

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION  
FOR MEETING OF: Tuesday, August 13, 2024**

**ITEM 2** Tentative Parcel Map PM 2919 Dos Santos, proposing the division of a single ±29.1-acre parcel into 3 parcels ±8.3, ±9.0, and ±11.8 acres in size. The parcel is zoned R1A, Single-family Residential and Agricultural Zoning District and has a General Plan Designation of AT, Agricultural Transition (5 to 20-acre minimum). APN: 038-010-143

**Applicant:** Antonia Dos Santos, co-trustee of the Fellion-Dos Santos Trust

**Supervisory District:** 4

**Location:** 13600 Valley Vista Court, Pine Grove, CA 95665

**A. General Plan Designation(s):** AT, Agricultural Transition

**B. Existing Zoning:** R1A, Single-family Residential and Agricultural

**C. Acreage Involved:** ±29.1

**D. Background:** On May 16, 2024 the Technical Advisory Committee (TAC) found the application complete and on June 20, 2024, TAC found no technical objections to the Planning Commission adopting a Mitigated Negative Declaration and recommended approval of the project to the Planning Commission subject to the findings, conditions, and mitigation measures included in the staff report.

**E. Planning Commission Action:** Following the public hearing, the Planning Commission may:

1. Approve or deny the environmental document for the project, a proposed Mitigated Negative Declaration;
2. Approve or deny the Parcel Map along with the required findings, conditions, and mitigation measures included in the staff report;

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

1. Given that Section 66474 of the California Subdivision Map Act requires a County to deny approval of a tentative map if it makes any of the following findings:
  - a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
  - b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
  - c. That the site is not physically suitable for the type of development.
  - d. That the site is not physically suitable for the proposed density of development.
  - e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
  - f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
  - g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.
2. The above Findings (a) through (g) do not apply to **Tentative Parcel Map 2919** in that:
  - a. The proposed map is consistent with the Amador County General Plan.
  - b. There are no proposed improvements of the proposed subdivision inconsistent with the General Plan.

- c. The site is physically suitable for commercial development and is compatible with surrounding residential and commercial area.
  - d. The site is appropriate for the specified density of development as provided in the Amador County General Plan.
  - e. The CEQA Initial Study for Tentative Parcel Map 2919 determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval – see attached conditions/mitigation measures.
  - f. The CEQA Initial Study prepared for Tentative Parcel Map 2919 determined that no potentially serious health impacts were identified from the project.
  - g. No conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivision have been identified.
3. Additionally, Government Code Section 66474.02 requires findings when approving a Parcel or Subdivision Map that is located in a state responsibility area (SRA) or a very high fire hazard severity zone (VHFHSZ). Those findings are:
- a. The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any application regulations adopted by the State Board of Forestry and Fire protections pursuant to Sections 4290 and 4291 of the Public Resources Code;
    - Structural fire protection and suppression services will be available for the subdivision through any of the following entities:
      - i. A county, city, special district, political subdivision of the state, or other entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.
      - ii. The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.
  - b. To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.
4. Additionally, County Code Section 19.50.030 includes required findings for discretionary approvals in the Agricultural-Transition general plan land use classifications, as follow:
- a. Approval of any discretionary action that divides a parcel or increases the legal parcel density or intensity, or requires approving a discretionary use permit in the Agricultural-Transition (AT) land use classification, is subject to the county making all of the following findings concurrent with project approval:
    - A. Feasible measures will be implemented to mitigate the project’s significant adverse impacts, if any, on adjoining or nearby agricultural or timberlands and operations and to minimize the likelihood of those lands converting to nonagricultural or non-timberland uses.
    - B. Any parcels subject to the county action remain suitable for rural ranchettes, limited animal husbandry, and family garden, orchard, or supplementary agricultural income. (Ord. 1777 §2 (part), 2018).
5. The project, as proposed, is consistent with the Amador County General Plan and Zoning District at this location, the site is physically suitable for the type and density of the development proposed; the tentative map does not conflict with any easements of record acquired by the public at large, and the approval of this Tentative Map by the Planning Commission is sanctioned by County code Title 17 for Divisions of Land and that the establishment, maintenance or operation of the project applied for will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in

the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county with the implementation of the proposed Conditions of Approval and Mitigation Measures.

6. 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 impact to the environment and that the Mitigated Negative Declaration included in the Staff Report reflects the Commission's independent judgement and analysis.

# Draft Conditions of Approval

**OWNER:** Fellion-Dos Santos Trust

**APPLICANT:** Antonia Dos Santos, Trustee of the Fellion-Dos Santos Trust

**PROJECT LOCATION:** 13600 Valley Vista Ct., Pine Grove, CA 95665

**PROJECT DESCRIPTION:** Tentative Parcel Map PM 2919 Dos Santos, proposing the division of a single ±29.1 acre-parcel into 3 parcels, ±8.3, ±9.0 and ±11.8-acres in size. The parcel is zoned R1-A, Single-family Residential and Agricultural Zoning District and has a General Plan Designation of AT, Agricultural Transition (5-acre minimum). APN: 038-010-143

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration

**PLANNING COMMISSION APPROVAL DATE:**

**NOTICE OF DETERMINATION DATE:**

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

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

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### **CONDITIONS OF APPROVAL**

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

DEDICATIONS:

6. Prior to recordation of any Parcel Map, provide an irrevocable offer of dedication for a 25-foot fee right-of-way (from road centerline) along Irishtown Road, for parcels 1 and 2, and Spagnoli Mine Road, for parcels 1 and 3. THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THIS CONDITION.

ENCROACHMENTS:

7. If the applicant intends to provide access off of Irishtown Road or Spagnoli Mine Road, an encroachment permit from the Department of Transportation and Public Works must be obtained. Any new access approach to be constructed per appropriate Department of Transportation and Public Works Standard Plan. THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THIS CONDITION.

SOILS:

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

EASEMENTS:

9. Prior to recordation of any Parcel Map, provide easements as required for utilities by County Code Section 17.28.030. THE SURVEYOR'S OFFICE SHALL MONITOR THIS CONDITION.
10. Prior to recordation of any Parcel Map, provide an irrevocable offer of dedication for a 25-foot fee right-of-way (from road centerline) along Irishtown Road for proposed parcels 1 and 2, and Spagnoli Mine Road for proposed parcels 1 and 3. THE SURVEYOR'S OFFICE AND DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.

TAXES:

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

PUBLIC REPORT:

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

BUILDING PERMITS

13. The permittee shall acquire all necessary building permits for all facilities and any other related equipment. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.

## WASTE DISPOSAL

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

## WATER SUPPLY

15. Prior to recordation of the final map, the applicant must submit a formal “will serve” commitment from an approved public entity for water service. Alternatively, the subdivider shall demonstrate that the yield of at least three (3) wells within the project boundary (one for each parcel) meet the production requirements outlined in Section 14.06.055 of the Amador County Code. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

## AMADOR COUNTY RECREATION AND FEES ORDINANCE (REC-1)

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

## FIRE PROTECTION SERVICES (PUB-1)

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

## MITIGATION MONITORING AND REPORTING PROGRAM:

18. Special Status Species (BIO-1): Special-status plant and animal species should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigations may include preservation and enhancement of on and/or off-site populations, transplanting individuals to a preservation area, or other actions, subject to the approval of CDFW or USFWS. In the event that any of the endangered, threatened, or special-status plant or animal species identified in the CEQA Initial Study for this project are discovered in the project area, all construction and ground-disturbing activity will be halted immediately. The property owner will then contact the US Department of Fish and Wildlife and Amador County Planning Department to establish additional mitigations according to industry-standard best management practices (BMPs) to mitigate for impacts to these species. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
19. Ground Disturbance Timing for Nesting Birds (BIO-2): To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. The purpose of this survey is to determine the presence or absence of nests in an area to be potentially disturbed. If nests are found, a buffer depending upon the species and as determined by a qualified biologist in consultation with the California Department of Fish and Wildlife and shall be demarcated with bright orange construction fencing. Any vegetation clearing should be schedule outside of the avian nesting season (February 1 through August 31) or survey should be conducted immediately prior to vegetation removal. If active nests are found, vegetation removal should be delayed until the young fledge. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding or nesting is

completed and the young have fledged the nest. Nesting bird surveys are not required for ground disturbing activities occurring between September 2 and January 31. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

20. 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.
21. 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.
22. Wetland and Riparian Habitat Protection (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 channels and wetlands. To the extent feasible, any intermittent creeks within the project vicinity shall be preserved, with a 50-foot buffer, limited to construction on either side of the creek. This buffer should be 50 feet in width on each side of the creek as measured from the edge of US Army Corps of Engineers jurisdiction. This mitigation measure shall not apply where it conflicts with hazardous site remediation required by orders from the Central Valley Regional Water Quality Control Board. If complete avoidance of potential jurisdictional Waters of the U.S. or wetlands is not practicable, a wetland delineation should be prepared and submitted to USACE for verification in order to determine the jurisdictional or non-jurisdictional nature of the seasonal wetlands and man-made drainage ditch. If jurisdictional areas will be impacted, wetland permits/and or certification should be obtained from USACE, CDFW, and the RWQCB prior to placement of any fill (e.g., a culvert, fill slope, rock) within potential Waters of the U.S. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
23. Historic and Cultural Resources (CULTR-1): During ground-disturbing activity, if archaeological, paleontological, tribal, or 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. This may include 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.

24. Historic and Cultural Resources (CULTR-2): In the case that human remains are discovered on site, the following steps must be taken in accordance with Amador County FEIR Mitigation Measure 4.5-15 Cultural Resources, per Section 7050.5 of the California Health and Safety Code. California law requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition of the remains and any grave goods. If the Coroner determines that no investigation of the cause of death is required and if the Native American heritage commission, which in turn will inform a most likely descendant, the descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods. The Amador County coroner shall, within two working days:
- a. Determine if an investigation of cause of death is required;
  - b. Determine if the remains are most likely that of Native American origin, and if so suspected, the coroner shall notify the California Native American Heritage Commission (NAHC) within 24 hours of making his or her determination.
  - c. The descendants of the deceased Native Americans shall make a recommendation to the operator/permittee for the means of handling the remains and any associated grave goods as provided in Public Resources Code (PRC) Section 5097.98.
  - d. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.
  - e. The descendants may, with the permission of the landowner or their representative, inspect the site of the discovered Native American remains and may recommend possible treatment or disposition within 24 hours of their notification.
  - f. Whenever the NAHC is unable to identify a descendent, or the descendent identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendent and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
25. 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.
26. Fire and Life Safety (TRA-1): The project applicant/subdivider shall comply with Chapter 15.30 Fire and Life Safety Ordinance and CA CCR Title 14, Division 1.5, Chapter 7, Subchapter 2. THE BUILDING DEPARTMENT AND AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION.
27. Defensible Space (WIL-1): The project applicant/subdivider shall comply with County Code Chapter 7.30 Defensible Space Requirements and Hazardous Vegetation and Combustible Material Abatement. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS MITIGATION.

28. Sewage Disposal (GEO-1): Prior to recordation of any final map, the subdivider shall demonstrate compliance with Amador County Code Section 14.12.130 by retaining the services of a qualified consultant to complete the following for each proposed parcel:
- A. Perform soil profile testing in the proposed sewage disposal site for the parcel.
  - B. Unless waived by the Environmental Health Department, perform percolation testing in the proposed sewage disposal site for the parcel.
  - C. Unless waived by the Environmental Health Department, perform wet weather testing in the proposed sewage disposal site for the parcel.
  - D. Submit a report to the Environmental Health Department for review and approval which includes a plot plan for each proposed parcel, as well as soil profile logs, percolation test results and, if applicable, wet weather testing results. Each plot plan shall locate and dimension the proposed sewage disposal site and include at least one tie to a property corner pin, the locations of pertinent field testing, any existing or proposed wells/springs within 200 feet of the disposal site, and any waterways within 100 feet of the disposal site. If the disposal site does not comply with the criteria for conventional sewage disposal pursuant to Section 14.12.01O(H) of Amador County Code, the consultant shall include a conceptual disposal system design prepared by a qualified consultant which includes, at a minimum, a typical trench cross section, a foot print or layout of the disposal system, topography in the disposal site, and required linear footage per bedroom. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
29. Water System (UTL-1): Applicant must verify sufficient water and wastewater disposal services to meet minimum requirements by Amador County Environmental Health Department, prior to final map recordation. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

Amador County Planning Commission Chairperson	Date
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Project Applicant	Date
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| <ul style="list-style-type: none"> <li>(1) Applicant</li> <li>(2) Amador Air District</li> <li>(3) Building Department</li> <li>(4) Environmental Health Department</li> </ul> | <ul style="list-style-type: none"> <li>(5) Transportation and Public Works Department</li> <li>(6) Amador Fire Protection District</li> <li>(7) CA Department of Fish and Wildlife</li> <li>(8) Surveying Department</li> </ul> |
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# Notice of Intent

ENDORSED  
FILED

JUL 19 2024

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

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

**PROJECT:** Tentative Parcel Map PM 2919 Dos Santos

**LEAD AGENCY:** Amador County Planning Department

**PROJECT LOCATION:** 13600 Valley Vista Court, Pine Grove, CA 95665 (APN 038-010-143)

**PROJECT DESCRIPTION:** Tentative Parcel Map PM 2919 Dos Santos, proposing the division of a single ±29.1-acre parcel into 3 parcels of ±8.3, ±9.0, and ±11.8 acres in size. The parcel is zoned R1A, Single-family Residential and Agricultural Zoning District and has a General Plan Designation of AT, Agricultural Transition (5 to 20-acre minimum). APN: 038-010-143

**MITIGATED NEGATIVE DECLARATION:** A copy of the Mitigated Negative Declaration, proposed rule, and supporting documents are available for review on the current projects page on the Planning Department's website at <https://www.amadorgov.org/departments/planning/current-projects> and at the Planning Department at 810 Court Street, Jackson CA, 95642. The required environmental review and comment period for this project will commence from July 19, 2024 until 5:00 pm on August 13, 2024. Comments may also be sent by fax to (209)257-6254 or by email to [planning@amadorgov.org](mailto:planning@amadorgov.org).

