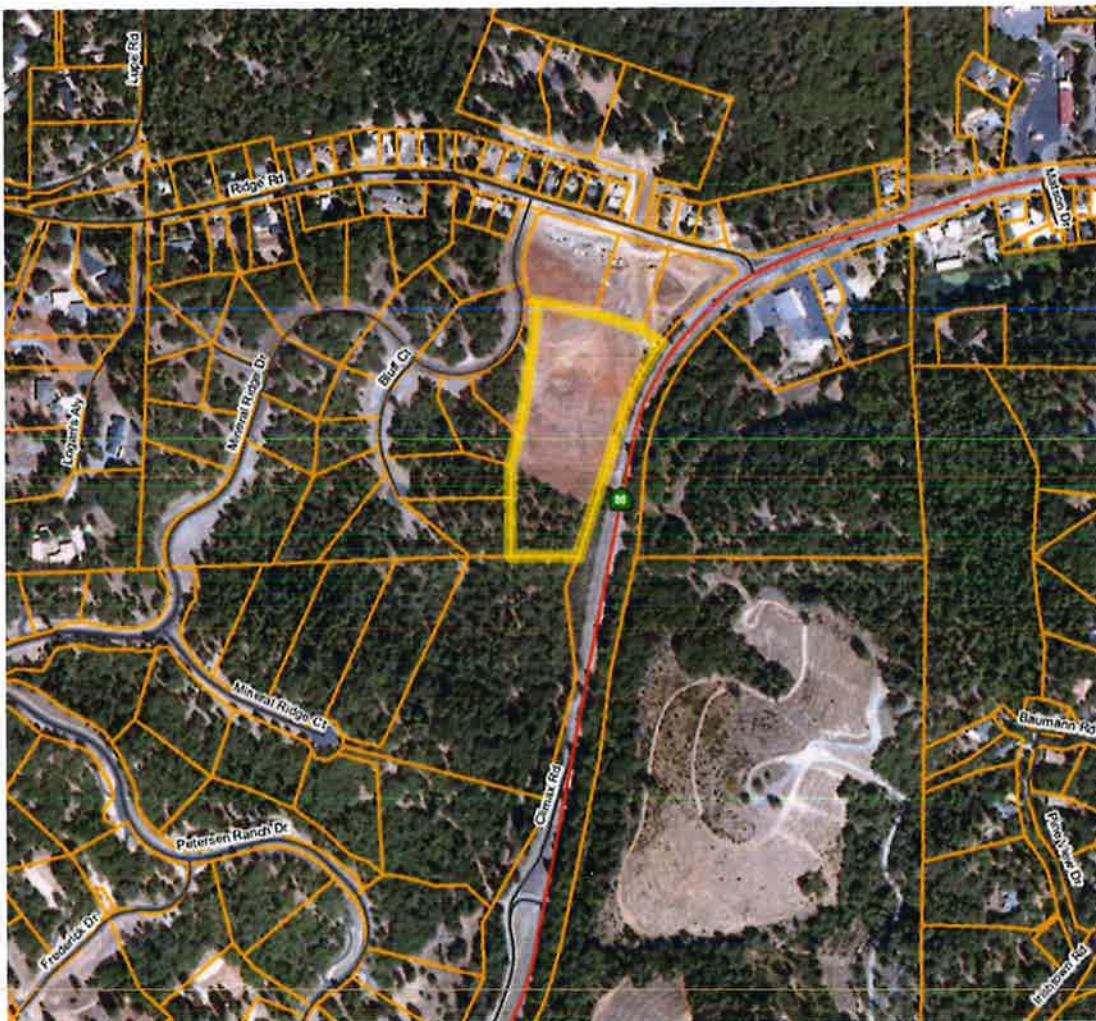
Public comments will also be accepted by email at planning@amadorgov.org. Letters of comment regarding this matter received by the County prior to the publication of the Staff Report will be sent to each Planning Commissioner as part of the agenda packet (generally the Tuesday prior to the meeting). Letters received after the agenda has been published will be copied and circulated to each Commissioner prior to the public hearing. Be advised that due to time constraints, the Commissioners may not be able to give letters submitted after the agenda is published as detailed a review as those received earlier. If you have any questions or desire more information, please contact this office.

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

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

AMADOR COUNTY PLANNING COMMISSION
Date of this notice: May 23, 2023

SUBJECT PARCEL HIGHLIGHTED BELOW



C G DI ARIE VINEYARD & WINERY LLC
PO BOX 589
MOUNT AUKUM, CA 95656

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

DEL RAPINI CONSTRUCTION INC
13400 HWY 108
JAMESTOWN, CA 953279766

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

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

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

DEL RAPINI CONSTRUCTION INC
13400 HIGHWAY 108
JAMESTOWN, CA 95327-9766

DEL RAPINI CONSTRUCTION INC
13400 HIGHWAY 108
JAMESTOWN, CA 95327-9766

DEL RAPINI CONSTRUCTION INC
13400 HIGHWAY 108
JAMESTOWN, CA 95327-9766

DEL RAPINI CONSTRUCTION INC
13400 HWY 108
JAMESTOWN, CA 953279766

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JAMESTOWN, CA 953279766

DEL RAPINI CONSTRUCTION INC
13400 HWY 108
JAMESTOWN, CA 953279766

AMADOR WATER AGENCY
12800 RIDGE ROAD
SUTTER CREEK, CA 95685

TAYLOR JEREMY & JASMINE
19107 MINERAL RIDGE CT
PINE GROVE, CA 95665

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