**PUBLIC HEARING:** The Amador County Planning Commission will conduct a public hearing on the matter on August 13, 2024 at 7:00 p.m. in the Board Chambers of the County Administration Center, 810 Court Street, Jackson, CA, 95642. Anyone having comments on the project may attend and be heard. Information on file with the Amador County Planning Department, 810 Court Street, Jackson, CA 95642; (209)223-6380; File No. Tentative Parcel Map PM 2919 Dos Santos

  
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Nicole Sheppard, Planner

7/19/24  
\_\_\_\_\_  
Date

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

Posted On 07/19/2024

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# Initial Study Mitigated Negative Declaration

# CEQA INITIAL STUDY

PM 2919 Dos Santos  
APN: 038-010-143

**June 2024**

Prepared by:

Nicole Sheppard, Planner

Amador County Planning Department

810 Court Street

Jackson, CA 95642

(209) 223-6380

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## Project Overview

Project Title:	PM 2919 Dos Santos
Project Location:	13600 Valley Vista Court, Pine Grove, CA 95665 APN: 038-010-143
Property Owner(s)	Fellion – Dos Santos Trust
Project Representative	Delta Engineering, Inc.
Zoning(s):	R1A, Single-family Residential and Agriculture
General Plan Designation(s):	AT, Agricultural Transition
Lead Agency Name and Address:	Amador County Planning Department 810 Court Street, Jackson, Ca 95642
Contact Person/Phone Number:	Nicole Sheppard, Planner 209-233-6380
Date Prepared:	June 2024

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

## PROJECT DESCRIPTION

### Project Location

This project is located in the central portion of the County of Amador, southeast of State Highway 88 and the town center of the community of Pine Grove. The ±29.1-acre site is located at 13600 Valley Vista Court, and consists of a single legal parcel with APN 038-010-143. The parcel sits between Irishtown Road and Spagnoli Mine Road, both County maintained roads. The private road Valley Vista Court bisects the project parcel and separates proposed parcel 3 from the other 2 proposed parcels. The property is entirely within the unincorporated County and outside the boundaries or the sphere of influence of any incorporated city.

### Site Characteristics

The existing site is a single legal parcel of approximately 29.1 acres. The ground slopes vary across the property, with some areas exceeding 10 percent slope. Currently, there are no residential structures on the property; however, proposed parcel 2 features a graded building pad with a driveway off Valley Vista Ct.

### Land Use

Potential uses included those listed under the County Code Regulations under the R1A Zoning District (19.24.045). These uses include “by-right” uses including residential, and certain limited agricultural uses. Though there is no proposed zone change applied for, this study must consider the density-related impacts of the division of the properties

(from one legal parcel to three). Regarding density, there is, in essence, a tripling of developmental potential for residential uses. Uses under the R1A zoning, other than the dwelling unit limit, are otherwise not affected as there is no number-limit of allowed operations. For the purposes of this study, the most potentially impactful uses will be prioritized as potential, reasonably foreseeable, uses and development of the property.

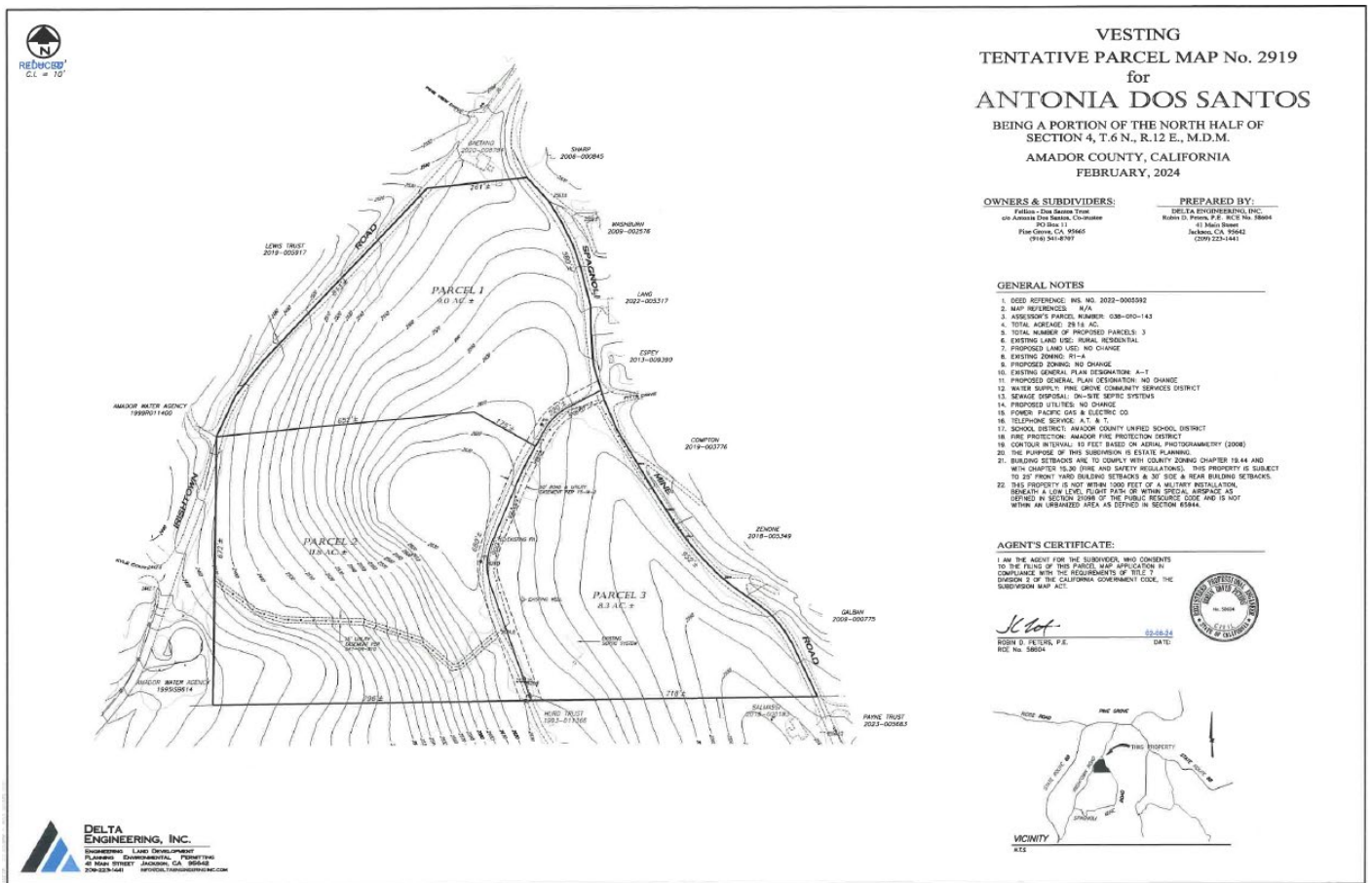
**Surrounding Land Uses**

Uses of surrounding properties include residential areas, with all adjacent properties being R1A and R1 zoned, except for two parcels immediately to the west. These parcels are owned by Amador Water Agency, and are used for public utility service. This property and the majority of surrounding properties have the General Plan designation of AT, Agricultural Transition, which has a minimum parcel size of 5 to 20 acres.

**Lead Agency**

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

*Project: Tentative Parcel Map No. 2919*



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

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

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

### **EVALUATION OF ENVIRONMENTAL IMPACTS PER CEQA:**

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

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

On the basis of the initial evaluation:

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

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

\_\_\_\_\_  
Date

Figure A: Aerial View



Figure B: Context Map

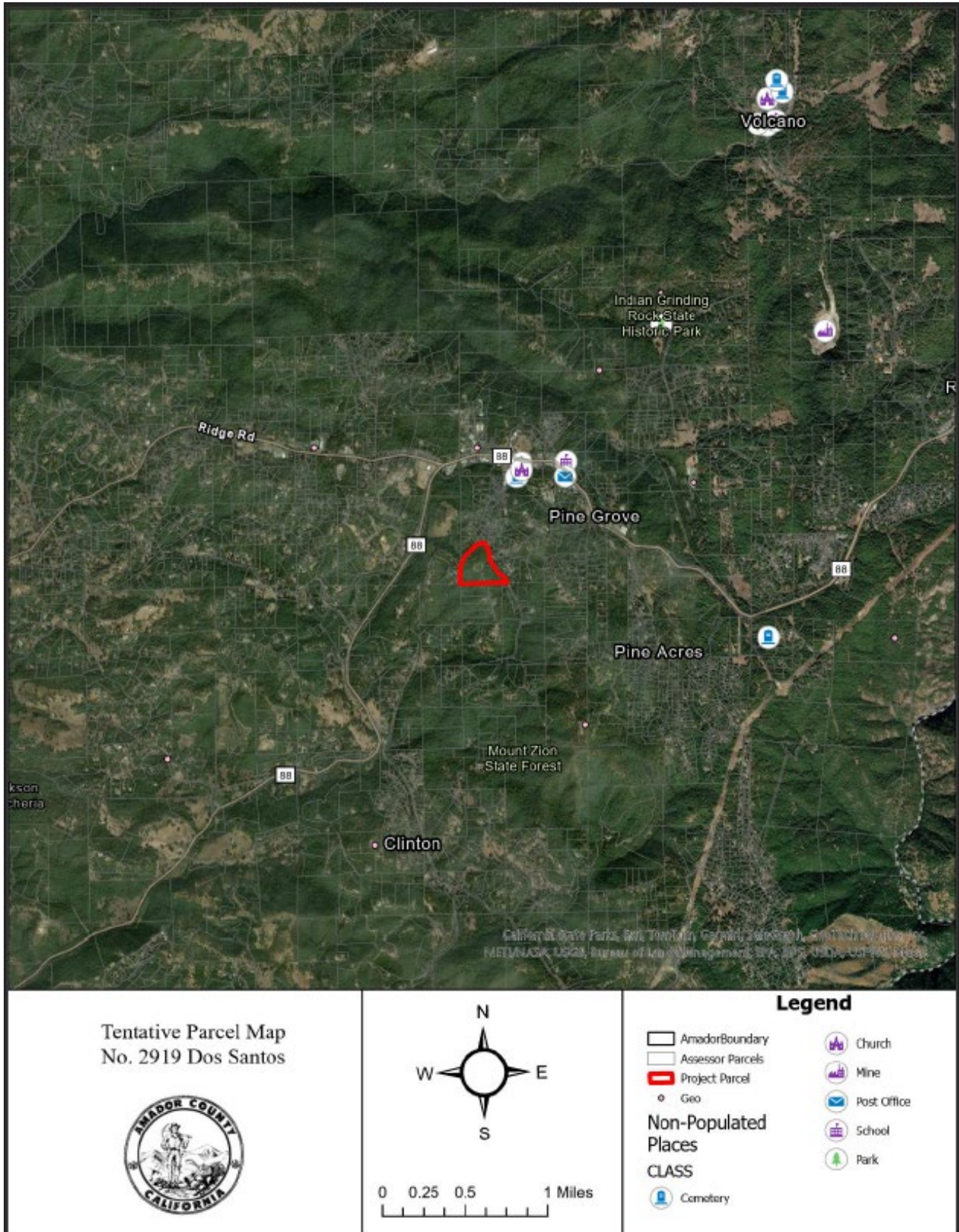




Figure D: Existing Zoning District(s)

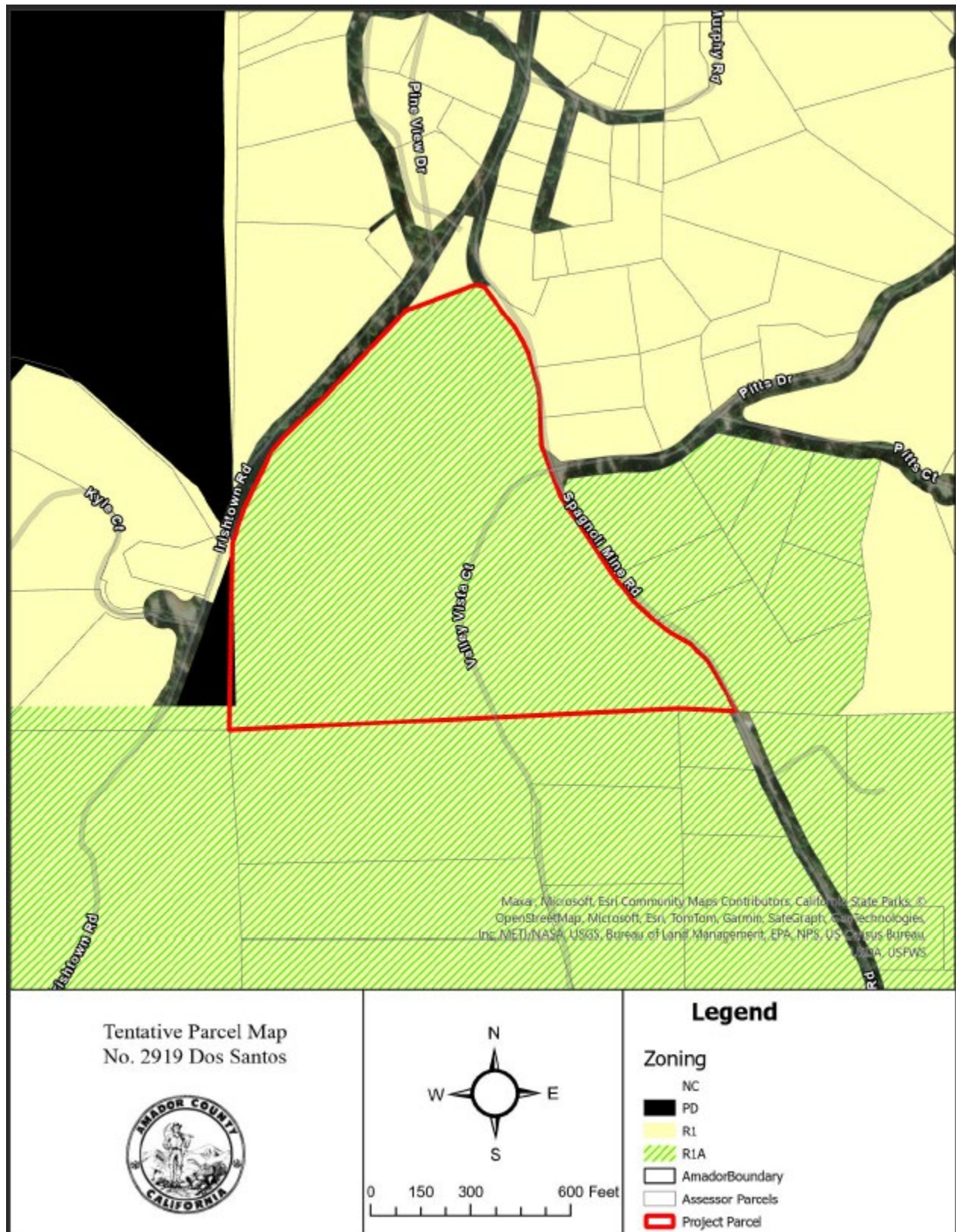
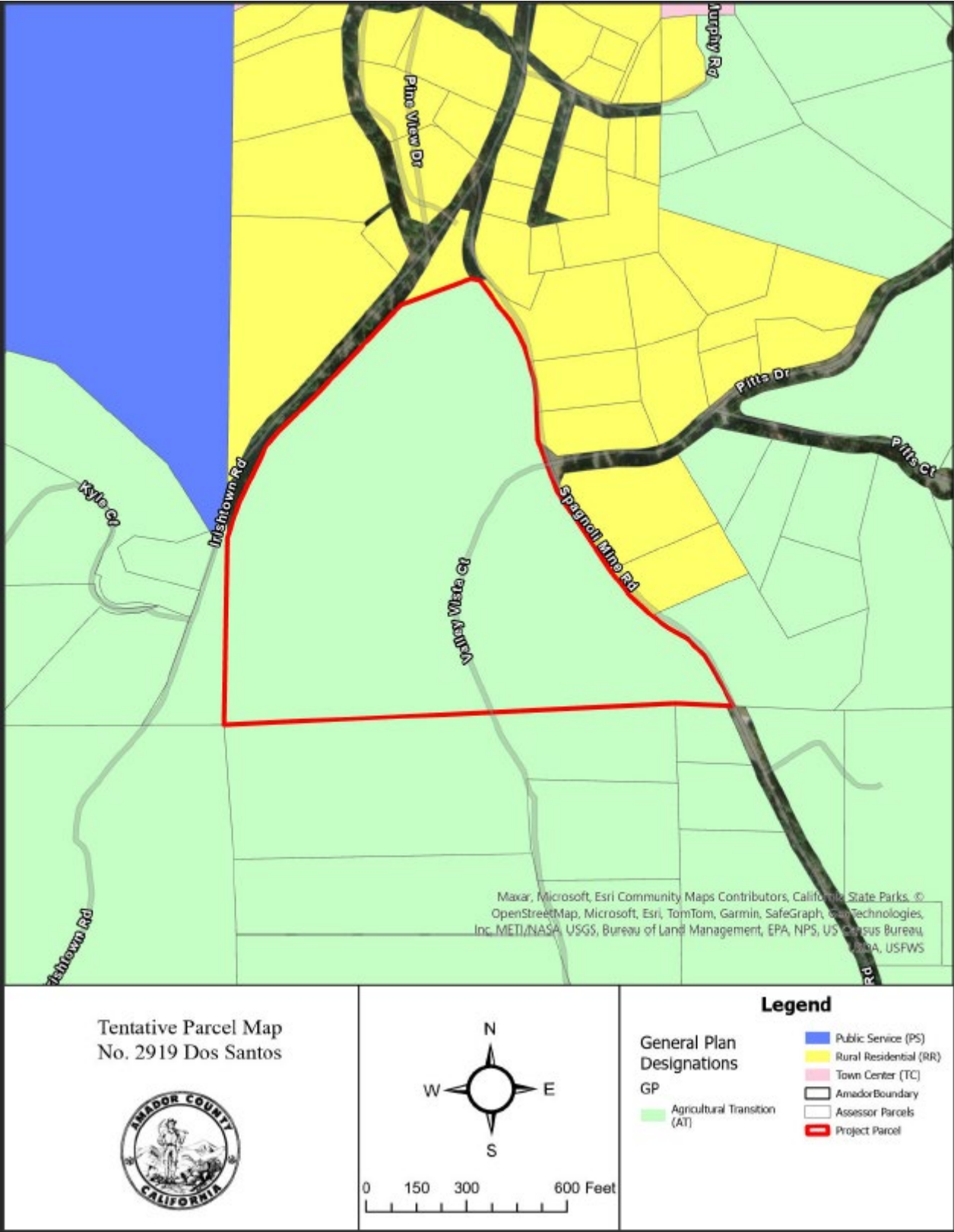


Figure F: Existing General Plan Designation



## Chapter 1. AESTHETICS

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

### Discussion/Conclusion/Mitigation:

- A. Scenic Vistas: For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. A substantial adverse impact to a scenic vista would be one that degrades the view from such a designated location. No governmentally designated scenic vista has been identified within the project area. In addition, no specific scenic view spot has been identified in the project area. Therefore, there is **no impact**.
- B. Scenic Highways: The project is not located within a designated scenic highway corridor. There is **no impact**.
- C. There are no officially designated scenic vistas in the project area. There is **no impact**.
- D. Existing sources of light are from nearby residences and other various agricultural or residential uses, as well as traffic along the roadways. The parcel split would allow an expansion of allowed uses which may have the capacity to affect short-range views; however, due to the size of the project sites (proposed parcels) and the surrounding properties, any of these impacts would be **less than significant**.

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

## Chapter 2. AGRICULTURE AND FOREST RESOURCES

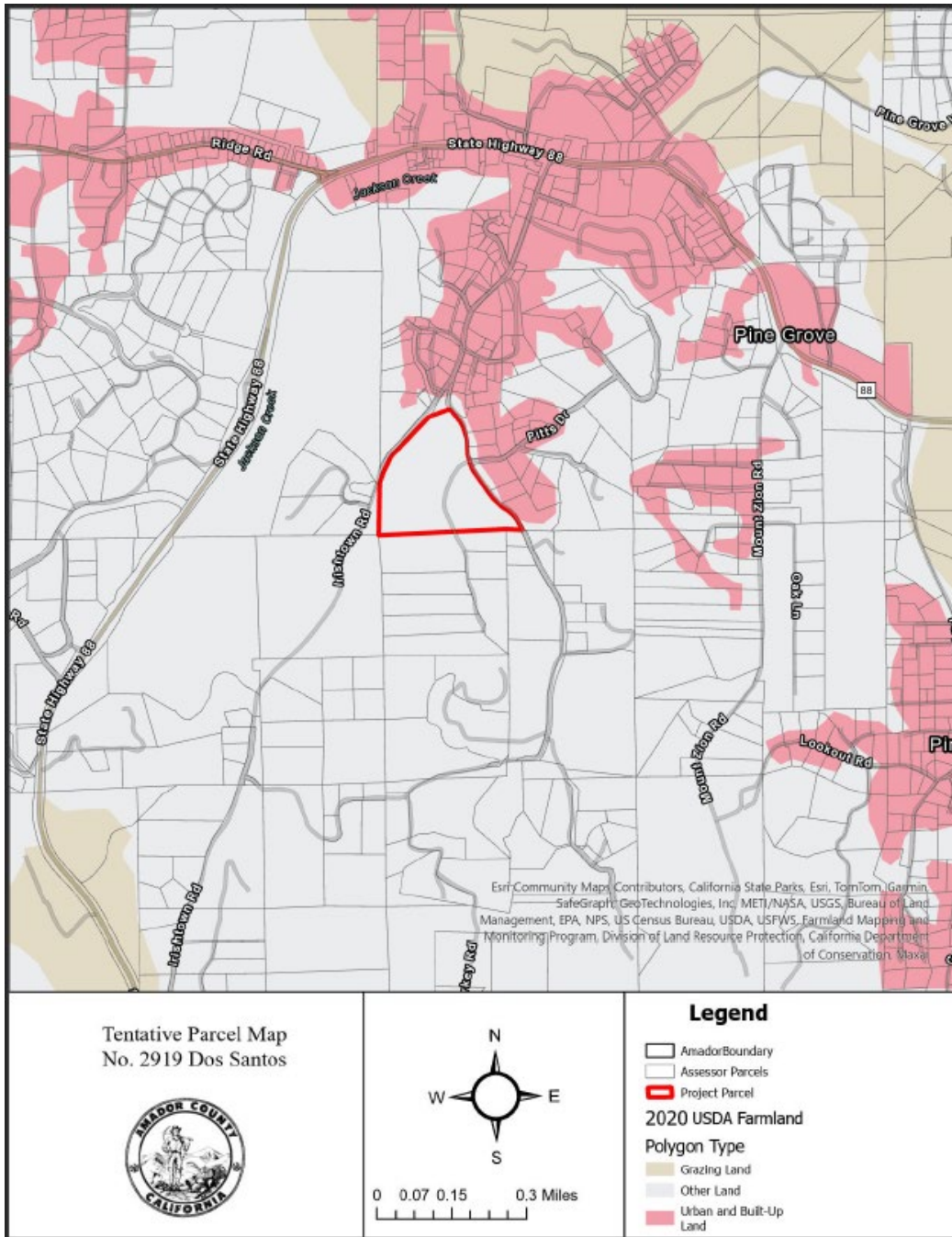
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts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

### Discussion/Conclusion/Mitigation:

- A. Farmland Conversion: The project site is occupied entirely by areas classified as Other Land as determined by the USDA Department of Conservation (2020). The proposed parcel split would result in three (3) parcels for residential and agricultural use. The density increase is relatively low, and would not affect the agricultural capacity of the land regarding the provision of important farmlands. There is **a less than significant impact**.
- B. There is no existing contract for this parcel, and the existing parcel is not large enough to qualify for a Williamson Act contract on its own. Subdividing the project parcel would have **no impact**.
- C. The area is not zoned for forest land or timberland nor utilized for forest land or timber production, therefore there is **less than significant impact**.
- D. The area is not considered forest land, or zoned as forest land or timberland, therefore there is **less than significant impact**.

- E. This project does not introduce any inconsistent uses not otherwise mitigated for. Present uses are retained and there are no additional uses applied for through this project, aside from a minor increase in density of existing allowed uses through the R1A, Single-family Residual and Agricultural zoning district. There is a **less than significant impact** to farmland or forest land through this project.

Figure 2a: California Important Farmland



**Source:** California Important Farmland: 1984-2020 Map, California Department of Conservation; Amador County General Plan; Amador County Planning Department; CA Public Resources Code, Food and Agricultural Code Sections 19020, 21281.5, and 21070 “Custom Livestock Slaughterhouse” and “USDA Exempt Meat Establishment.”

### Chapter 3. AIR QUALITY

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

**Discussion/Conclusion/Mitigation:**

- A. The project site is within the jurisdiction of the Amador Air District. Amador Air District is responsible for attaining and maintaining compliance with the NAAQS and CAAQS in the Mountain Counties Air Basin (MCAB) through the regulation of pollution emissions from stationary and industrial sources. There is **less than significant impact** to implementation of any applicable air quality plans.
- B. The proposed project would not generate a significant increase in operational or long-term emissions. The existing development climate of the area is predominantly residential uses. Future development of the property would be required to comply with the General Plan regarding construction emissions and related project-level emissions. There is a **less than significant impact** relative to air quality standards.
- C. Sensitive receptors are uses that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The project itself does not introduce any significant increases of air pollution or environmental contaminants which would affect the surrounding populations. For these reasons, there would be no substantial increase the exposure of sensitive receptors to substantial pollutant concentrations. There is a **less than significant impact**.
- D. The proposed project would not generate any significantly objectionable odors beyond that which is permitted under the zoning limitations of the R1A zoning district. It is unlikely, due to the size and location of the property that any uses resulting from this project would introduce an increase of objectionable odors discernable at property boundaries and the County’s Agricultural lands and operations also describe and address expectation of odors accompanying agricultural industries. This project results in a **less than significant impact**.

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

## Chapter 4. BIOLOGICAL RESOURCES

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

### Discussion/Conclusion/Mitigation:

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

CDFW IPAC database identified potential habitat area for one (1) candidate endangered species, the Monarch Butterfly (*Danaus plexippus*), one (1) threatened species, the California Red-legged Frog (*Rana draytonii*), three



(3) proposed threatened species, the California Spotted Owl (*Strix occidentalis occidentalis*), Northwestern Pod Turtle (*Acinemys marmorata*), and Western Spadefoot (*Spea hammondi*), and two (2) endangered species, the Lassics Lupine (*Lupinus constancei*) and the Foothill Yellow-legged Frog (*Rana boylei*). **Mitigation Measures BIO-1, BIO-2, BIO-3, BIO-4, and BIO-5** are required in order to ensure that impacts are **less than significant with mitigations incorporated** with any future development of the site. In the case that any of these species are found on the project site and which would experience potential impacts through future site development, the proper authorities shall be notified and all construction and/or ground disturbing activity halted so that additional mitigation measures may be prescribed.

The California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants identified seven (7) plants found in Quad 3812046 (Pine Grove) where the property is located. These plants are shown in Figure 4a, below. The California Native Plant Society Calscape did not identify any native plants unique to the site address. As the proposed project may include ground disturbing activity, the above listed mitigation measures would be implemented to reduce impacts to **less than significant with mitigations incorporated**.

- B. Riverine Community: CDFW, IPAC and the US Fish and Wildlife National Wetlands mapper did not identify potentially sensitive Riparian areas within the project area (*Figure 4c*). Any part of this project which would affect seasonal flows or surface waters would be subject to regulation under Section 404 of the Clean Water Act or other State/Federal statutes, according to the US Fish and Wildlife Service (IPAC, BIOS). Mitigation measure **HYD-1** requires erosion control and runoff management to be consistent with county code and thus avoid impacts to existing surface water off-site and on other nearby properties. There is a **less than significant impact with mitigations incorporated**.
- C. Federally Protected Wetlands (National Wetland Inventory (NWI)): The project site does not include any federally protected wetlands according to the National Wetlands Inventory (*Figure 4c*). Any part of this project which would affect wetlands found off-site would potentially be subject to regulation under Section 404 of the Clean Water Act or other State/Federal statutes, according to the US Fish and Wildlife Service (IPAC, BIOS), and Mitigation Measure **HYD-1**. There is a **less than significant impact with mitigations incorporated**.
- D. Movement of Fish and Wildlife: The project site contains potential habitat for 9 migratory bird species, listed in Figure 4b. In addition to the mentioned Migratory Bird species, Delta Smelt (*Hypomesus transpacificus*) is an anadromous pelagic fish which migrates from the San Joaquin Delta and Suisun Bay estuaries upstream to spawn seasonally. There is no mapped habitat for Delta Smelt in the project location. Monarch Butterflies (*Danaus plexippus*) is a seasonally migrating species, with different populations migrating at in varying periods of time throughout the summer and fall, laying their eggs on several species of milkweed (*Asclepias* spp.) found throughout California. In the event that any of the special-status species are found within the project site, the proper authorities shall be notified and all construction and/or ground disturbing activity halted so that additional mitigation measures may be prescribed. **Mitigation Measures BIO-1, BIO-2, and BIO-5** are required to render impacts **less than significant with mitigation incorporated**.
- E. The proposed project would not conflict with local policies adopted for the protection biological resources. An Oak Woodland Study was performed by Foothill Resources Management and concluded that the property is an oak woodland; however, the impact to the oak woodland by the proposed project would be less than significant. The project has the potential to introduce a minor increase in density with the potential of up to 3 single-family dwellings constructed. However, if the maximum number of residences were to be built on the proposed subdivided parcels, the reduction of oak canopy coverage would not be more than 6 acres over the 29.1 acres in the project. This would result in a remaining 79% of the property still classified as an oak woodland. There would be a **less than significant impact** on the oak woodland.
- F. Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. **No impact** would result.



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

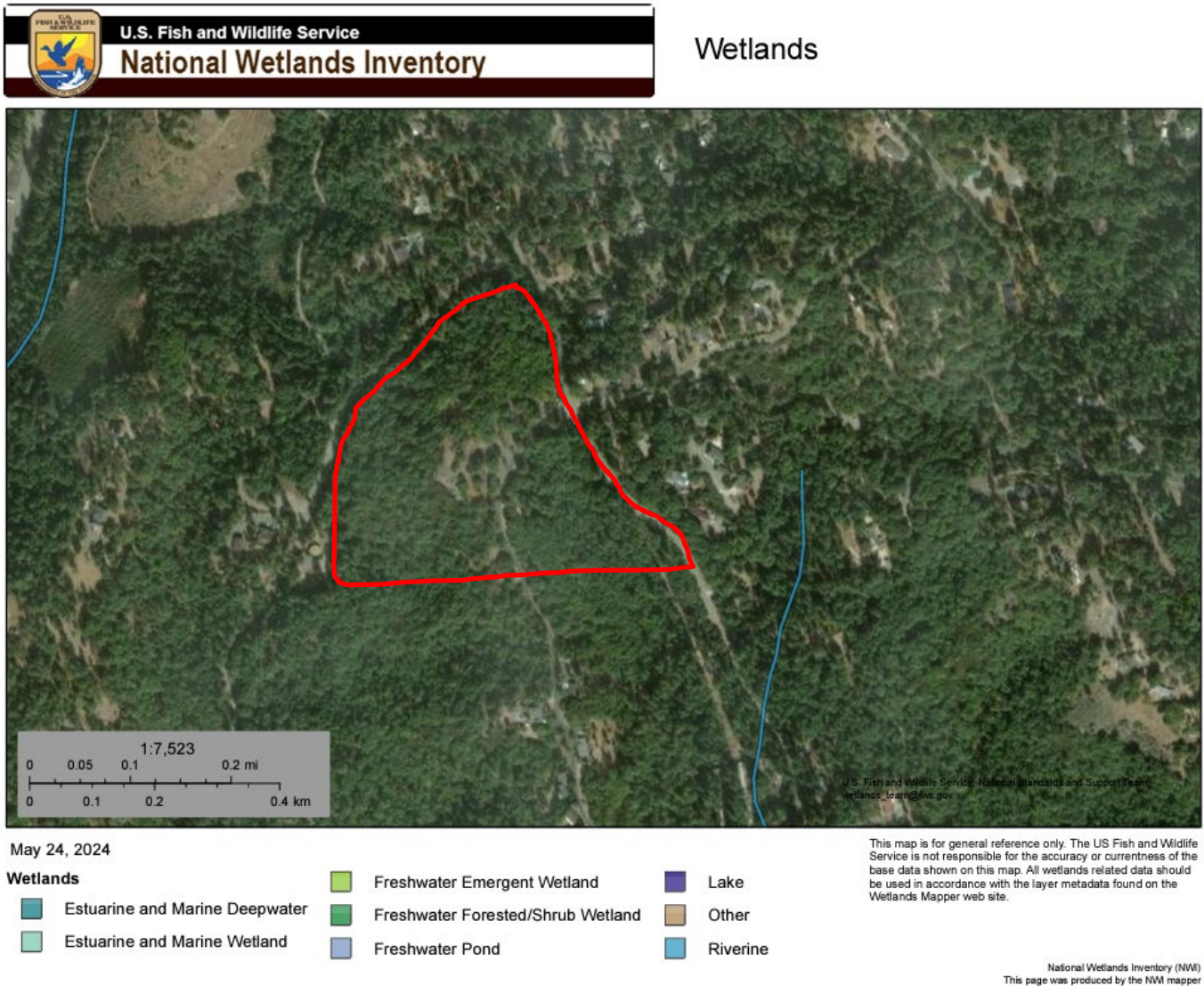
▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	CA ENDEMIC	DATE ADDED	PHOTO
<i>Chlorogalum grandiflorum</i>	Red Hills soaproot	Agavaceae	perennial bulbiferous herb	(Apr)May-Jun	None	None	G3	S3	18.2	Yes	1974-01-01	No Photo Available
<i>Clarkia virgata</i>	Sierra clarkia	Onagraceae	annual herb	May-Aug	None	None	G3	S3	4.3	Yes	1974-01-01	No Photo Available
<i>Claytonia parviflora</i> ssp. <i>grandiflora</i>	streambank spring beauty	Montiaceae	annual herb	Feb-May	None	None	G5T3	S3	4.2	Yes	2006-09-29	No Photo Available
<i>Eryngium pinnatisectum</i>	Tuolumne button-celery	Apiaceae	annual/perennial herb	May-Aug	None	None	G2	S2	18.2	Yes	1974-01-01	 © 2007 Robert E. Preston Ph.D.
<i>Erythranthe marmorata</i>	Stanislaus monkeyflower	Phrymaceae	annual herb	Mar-May	None	None	G2?	S2?	18.1	Yes	1974-01-01	No Photo Available
<i>Lilium humboldtii</i> ssp. <i>humboldtii</i>	Humboldt lily	Liliaceae	perennial bulbiferous herb	May-Jul(Aug)	None	None	G4T3	S3	4.2	Yes	1994-01-01	 © 2008 Sierra Pacific Industries
<i>Sphenopholis obtusata</i>	prairie wedge grass	Poaceae	perennial herb	Apr-Jul	None	None	G5	S2	28.2		1974-01-01	No Photo Available

Showing 1 to 7 of 7 entries

Figure 4b: Migratory Birds List (IPAC 2024)

Species Name	Common Name	Birds of Conservation Concern Listed	Other Conservation List
<b>Cinclus mexicanus</b>	American Dipper	BCC-BCR	
<b>Haliaeetus leucocephalus</b>	Bald Eagle	Non-BCC Vulnerable	Bald and Golden Eagle Protection Act
<b>Selasphorus calliope</b>	Calliope Hummingbird	BCC Rangewide (CON)	
<b>Coccythraustes vespertinus</b>	Evening Grosbeak	BCC Rangewide (CON)	
<b>Setophaga occidentalis</b>	Hermit Warbler	BCC-BCR	
<b>Baeolophus inornatus</b>	Oak Titmouse	BCC Rangewide (CON)	
<b>Contopus cooperi</b>	Olive-sided Flycatcher	BCC Rangewide (CON)	
<b>Chamaea fasciata</b>	Wrentit	BCC Rangewide (CON)	

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



**Mitigation Measures:**

- BIO-1 Special-Status Species – Animals-** Special-status animal species should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigations 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 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.

- 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. Mitigations 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 habitat.

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

## Chapter 5. CULTURAL RESOURCES

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

### Discussion/Conclusion/Mitigation:

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

Discretionary permits for projects “that could have significant adverse impacts to prehistoric or historic-era archeological resources” in areas designated by the Amador County General Plan as being moderate-to-high cultural resource sensitivity are required to have a Cultural Resource Study prepared prior to project approval, per Mitigation Measures 4.5-1a, 4.5-1b, and 4.5-2 of the Amador County Implementation Plan. The project site is located in an area of high cultural resource sensitivity. As the designated parcel map does not include changes in allowed uses of the property there are no prescriptive mitigations at this time, however **mitigation measure CULTR-1 and CULTR-2** are required in the event that any of the conditional uses under the R1A district result in ground disturbing activities or activities which may include impacts to undiscovered cultural resources.

Mitigations **CULTR-1** and **CULTR-2** are included and will require additional study to be performed in the case that expanded uses under the R1A zoning district requires or involve any ground-disturbing activity, consistent with the requirements under the Amador County General Plan. A Cultural Resources Study was performed by Historic Resource Associates, and concluded that there were zero (0) significant cultural resources identified within the project parcel and no further archaeological work is recommended at this time. There is **a less than significant impact with mitigations incorporated** to cultural resources.

## Mitigation Measures

- CULTR-1** During ground-disturbing activity, if paleontological, historic or pre-historic resources such as chipped or ground stone, fossil-bearing rock, large quantities of shell, historic debris, building foundations, or human bone are inadvertently discovered, the operator/permittee shall immediately cease all such activities within 100 feet of the find and notify the applicable agency. A qualified archaeologist shall be contracted by the operator/permittee to assess the significance of the find and prepare an evaluation, avoidance, or mitigation plan, as appropriate, which shall be implemented before resuming ground disturbing activities.
- CULTR-2** Immediately cease any disturbance of the area where such suspected remains are discovered and any nearby areas reasonably suspected to overlie adjacent remains until the Amador County Coroner is Amador County General Plan FEIR AECOM County of Amador 4.5-15 Cultural Resources contacted, per Section 7050.5 of the California Health and Safety Code,. The coroner shall, within two working days:
- a. Determine if an investigation of cause of death is required;
  - b. Determine if the remains are most likely that of Native American origin, and if so suspected, the coroner shall notify the California Native American Heritage Commission (NAHC) within 24 hours of making his or her determination.
  - c. The descendants of the deceased Native Americans shall make a recommendation to the operator/ permittee for the means of handling the remains and any associated grave goods as provided in Public Resources Code (PRC) Section 5097.98.
  - d. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.
  - e. The descendants may, with the permission of the landowner or their representative, inspect the site of the discovered Native American remains and may recommend possible treatment or disposition within 24 hours of their notification.
  - f. Whenever the NAHC is unable to identify a descendent, or the descendent identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendent and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

**Source:** Amador County Planning Department, Amador County General Plan Environmental Impact Report, Amador County Implementation Plan 2016, California Health and Safety Code, California Native American Heritage Commission (NAHC), CA Office of Historic Preservation, State of California Resources Agency Department of Parks and Recreation Primary Records, Historic Resource Associates, Phase 1 Archaeological Study for APN 038-010-143 (2024), Amador County Planning Department.

**Chapter 6. ENERGY**

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

**Discussion/Conclusion/Mitigation:**

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

**Sources:** Amador County EAP, Amador County Planning Department.

## Chapter 7. GEOLOGY AND SOILS

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

### Discussion/Conclusion/Mitigation:

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

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

- B. According to the project location as mapped in *Figure 7a-c* by the Natural Resources Conservation Service (NRCS, 2017), the property where the project is located is characterized by approximately 0.2 acres of Josephine-Mariposa complex, 8.6 acres of Sites very rock loam, and 20.9 acres of Mariposa-Sites complex. Grading Permits are required for any earthmoving of 50 or more cubic yards, and are reviewed and approved by the County in accordance with Ordinance 1619 (County Code 15.40) with conditions/requirements applied to minimize potential erosion. Presence of the above listed soil types does not require additional regulatory action nor does it indicate special circumstance requiring any under County code. If future uses require grading, the grading shall be subject to regulation by the Amador County Building Department. With the implementation of **Mitigation Measures GEO-1, HYD-1, and BIO-1, 2, 3, and 4**, there is a **less than significant impact with those mitigations incorporated**.
- C. Slopes most susceptible to earthquake-induced failure include those with highly weathered and unconsolidated materials on moderately steep slopes (especially in areas of previously existing landslides). The actuators of landslides can be both natural events, such as earthquakes, rainfall, and erosion, and human activities. Those induced by man are most commonly related to large grading activities that can potentially cause new slides or reactivate old ones when compacted fill is placed on potentially unstable slopes. Conditions to be considered in regard to slope instability include slope inclination, characteristics of the soil materials, the presence of groundwater and degree of soil saturation. This project will not impact the stability of existing geological units or soil, nor impact potential landslides, lateral spreading, subsidence, liquefaction or collapse. There is **less than significant impact** of this project on the aforementioned conditions.
- D. Expansive or collapsible soils are characterized by the ability to undergo significant volume change (shrink and swell) as a result of variation in soil moisture content. Soil moisture content can change due to many factors, including perched groundwater, landscape irrigation, rainfall, and utility leakage. Requirement of a grading permit requires building inspection and grading permit issuance for any substantial earthmoving or construction of structures, and as it is unlikely that even if expansive soils are found at the project site, that there would be impacts detrimental to the project, property, or current uses with the current regulation implemented through construction. There is **less than significant impact**.
- E. On-site septic systems are proposed as the sewage and waste water disposal system for the project. Soil conditions within the project site must be determined to be suitable for on-site sewage systems permissible for this type of land division. **Mitigation Measure GEO-1** requires compliance with Amador County Code regarding sewage disposal requirements for projects of this nature. **Mitigation Measure UTL-1** requires review and approval of the existing wastewater treatment system utilized by this project. There is a **less than significant impact with mitigation incorporated**.
- F. The proposed project would not destroy or greatly impact any known unique geological site or feature. There is a **less than significant impact**.

#### **Mitigation Measure:**

**GEO-1 Sewage Disposal:** In accordance with Health and Safety Code 5411 and Amador County Code 14.12.140, wastewater from any residence, place of business, or other building or place where persons reside, congregate, or are employed, must be discharged to an approved method of wastewater treatment and disposal. Prior to recordation of any final map, the subdivider shall demonstrate compliance with Amador County Code Section 14.12.130 by retaining the services of a qualified consultant to complete the following for each proposed parcel:

- A. Perform soil profile testing in the proposed sewage disposal site for the parcel.
- B. Perform percolation testing in the proposed sewage disposal site for the parcel.
- C. Unless waived by the Environmental Health Department, perform wet weather testing in the proposed sewage disposal site for the parcel.



- D. Submit a report to the Environmental Health Department for review and approval which includes a plot plan for each proposed parcel, as well as soil profile logs, percolation test results and, if applicable, wet weather testing results. Each plot plan shall locate and dimension the proposed sewage disposal site and include at least one tie to a property corner pin, the locations of pertinent field testing, any existing or proposed wells/springs within 200 feet of the disposal site, and any waterways within 100 feet of the disposal site. If the disposal site does not comply with the criteria for conventional sewage disposal pursuant to Section 14.12.010(H) of Amador County Code, the consultant shall include a conceptual disposal system design prepared by a qualified consultant which includes, at a minimum, a typical trench cross section, a foot print or layout of the disposal system, topography in the disposal site, and required linear footage per bedroom.

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

Figure 7a: Soil Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
JxE	Josephine-Mariposa complex, 16 to 51 percent slopes	0.2	0.7%
SrC	Sites very rocky loam, 3 to 16 percent slopes	8.6	28.9%
StE	Mariposa-Sites complex, 16 to 51 percent slopes	20.9	70.4%
<b>Totals for Area of Interest</b>		<b>29.8</b>	<b>100.0%</b>

Figure 7b: Soil Map Legend

### MAP LEGEND

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

### MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Amador Area, California  
Survey Area Data: Version 16, Aug 31, 2023

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

Date(s) aerial images were photographed: Oct 3, 2022—Oct 6, 2022

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

Figure 7c: Soil Map



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

**Chapter 8. GREENHOUSE GAS EMISSIONS**

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

**Discussion/Conclusion/Mitigation:**

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

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

## Chapter 9. HAZARDS AND HAZARDOUS MATERIALS

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

### Discussion/Conclusion/Mitigation:

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

- C. The nearest public schools are located more than 0.75 miles away in the community of Pine Grove. Schools would not be exposed to hazardous materials, substances, or waste due to the project, and there would be a **less than significant impact**.
- D. Pursuant to Government Code Section 65962.5, the project site was queried for past-to-current records regarding information collected, compiled, and updated by the Department of Toxic Substances Control and Secretary for Environmental Protection (EPA) evaluating sites meeting the “Cortese List” requirements. The project site also was also searched on the California EPA’s Superfund Enterprise Management System (SEMS) database and the US EPA Facility Registry Service (FRS) however there were no specific flags for the project site. CalEPA GeoTracker identified no potential hazardous materials within the project area or near vicinity (1 mile radius).

The project does not propose any significant changes in use, intensity, or major construction, which would increase the number or amounts of hazardous materials on-site, or the probability of sensitive receptors being exposed to any hazardous materials. There is a **less than significant impact** regarding hazardous materials on site.

- E. The nearest public use airport to the project site is the Westover Field Airport located in Martell, approximately 7.5 miles away. The proposed project is located outside the safety compatibility zones for the area airports, and due to the significant distance from the project site, there is no impact to people working on the project site. The impact is **less than significant**.
- F. The nearest private airport to the project site is the Flying Gluepie Ranch airport located approximately 8.5 miles northwest of the property. The proposed use will not negatively affect the airport or airport usage, nor will the project be negatively affected in turn. There is no impact to safety hazards associated with airport operations are anticipated to affect people working or residing within the project site. Impacts are **less than significant**.
- G. Amador County has an adopted Local Hazard Mitigation Plan (LHMP), updated in May 2020. The proposed project does not include any actions that physically interfere with any emergency response or emergency evacuation plans. There is a **less than significant impact**.

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

## Chapter 10. HYDROLOGY AND WATER QUALITY

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

### Discussion/Conclusion/Mitigation:

- A. The proposed project would not significantly increase the impermeable surfaces on-site and would not result in a significant increase in urban storm water runoff. The County requires a grading permit (County Code Chapter 15.40) for any earthmoving in excess of 50 cubic yards. The impacts are **less than significant**.

- B. The project proposes connections to the Pine Grove Community Service District as the source of water supply, as opposed to on-site well systems. The proposed project would not significantly require the use of, or otherwise interfere with, available groundwater supplies. There is a **less than significant impact**.
- C. i-ii The proposed project is not projected to significantly contribute to any increase in erosion, siltation, surface runoff, or redirection of flood flows with implementation of **Mitigation Measures HYD-1**. There is a **less than significant impact with mitigations incorporated**.
  - iii The project would not contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems with implementation of **Mitigation Measures HYD-1**. There is a **less than significant impact with mitigations incorporated**.
  - iv The project is located in Flood Zone X, meaning that the northern portion of the site is outside of the Standard Flood Height Elevation and of minimal flood hazard (Zone X). The proposed project does not involve the construction of housing on the property. **Impact are less than significant** with respect to placing housing within a 100-year flood hazard area for this project.
- D. It is highly unlikely that the project would be subject to inundation by seiche, tsunami, or mudflow as the project site is not in any FEMA mapped DFIRM Flood Zones. There would not be substantial risk for property or people through the failures of levees or dams introduced by this project. There is a **less than significant impact** to/from flood flows.
- E. The project would not substantially degrade water quality through its operation. Conditions of project approval include demonstrating to the Amador County Environmental Health Department sufficient wastewater and sewage disposal and obtainment of a Grading Permit through the Amador County Building Department. These requirements are included as **Mitigation Measures HYD-1** and **GEO-1**. There is a **less than significant impact with mitigations incorporated** regarding groundwater quality resulting from this project.
- F. The project is located in Flood Zone X, outside of the Standard Flood Height Elevation and of minimal flood hazard. **Impacts are less than significant** with respect to risk of loss, injury or death involving flooding.
- G. There is no existing water quality control plan or sustainable groundwater management plan in the vicinity of this project. Compliance with SGMA would be required for future water usage. There is a **less than significant impact**.

**Mitigation Measure:**

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

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

## Chapter 11. LAND USE AND PLANNING

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

### Discussion/Conclusion/Mitigation:

- A. There are no existing dwellings on the property. The proposed project would not divide an established community and is consistent with the General Plan designation of AT, Agricultural Transition. This project does increase the potential housing stock by 2 units; however, there is no proposed major change in density or services to nearby residences. There is **a less than significant impact**.
- B. Proposed uses are consistent with the R1A, Single-Family Residential and Agricultural zoning district, and are residential and agricultural in nature and would not inherently introduce significant impacts to the neighboring properties which are also has uses that are predominantly residential and agricultural. There is **a less than significant impact**.
- C. The project site is not included in any adopted habitat conservation plans or natural community conservation plans. Therefore, the project would not conflict with any such plans and **no impact** would result.

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



## Chapter 12. MINERAL RESOURCES

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

### Discussion/Conclusion/Mitigation:

A&B. According to the California Division of Mines and Geology Mineral Land Classification Map, this project is located in the Sutter Creek 15-Minute Quadrangle which has a reported SMARA Study Area, conducted in 1987. This project would not restrict access to any mineral resources on site. This project will not encroach onto any of the other properties and therefore not interfere with any present or future access to known mineral resource areas. There are no proposed structures or changes in use, despite the slight increase in density; therefore, there is a **less than significant impact** to any mineral resources.

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



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

**Source:** Amador County Planning Department, California Geological Survey (<https://maps.conservation.ca.gov/cgs/gmc/>); Wagner, D.L., Jennings, C.W., Bedrossian, T.L., and Bortugno, E.J.; Geologic map of the Sacramento quadrangle, California, 1:250,000: California Division of Mines and Geology, Geologic Map 1A; 1987.

## 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 ground borne vibration or ground borne 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion/Conclusion/Mitigation:

- A. The project would result in low levels of noise-related impacts due to the current uses of agricultural and residential. Any additional noise-related issues would be subject to regulation by the Amador County Code regarding nuisance conditions. There is **a less than significant impact**.
- B. If uses associated with the proposed project would include the construction activity which may generate ground-borne vibration, noise, or construction activities, all construction would be required to comply with the provisions of General Plan. There are no additional uses applied for which propose the use of heavy equipment for an extended period of time beyond residential construction, which would be temporary. There is **a less than significant impact**.
- C&D. The presented project does not include uses that would include significant increases in noise levels. All 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 site is not located within an airport land use plan, and the nearest airport is greater than 7 miles away. Public airports or private airstrips would not be impacted by this project, and this project would not

expose people who are residing or working in the project vicinity to excess noise levels. **No impact** would result.

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

**Chapter 14. POPULATION AND HOUSING**

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

**Discussion/Conclusion/Mitigation:**

A. Current zoning of R1A, Single-family Residential and Agricultural Zoning District allows up to one (1) single-family residence on a parcel. The tentative parcel map increases the number of parcels from one (1) legal parcel to three (3), and therefore includes a potential to triple residential capacity (1 residence, to potentially 3). The proposed project presents a minor increase in available housing potential, and the current residential uses of the property remains consistent with the R1A zoning district. There is a **less than significant impact**.

B&C. There are currently no dwellings on the project parcel and no development of the parcels is proposed as a part of the parcel map project. There is a **less than significant impact** to housing.

**Sources:** Amador County Planning Department.

## Chapter 15. PUBLIC SERVICES

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

### Discussion/Conclusion/Mitigation:

- A. The project site is currently served by the Amador Fire Protection District (AFPD). The nearest fire station is AFPD 114 in the community of Pine Grove, approximately 0.75 miles away from the project site. Mutual aid agreements coordinate protection service between Community Fire Protection Jurisdictions and CalFire. The project requires annexation to Community Facilities District 2006-1, included as Mitigation measure **PUB-1**. A **less than significant impact with mitigation incorporated** related to fire protection services would occur.
- B. The project site is currently served by the Amador County Sheriff's Department. The nearest Sheriff station is located at 700 Court St., Jackson, which serves the unincorporated area of the County. Proposed improvements would not result in additional demand for sheriff protection services. California Highway Patrol (CHP) also provides police protection associated with the State Highways; the nearest highways to this project are CA State Hwy 88 located north, northwest of the project site. As these various agencies all provide various police and emergency services, this project would not result in the provision of or need for new or physically altered sheriff or police protection facilities. There is a **less than significant impact** to police protection services.
- C&D. Because the demand for schools, parks, and other public facilities is driven by population, the proposed project would not significantly increase demand for those services at this time as the property is not going to experience any change in zoning or general plan designation. As such, the proposed project would result in a **less than significant impact** on these public services.
- E. Any additional uses allowed through this parcel map would be required to provide adequate solid waste disposal services. It is not foreseeable that any of those potential uses would introduce significant additional pressure on existing solid waste processing/transfer facilities. There is a **less than significant impact**.

### Mitigation Measure

**PUB-1** Prior to recordation of any final map, the subdivision shall participate in the annexation to the County's community Facilities District No. 2006-1.

**Sources:** Amador County Planning Department.

**Chapter 16. RECREATION**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

A&B. The proposed project would increase the opportunity for residential development thus presenting potential increase in demand for parks or recreational facilities for full-time residents. The proposed project would not significantly affect the use of existing facilities, nor would it require the construction or expansion of existing recreational facilities at this time. **Mitigation REC-1** requires the developer to make a dedication of land or payment of fees pursuant to County Code Chapter 17.50. The proposed project would have a **less than significant impact with mitigations incorporated** on recreational facilities.

**Mitigation Measure**

**REC-1 Amador County Recreation and Fees Ordinance:** Pursuant to County Code Chapter 17.50 (Ordinance No. 1198-Amador County Recreation and Fees Ordinance) a dedication of land, payment of fees, or a combination of both for park and recreational purposes shall be provided by the developer prior to recordation of the Parcel Map.

**Source:** Amador County Planning Department.

## Chapter 17. TRANSPORTATION / TRAFFIC

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

### Discussion/Conclusion/Mitigation:

A&B. The proposed project would not cause a substantial increase in traffic, reduce the existing level of service, or create any significant congestion at any intersection and would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Caltrans, Amador County Department of Transportation and Public Works, and other applicable transportation agencies have been included in circulation of this project. Any significant changes in use would require appropriate



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

- C. The proposed project is not located within any Westover Airport safety zones (Westover Field Airport Land Use Compatibility Plan Draft 2017). Therefore, the project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that would result in a safety risk. A **less than significant impact** would result.
- D. The proposed project would not have significant impacts to transportation and would not necessitate additional mitigation. There is a **less than significant impact**.
- E. The proposed project must comply with County Code Chapter 15.30 Fire and Life Safety Ordinance, as well as the SRA Fire Safe Regulations outlined in CA CCR Title 14, Division 1.5, Chapter 7, Subchapter 2. These requirements are included in Mitigation measure **TRA-1**, to ensure there are **less than significant impacts with mitigations incorporated**.
- F. The project would not affect alternative transportation. Therefore, the proposed project is consistent with the policies, plans, and programs supporting alternative transportation, and there would be **no impact**.
- G. Pursuant to CEQA Guidelines §15064.3, subdivision (b) the County's qualitative analysis of this project establishes there are no significant impacts to traffic. The project is located directly off the major arterial of Highway 88, therefore regulation of encroachment onto said highway is under Caltrans jurisdiction, which was notified throughout the processing of the application. There is **no impact** to the implementation of this project with respects to CEQA Guidelines §15064.3(b).

#### **Mitigation measure**

**TRA-1 Fire and Life Safety Ordinance:** The proposed project must comply with County Code Chapter 15.30 Fire and Life Safety Ordinance, as well as the SRA Fire Safe Regulations outlined in CA CCR Title 14, Division 1.5, Chapter 7, Subchapter 2.

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

## Chapter 18. TRIBAL CULTURAL RESOURCES

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

### Discussion/Conclusion/Mitigation:

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

(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

(B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

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

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

resources. Additionally, all tribes requesting notification for discretionary project submissions were notified of this project proposal. Any identified cultural resources or potentially significant resources would be preserved and avoided by future development consistent with the provisions of **Mitigation Measure CULTR-1 and 2**. Impacts to Tribal Cultural Resources on this site are **less than significant with the mitigation measures incorporated**.

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

## Chapter 19. UTILITIES AND SERVICE SYSTEMS

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

### Discussion/Conclusion/Mitigation:

- A i. As the project proposes additional uses which are dependent on the provision of services to support additional uses, the applicant must provide evidence of availability of water and wastewater disposal consistent with the requirements by Amador County Environmental Health, included as **Mitigation Measure UTL-1**. Due to the small scale of the project and lack of changes in use, expect for a small increase in density, this project would

not require a Stormwater Pollution Prevention Permit (SWPPP) from State Water Resources Control Board. There is a **less than significant impact with mitigation incorporated**.

- A ii. If stormwater drainage on site needs to be redirected, the project proponent must obtain a grading permit (Chapter 15.40) through the Building Department in order to regulate stormwater drainage and runoff. There is **less than significant impact**.
- Aiii-v. No new or expanded stormwater or drainage facility, electric power facility, natural gas facility, or telecommunications facility would be necessary over the course of this project and therefore would not cause any environmental effects as a result. There is **no impact**.
- B. The project proponent proposes individual on-site septic systems as the sewage disposal system for the project. The proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or result in the expansion of water or wastewater treatment facilities. Therefore, a **less than significant impact** related to these utilities and service systems would occur.
- C. The project proponent proposes connection to Pine Grove Community Services District as the source of water supply. The impacts are **less than significant**.
- D. The project will not increase demands of any wastewater treatment provider. **Mitigation Measure UTL-1** addresses provision of sufficient water and wastewater service improvements required for project approval. There is a **less than significant impact with mitigation incorporated**.
- E-G The project will not produce an increase in solid waste disposal needs beyond what would be addressed by County and State requirements. Therefore, there is a **less than significant impact**.

#### **Mitigation Measure**

**UTL-1 Water Systems:** Applicant must verify sufficient water and wastewater disposal services to meet minimum requirements by Amador County Environmental Health Department, prior to final map recordation. All future new or replacement sewage disposal systems to be constructed on the project parcel, shall be designed by a qualified professional to serve the intended use. The system shall be designed under permit from the Amador County Environmental Health Department and said system shall comply with Chapter 14 of the Amador County Code and the On-site Wastewater Treatment System Regulations adopted pursuant to Code.

**Sources:** Amador County Planning Department, Amador County Environmental Health Department, Pine Grove Community Services District (PGCSD).

## 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

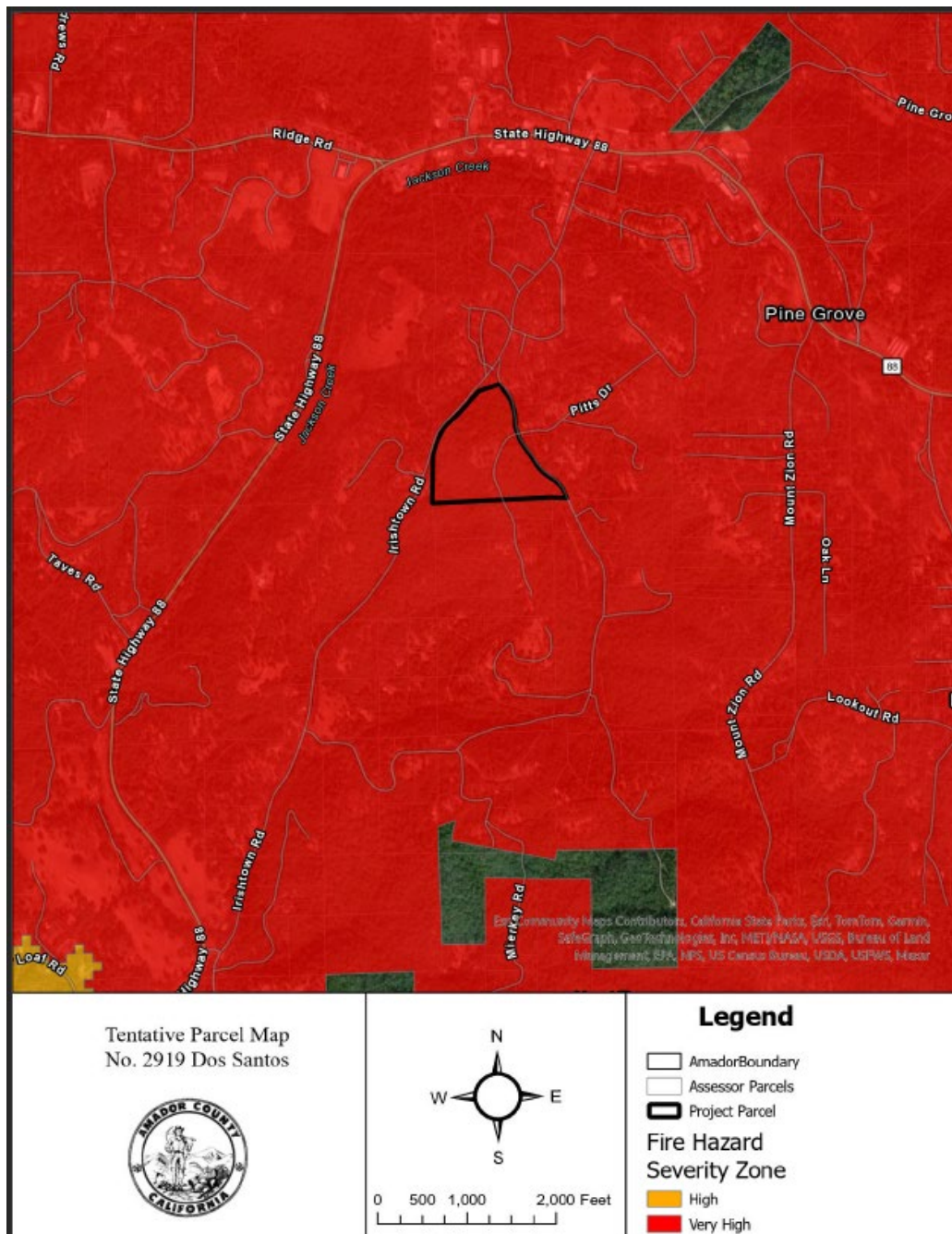
### Discussion/Conclusion/Mitigation:

- A The project shall not impair any adopted emergency response plan or emergency evacuation plan. There is **less than significant impact**.
- B The project does not exacerbate wildfire risks through significant change in slope, prevailing winds, or other major factors. The project would not require the installation of emergency services and infrastructure that may result in temporary or ongoing environmental risks or increase in fire risk. Therefore, there is **less than significant impact**.
- C The project shall not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or impact the environment. Standard mitigations **WIL-1** which requires constant compliance with County Code Section 7.30 Defensible Space Requirements and Hazardous Vegetation and Combustible Material Abatement, and **TRA-1** which requires compliance with County Code Chapter 15.30 and CA CCR Title 14 regarding fire access and Title 24 Wildland Urban Interface Building Codes, are included to ensure that there is **less than significant impact with mitigations incorporated**.
- D&E The project will not expose people or structure to any new significant risks regarding flooding, landslides, or wildland fire risk. The project is located in the Very High Fire Risk Zone and therefore shall conform to all standard Fire Safety Regulations as determined by Amador Fire Protection District and California Building Code, as outlined in Mitigation measure **TRA-1**. The project is located approximately 0.75 miles from Fire

Station AFPD 114 and therefore will not require any increased fire protection due to this project. There is a **less than significant impact with mitigations incorporated.**

### Mitigation Measure

**WIL-1** The project applicant/subdivider shall comply with County Code Chapter 7.30 Defensible Space Requirements and Hazardous Vegetation and Combustible Material Abatement.



## Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE

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

### Discussion/Conclusion/Mitigation:

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

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

- BIO-1** Special Status Animal Species Mitigation plan will reduce biological impacts consistent with BMPs developed with CDFW and USFW;
- BIO-2** Ground Disturbance Timing for Nesting Birds, and Survey will be conducted prior to any construction;
- BIO-3** Special Status Plant Species Mitigation will be developed in conjunction with regulation by CDFW, USFW, and CNPS;
- BIO-4** Plant Survey will be conducted prior to ground disturbance resultant from any discretionary project;
- BIO-5** Wetland and Riparian Habitat conservation;
- CULTR-1** Historic/Cultural Resources, if found, shall be protected consistent with General Plan Mitigation Measures 4.5-1 and 4.5-2;
- CULTR-2** Human Remains, if discovered, shall be protected consistent with General Plan Mitigation Measure 4.5-3;
- HYD-1** Grading permits and erosion control;



- TRA-1** Fire and Life Safety Ordinance;
- GEO-1** Sewage Disposal and Septic Systems;
- UTL-1** Wastewater Systems;
- WIL-1** Defensible Space Ordinance

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

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

No past, current, or probable future projects were identified in the project vicinity that, when added to project-related impacts, would result in cumulatively considerable impacts. The intent of the project is to divide a single legal parcel into three legal parcels, in sizes of approximately 8.3, 9.0, and 11.8 acres. 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 mitigations incorporated**.

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

**Sources:** Chapters 1 through 21 of this Initial Study.

**References:** Amador County General Plan; Amador County General Plan EIR; Amador Air District; Amador County Municipal Codes; Fish & Wildlife’s IPAC and BIOS databases; Migratory Bird Treaty Act; California Native Plant Society; California Air Resources Board; California Department of Conservation; Migratory Bird Treaty Act; California Department of Forestry and Fire Protection; California Geologic Survey: Alquist-Priolo Earthquake Fault Zones; State Department of Mines & Geology; Superfund Enterprise Management System Database (SEMS); Department of Toxic Substances Control Envirostor Database; Geotracker; Amador County GIS; Amador County Zoning Map; Amador County Municipal Codes; Amador County Soil Survey; California Native American Heritage Commission; Amador Fire Protection District; California Air Resources Board (ARB); California State Water Resources Control Board (CSWRCB); California

Stormwater Quality Association (CASQA); California Environmental Quality Act 2019 Guidelines (CEQA); California Public Resources Board; Caltrans District 10 Office of Rural Planning; Amador County Important Farmland Map, 2016; Commenting Department and Agencies; Amador County Community Development Agency and Departments. All sources cited herein are available in the public domain, and are hereby incorporated by reference.

**NOTE:** Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal. Appl. 4<sup>th</sup> 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4<sup>th</sup> at 1109; *San Franciscans Upholding the Downtown Plan v. city and County of San Francisco* (2002) 102 Cal. App. 4<sup>th</sup> 656.

# Affidavit

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

**AFFIDAVIT OF SERVICE BY MAIL**

I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare I served a copy of the attached public hearing notice regarding PM 2919 Dos Santos by placing copies in 32 envelopes addressed to: (see attached list).

Said envelopes were then sealed and postage fully paid thereon and were deposited in the United States Mail on July 19, 2024 at Jackson, California.

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

Executed at Jackson, California on July 19, 2024

Signed 

Witness 

ENDORSED  
FILED

JUL 19 2024

KIMBERLY L. GRADY, County Clerk

AMADOR COUNTY  
By A. HANNA Deputy

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

**PROJECT:** Tentative Parcel Map PM 2919 Dos Santos

**LEAD AGENCY:** Amador County Planning Department

**PROJECT LOCATION:** 13600 Valley Vista Court, Pine Grove, CA 95665 (APN 038-010-143)

**PROJECT DESCRIPTION:** Tentative Parcel Map PM 2919 Dos Santos, proposing the division of a single ±29.1-acre parcel into 3 parcels of ±8.3, ±9.0, and ±11.8 acres in size. The parcel is zoned R1A, Single-family Residential and Agricultural Zoning District and has a General Plan Designation of AT, Agricultural Transition (5 to 20-acre minimum). APN: 038-010-143

**MITIGATED NEGATIVE DECLARATION:** A copy of the Mitigated Negative Declaration, proposed rule, and supporting documents are available for review on the current projects page on the Planning Department's website at <https://www.amadorgov.org/departments/planning/current-projects> and at the Planning Department at 810 Court Street, Jackson CA, 95642. The required environmental review and comment period for this project will commence from July 19, 2024 until 5:00 pm on August 13, 2024. Comments may also be sent by fax to (209)257-6254 or by email to [planning@amadorgov.org](mailto:planning@amadorgov.org).

**PUBLIC HEARING:** The Amador County Planning Commission will conduct a public hearing on the matter on August 13, 2024 at 7:00 p.m. in the Board Chambers of the County Administration Center, 810 Court Street, Jackson, CA, 95642. Anyone having comments on the project may attend and be heard. Information on file with the Amador County Planning Department, 810 Court Street, Jackson, CA 95642; (209)223-6380; File No. Tentative Parcel Map PM 2919 Dos Santos

  
\_\_\_\_\_  
Nicole Sheppard, Planner

7/19/24  
\_\_\_\_\_  
Date

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

Posted On 07/19/2024

Posting Removed \_\_\_\_\_ 69



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

**NOTICE OF PUBLIC HEARING**

Notice is hereby given 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:** Tentative Parcel Map PM 2919 Dos Santos, proposing the division of a single ±29.1-acre parcel into 3 parcels of ±8.3, ±9.0, and ±11.8 acres in size. The parcel is zoned R1A, Single-family Residential and Agricultural Zoning District and has a General Plan Designation of AT, Agricultural Transition (5 to 20-acre minimum). APN: 038-010-143

**PROPERTY OWNERS/APPLICANT:** Antonia Dos Santos, co-trustee of the Fellion-Dos Santos Trust  
**SUPERVISORIAL DISTRICT:** 4  
**LOCATION:** 13600 Valley Vista Court, Pine Grove, CA 95665

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

**ENVIRONMENTAL REVIEW PROCESS:** In accordance with the California Environmental Quality Act (CEQA), the lead agency, the Amador County Planning Commission, intends to consider the adoption of a Mitigated Negative Declaration, as the project is consistent with the Amador County General Plan and zoning codes. The environmental assessment and application materials appear to be complete and indicate there are no extraordinary or unique environmental issues not normally mitigated for with the County's standard conditions which would be applied to this type of project. If, during the processing of this application, it is determined that there are state or local issues which cannot be found to be insignificant or adequately mitigated through standard conditions, it may be found by the Planning Commission or Board of Supervisors an Environmental Impact Report (EIR) shall be prepared. The Technical Advisory Committee (TAC) has reviewed this project and has found no technical objection to the approval of this project with the adoption of a Mitigated Negative Declaration. The required environmental review and comment period for this project will commence on July 19, 2024 and ends on August 13, 2024.

**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 August 13, 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 meeting may be attended in person or via teleconference by dialing **669-900-6833** and using **meeting ID 537-512-8983**, or by using the following link: <https://us02web.zoom.us/j/5375128983>

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

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

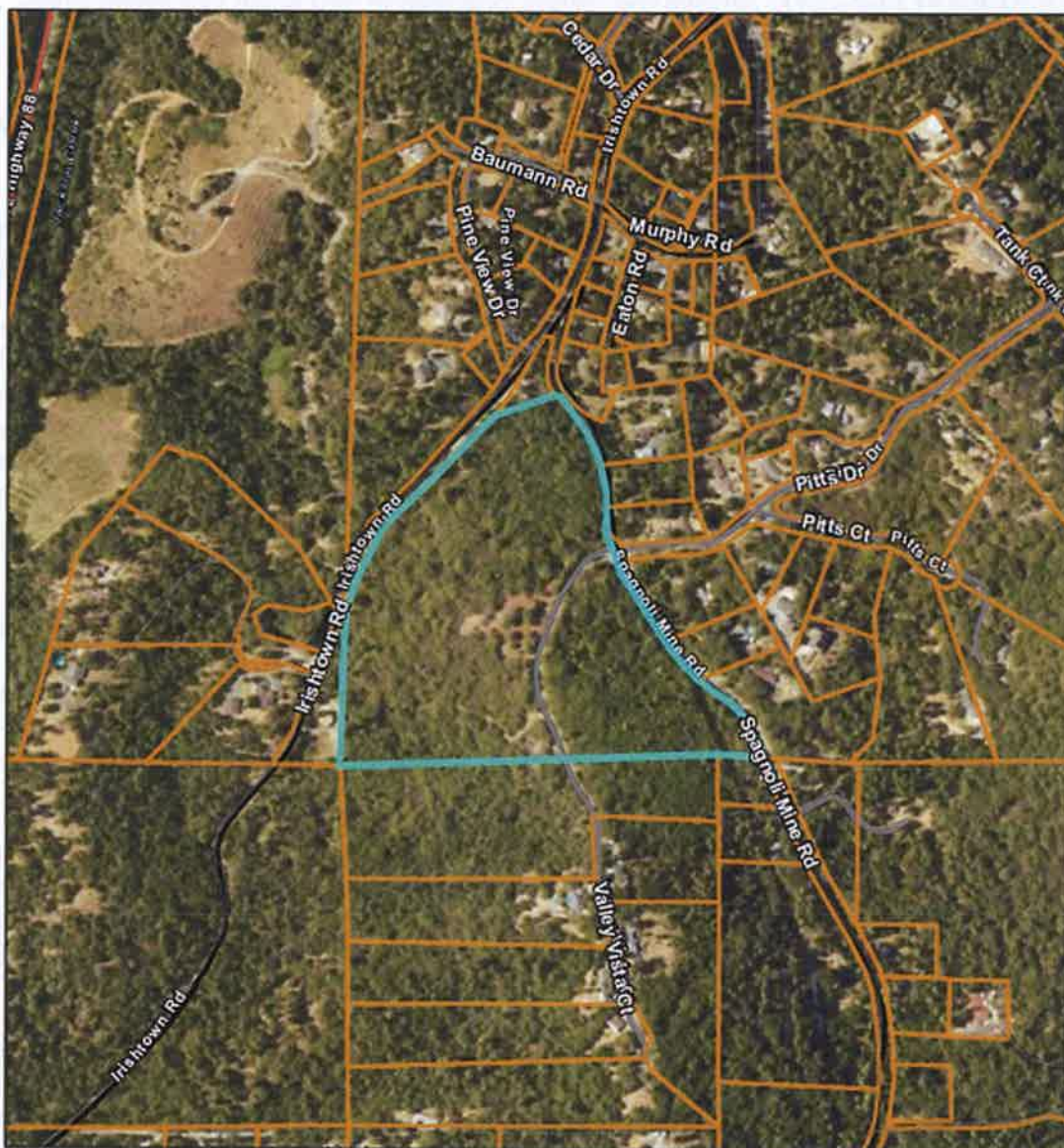
In compliance with the Americans with Disabilities Act, if you are a person with a disability and require special modification or accommodation to participate in this meeting, please contact the Amador County Planning Department, at (209) 223-6380, or by email to [planning@amadorgov.org](mailto:planning@amadorgov.org).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

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

**AMADOR COUNTY PLANNING COMMISSION**

Date of this notice: July 19, 2024

SUBJECT AREA HIGHLIGHTED BELOW




# Application



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

The following information shall be included with this application:

1. Parcel Map Number 2919  
or Subdivision Name and Number \_\_\_\_\_
2. Subdivider and/or Land Owner FELLION - DOS SANTOS TRUST  
Name ANTONIA DOS SANTOS, CO-TRUSTEE  
Address PO BOX 11, PINE GROVE, CA 95665  
Phone (916) 541-8707
3. Surveyor DELTA ENGINEERING, INC.
4. Assessor Plat Number 038-010-143
5. Existing Zoning District R1-A
6. General Plan Classification AT
7. Date Application Submitted 03.29.24
8. Proposed Use of Parcels RURAL RESIDENTIAL
9. Special Use Districts (if applicable) N/A
10. Source of Water Supply PINE GROVE COMMUNITY SERVICES DISTRICT
11. Sewage Disposal System ON-SITE SEPTIC SYSTEMS
12. Signature of Landowner/Applicant SEE LETTER OF AUTHORIZATION  
(May provide Statement of Authorization in lieu of signature)
13. Signature of Surveyor 

The following shall be included with this application:

14. Five (5) copies of tentative map. PLEASE FOLD MAPS  
Five (5) copies: 18" X 26" in size, folded to 6" X 9½" in size  
Five (5) copies: 11" X 17" in size, folded in half
15. One (1) copy of Assessor Plat Map.
16. Two (2) copies of deed(s).
17. Two (2) copies of completed environmental information form (sections 29, 30, 31  
require description and photos).
18. Two (2) copies of preliminary map report.
19. One (1) reduced (8½" X 11") reproduction of tentative map.
20. Application Fee (see Fee Schedule).
21. Copies of Receipts of Environmental Health Department, Public Works Agency,  
and Amador County Fire Protection District Fees.
22. Completed and signed Indemnification Agreement.
23. If your project accesses off a State highway, provide encroachment permit or  
other pertinent information (e.g., a road maintenance agreement if your project  
accesses from a private road connected to a State highway), or state if no  
information is available.
24. Oak Woodland Study prepared by a Registered Professional Forester pursuant to  
PRC 21083.4.

Fellion-Dos Santos Trust  
P.O. Box 11 Pine Grove, California 95665

February 6, 2024

Amador County Planning Department  
810 Court Street  
Jackson, CA 95642

Re: Parcel Map 2919  
13650 Valley Vista Court, Pine Grove  
Amador County APN 038-010-143

To whom it may concern:

I am co-trustee of the Fellion-Dos Santos Trust, owner of record of the property known as 13650 Valley Vista Court in Pine Grove, California, which is the subject of a pending land division application. I hereby grant consent for and authorize Robin D. Peters, P.E. of Delta Engineering, Inc., to represent me before the County and to act as my agent for the purpose of permitting, entitlements and other matters associated with the subject land division application. Please ensure that copies of all relevant correspondence and notifications are forwarded to Mr. Peters for his consideration.

Thank you for your cooperation. Should you have any questions, please be certain to contact me.

Very truly yours,

Antonia Dos Santos, Co-trustee  
Fellion-Dos Santos Trust

*Antonia M. Dos Santos*  
*Michael H. Kellomaki Co-Trustee*

cc: Robin D. Peters, P.E. – Delta Engineering, Inc.



RECORDING REQUESTED BY:  
Antonia M. Dos Santos  
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS:  
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO  
Antonia M. Dos Santos  
3125 Murchison Way  
Carmichael, CA 95608

**Amador Recorder**  
**Kimberly L. Grady**  
**DOC - 2022-0005592**  
Account: Public  
Friday, June 24, 2022 10:38  
Total Paid: \$93.00

Order No.:  
Escrow No:

counter1/1 - 3

A.P.N.: 038-010-143

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

### TRUST TRANSFER DEED

**GRANT DEED (EXCLUDED FROM REAPPRAISAL UNDER PROPOSITION 13, I.E., CALIF. CONST. ART 13A§1 ET.SEQ.)**

THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT:  
THERE IS NO CONSIDERATION FOR THIS TRANSFER.

DOCUMENTARY TRANSFER TAX IS \$ 0

[ ] Computed on full value of property conveyed, or [ ] computed on full value less value of liens or encumbrances remaining at time of sale or transfer

There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number)

This conveyance transfers an interest into a living trust R&T 11930

Unincorporated area: Pine Grove [ ] city of \_\_\_\_\_ AND \_\_\_\_\_

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

Transfer to a revocable trust; [ ] Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;

[ ] Transfer to a trust where the trustor or the Trustor's spouse is the sole beneficiary; [ ] Change of trustee holding title;

[ ] Transfer from trust to trustor or Trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.

[ ] Other: \_\_\_\_\_

GRANTOR(S): Antonia M. Dos Santos *AKA Antonia Dos Santos, a married woman as her sole and separate property*  
hereby GRANT(S) TO: Michael H. Fellion and Antonia Dos Santos Trustees of the Fellion-Dos Santos Trust

the following described real property in the  
County of Amador, State of California:  
See Exhibit A attached hereto for legal description

Dated: 06/21/2022  
Michael H. Fellion  
Michael H. Fellion Trustee

06/21/2022  
Antonia Dos Santos  
Antonia M. Dos Santos  
AKA Antonia Dos Santos

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_ )SS.  
On \_\_\_\_\_ before me, \_\_\_\_\_ (insert name) Notary Public,  
personally appeared \_\_\_\_\_

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

SEE ATTACHED FOR  
REQUIRED CALIFORNIA  
WORDING  
(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Sacramento }  
On June 21, 2022 before me, Rinku Sangeeta Bonds Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Michael H. Fellion  
Name(s) of Signer(s)  
Antonia Dos Santos

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature dBonds  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Trust Transfer Deed

Document Date: June 21, 2022 Number of Pages: 3 total

Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Michael H. Fellion

Signer's Name: Antonia Dos Santos

Corporate Officer – Title(s): \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Partner –  Limited  General

Individual  Attorney in Fact

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Other: \_\_\_\_\_

Signer is Representing: SELF

Signer is Representing: SELF

## **EXHIBIT A**

**A PARCEL OF LAND SITUATED IN THE COUNTY OF AMADOR, STATE OF CALIFORNIA, BEING ALL THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 12 EAST, MOUNT DIABLO MERIDIAN, LYING SOUTH AND EAST OF THE IRISHTOWN PINE GROVE -- WIELAND COUNTY ROAD AND SOUTH AND WEST OF THE SPAGNOLI MINE COUNTY ROAD,**

**EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND CONVEYED TO LEE H. SMITH, ET UX, BY INSTRUMENT RECORDED IN THE OFFICE OF THE RECORDER OF AMADOR COUNTY IN BOOK 261 OF OFFICIAL RECORDS AT PAGE 353.**

# Vesting Tentative Parcel Map No. 2919

## ENVIRONMENTAL INFORMATION

### General Information

Project Name: Vesting Tentative Parcel Map No. 2919 – Dos Santos

Date filed: \_\_\_\_\_ File No.: \_\_\_\_\_

Applicant & Landowner: Antonia Dos Santos, co-trustee of the Fellion-Dos Santos Trust  
P.O. Box 11  
Pine Grove, CA 95665  
916-541-8707

Agent: Robin D. Peters, P.E.  
Delta Engineering, Inc.  
41 Main Street  
Jackson, CA 95642  
(209) 223-1441  
[rpeters@deltaengineeringinc.com](mailto:rpeters@deltaengineeringinc.com)

Assessor's Parcel No.: 038-010-143

Existing Zoning District: R1-A

Existing General Plan: AT

Existing Use of Parcels: Rural residential

Proposed Use of Parcels: No change

Other permits & public approvals required: None.

### Written Project Description

Parcel Map no. 2919 proposes to divide a single parcel comprising approximately 29 acres into three parcels to facilitate estate planning. Parcels range in size from 8.3 acres to 11.8 acres. The property is located near the northerly intersection of Irishtown Road and Spagnoli Mine Road approximately 0.6 miles south of the community of Pine Grove. No changes in land use are proposed.

1. Site Size: Approximately 29 acres.
2. Square Footage of Existing/Proposed Structures:  
 - Misc. outbuildings of various size (well shed, storage shed, etc.)  
 - No current information on future dwelling sizes
3. Number of Floors of Construction: N/A
4. Amount of Off-street Parking: N/A
5. Source of Water: Pine Grove Community Services District
6. Sewage Disposal: Individual on-site septic systems
7. Plans: N/A
8. Proposed Scheduling of Construction: N/A
9. Phasing: Final maps may be recorded in phases with phase boundaries to be determined by market conditions.
10. Associated Projects: None
11. Land Division Project: See attached Vesting Tentative Parcel Map 2919
12. Residential Project: units, sizes, prices, types: Single family detached.
13. Commercial Projects: N/A
14. Industrial Projects: N/A
15. Institutional Projects: N/A
16. Variance, CUP, rezone: N/A

**Additional Information.** Are the following items applicable to the project or its effects?

**YES NO**

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features of any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale or character of general area of project.                                |

*There are 12 adjoining residential parcels, having an average size of 2.6 acres (ranging from 0.6 ac. to 11.5 ac.). The proposed parcels are similar in size to other residential parcels in the area.*

- 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.

*Ground slopes on the subject property vary, with some areas greater than 10 percent. The parcel boundaries have been selected to maximize usable area and minimize grading associated with homesite development.*

- 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?

### **Environmental Setting**

29. Existing Site: The subject property comprises approximately 29 acres of land near the northerly intersection of Irishtown Road and Spagnoli Mine Road approximately 0.6 miles south of the unincorporated community of Pine Grove. The property currently supports a well, a septic system, and a small pad intended for a future home. Valley Vista Court, a private roadway bisecting the property, provides a natural boundary between parcels and serves as access to seven other properties.



The property is dominated by a prominent central ridgeline, sloping easterly and westerly from the ridge. Vegetative cover consists primarily of stands of oak, pine, madrone and manzanita with scattered non-native grasses. Soils are mapped by the USDA as those of the Sites series. Sites series soils are well drained, shallow to moderately deep gravelly loams of metasedimentary parent. There are no water bodies on the subject property.

30. Surrounding Properties: Surrounding land uses consist of rural-density single-family dwellings (north, south, east and west). Adjoining residential properties range in size from 0.6 acres to 11.5 acres, averaging just over 2.6 acres.

31. Hazardous Excavations: The presence or absence of mine shafts, tunnels, air shafts or open hazardous excavations has not been confirmed.

### Proposed Improvements

No improvements are proposed at this time. The proposed division is intended facilitate estate planning.

### Military Installations & Airspace Considerations

The project site is not located within 1000' of a military installation, beneath a low-level flight path, or within special use airspaces.

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.

Date: 02-08-24



For: Delta Engineering, Inc., agent



1" = 100'  
C.I. = 10'

# VESTING TENTATIVE PARCEL MAP No. 2919 for ANTONIA DOS SANTOS

BEING A PORTION OF THE NORTH HALF OF  
SECTION 4, T.6 N., R.12 E., M.D.M.

AMADOR COUNTY, CALIFORNIA

FEBRUARY, 2024

### OWNERS & SUBDIVIDERS:

Fellion - Dos Santos Trust  
c/o Antonia Dos Santos, Co-trustee  
PO Box 11  
Pine Grove, CA 95665  
(916) 541-8707

### PREPARED BY:

DELTA ENGINEERING, INC.  
Robin D. Peters, P.E. RCE No. 58604  
41 Main Street  
Jackson, CA 95642  
(209) 223-1441

### GENERAL NOTES

- DEED REFERENCE: INS. NO. 2022-0005592
- MAP REFERENCES: N/A
- ASSESSOR'S PARCEL NUMBER: 038-010-143
- TOTAL ACREAGE: 29.1± AC.
- TOTAL NUMBER OF PROPOSED PARCELS: 3
- EXISTING LAND USE: RURAL RESIDENTIAL
- PROPOSED LAND USE: NO CHANGE
- EXISTING ZONING: R1-A
- PROPOSED ZONING: NO CHANGE
- EXISTING GENERAL PLAN DESIGNATION: A-T
- PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
- WATER SUPPLY: PINE GROVE COMMUNITY SERVICES DISTRICT
- SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
- PROPOSED UTILITIES: NO CHANGE
- POWER: PACIFIC GAS & ELECTRIC CO.
- TELEPHONE SERVICE: A.T. & T.
- SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
- FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
- CONTOUR INTERVAL: 10 FEET BASED ON AERIAL PHOTOGRAMMETRY (2008)
- THE PURPOSE OF THIS SUBDIVISION IS ESTATE PLANNING.
- BUILDING SETBACKS ARE TO COMPLY WITH COUNTY ZONING CHAPTER 19.44 AND WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS). THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS.
- THIS PROPERTY IS NOT WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A LOW LEVEL FLIGHT PATH OR WITHIN SPECIAL AIRSPACE AS DEFINED IN SECTION 21098 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN URBANIZED AREA AS DEFINED IN SECTION 65944.

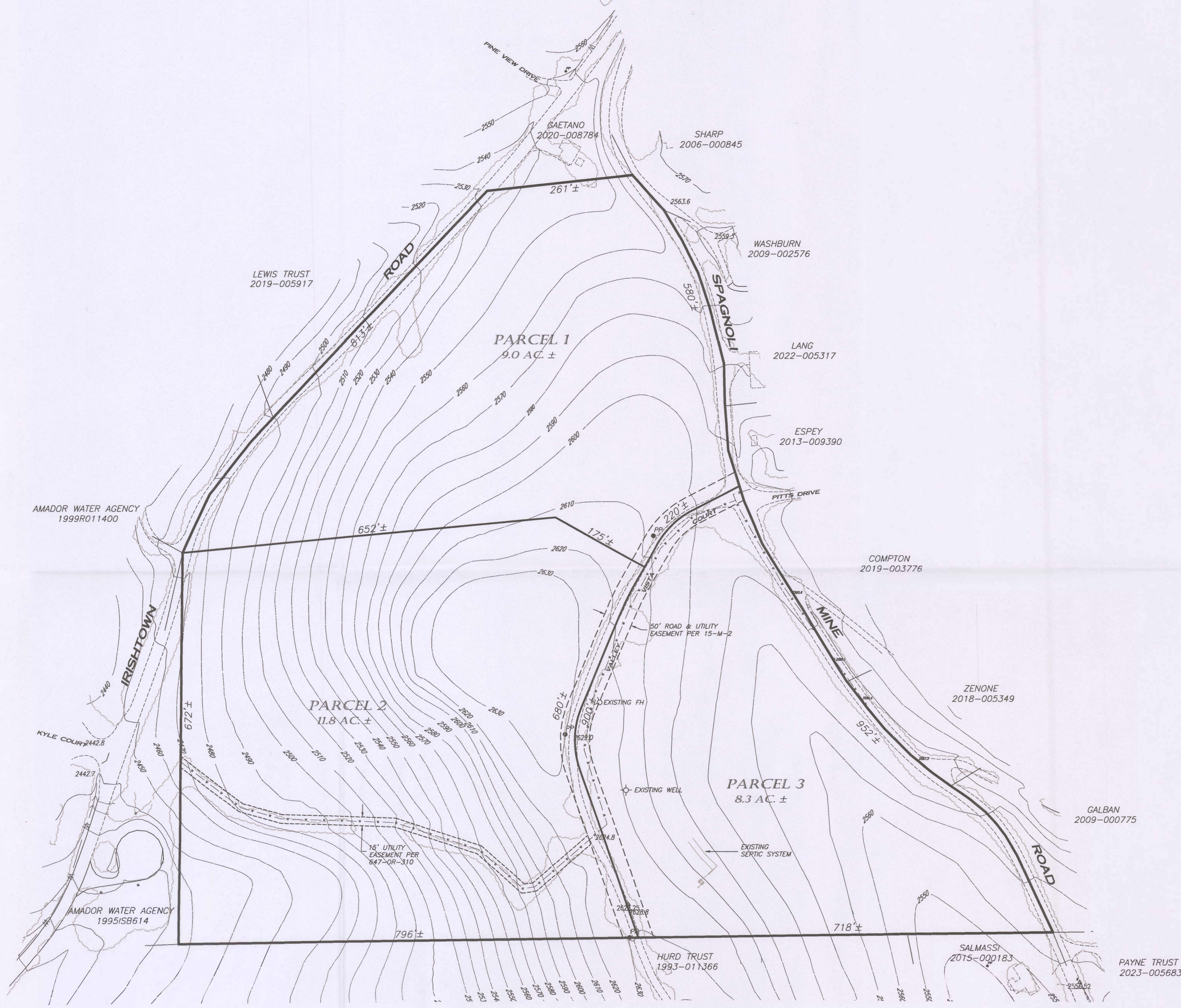
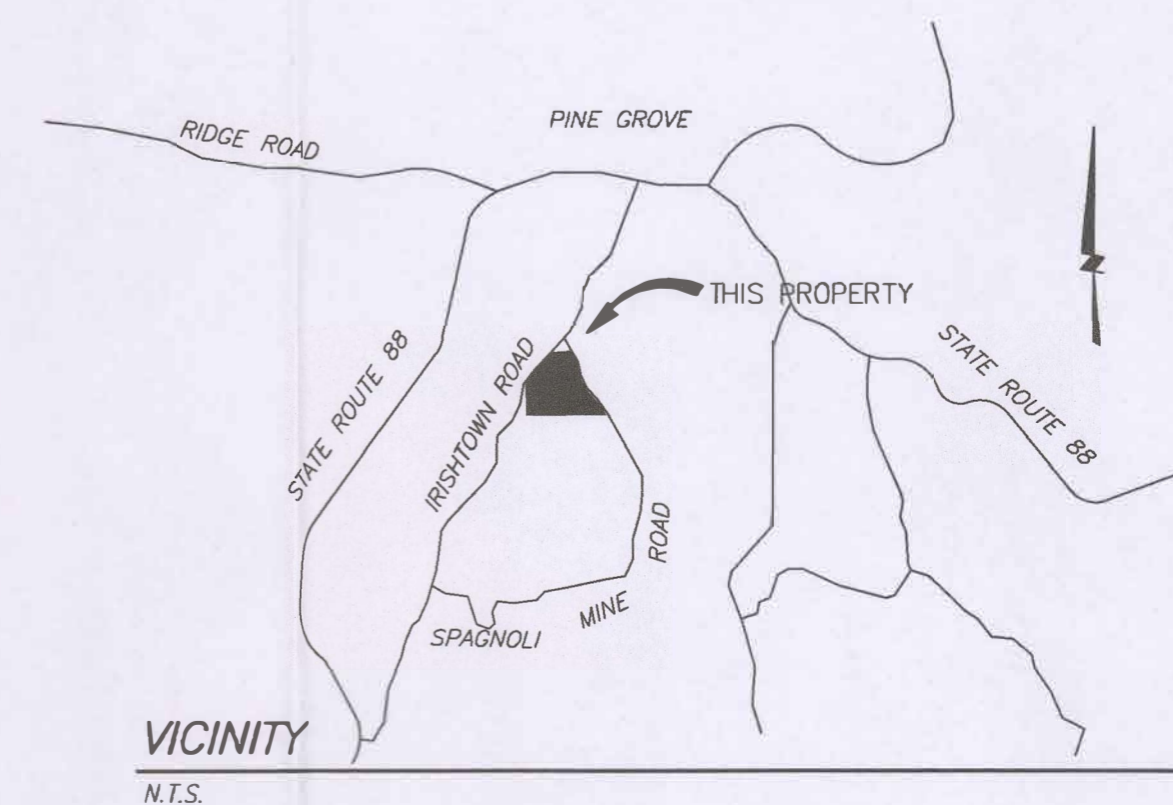
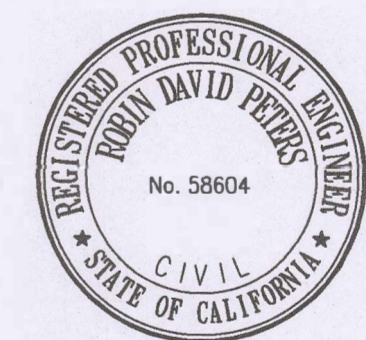
### AGENT'S CERTIFICATE:

I AM THE AGENT FOR THE SUBDIVIDER, WHO CONSENTS TO THE FILING OF THIS PARCEL MAP APPLICATION IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 7 DIVISION 2 OF THE CALIFORNIA GOVERNMENT CODE, THE SUBDIVISION MAP ACT.

*Robin D. Peters*

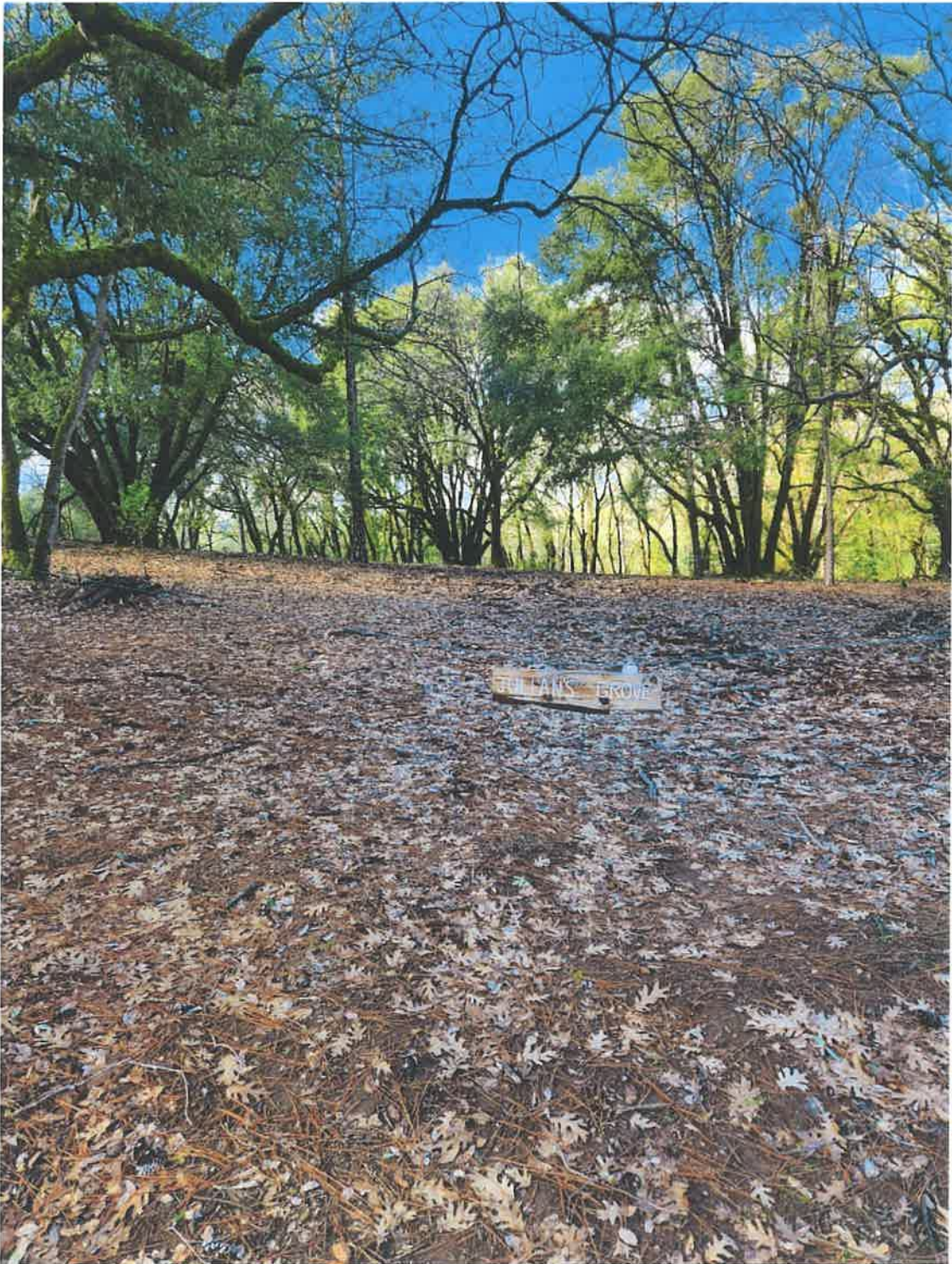
ROBIN D. PETERS, P.E.  
RCE No. 58604

02-08-24  
DATE:

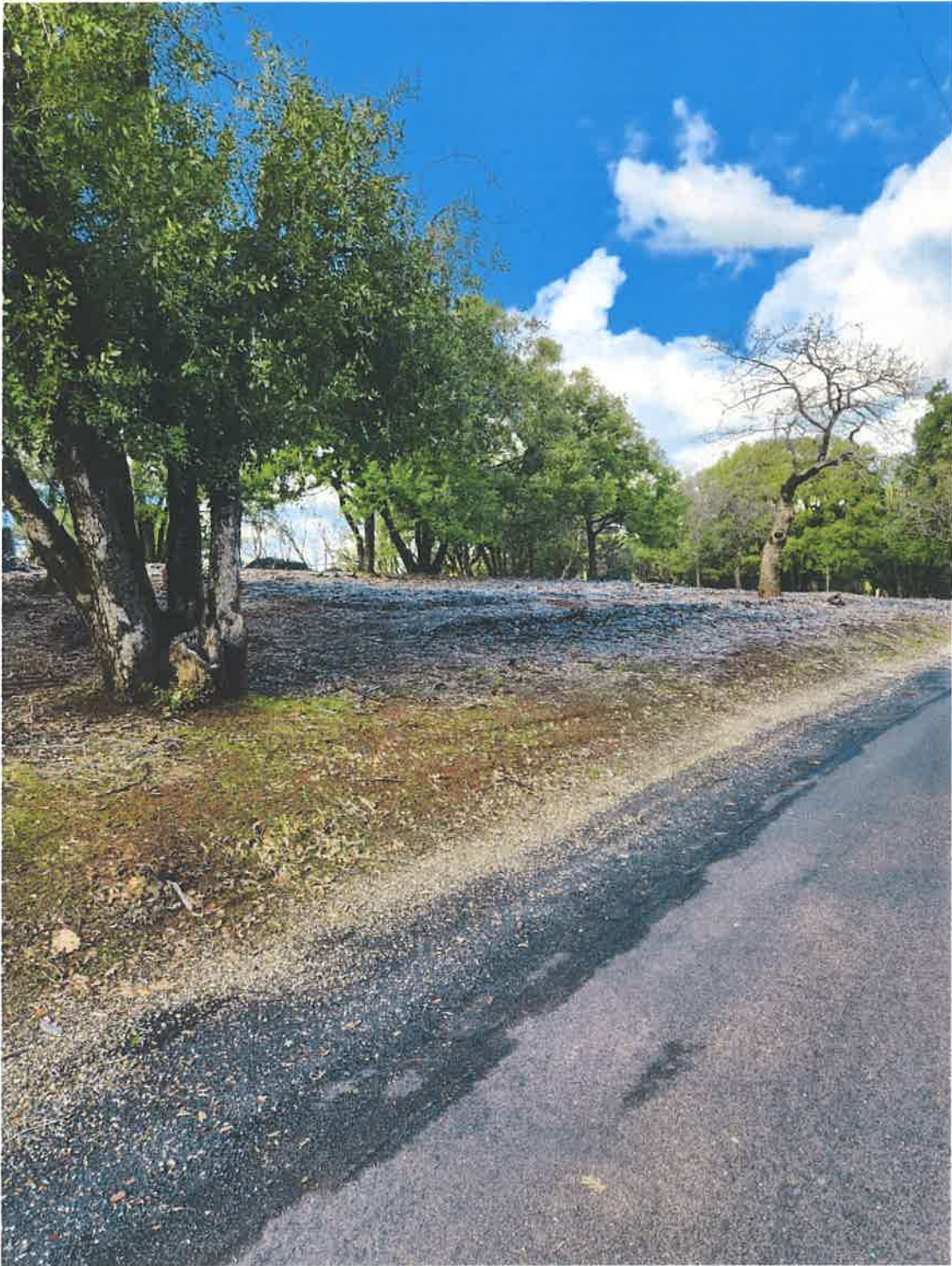


**DELTA ENGINEERING, INC.**  
ENGINEERING LAND DEVELOPMENT  
PLANNING ENVIRONMENTAL PERMITTING  
41 MAIN STREET JACKSON, CA 95642  
209-223-1441 INFO@DELTAENGINEERINGINC.COM

DOS SANTOS VPM - AMADOR CO. #230114



Parcel 1  
Looking northwesterly from Valley Vista Court



Parcel 2  
Looking northwesterly from Valley Vista Court



Parcel 2  
Looking westerly from Valley Vista Court



Parcel 3  
Looking easterly from Valley Vista Court

**Preliminary Report Top Sheet**

PLEASE HELP US STAY ON TOP OF YOUR TRANSACTION

***If any of these questions are answered "Yes", or if you have questions about the below, please contact your Escrow Officer***

- Have any of the parties recently filed bankruptcy?
- Do any of the parties plan to use a Power of Attorney?
- Are any of the parties going through a divorce? If so, is there an attorney involved?
- Is anyone currently vested in title deceased?
- Do any of the parties NOT have a valid photo ID?
- Is there construction work in progress or incomplete construction?
- Is there a mobile or manufactured home on the property?
- Are the sellers a non-resident alien or a foreign out of country seller?
- Is the property an investment property or not considered seller's principal residence?
- Will a new entity be formed, i.e. Partnership, LLC, Corporation?
- If parties are currently vested or acquiring title in their trust, have bank accounts been established in the name of the Trust?
- Will any of the parties be participating in a 1031 Exchange?
- Are any of the parties unable to sign in our office?

**Thank you for choosing  
Amador County's oldest title company  
Western Land Title Company, Inc.  
Issuing Agent for WESTCOR Land Title Insurance Company**

Order No. 42849-TO

**Western Land Title Company, Inc.**

Issuing Agent for WESTCOR Land Title Insurance Company  
34A Summit Street  
Jackson, CA 95642  
Ph. 209-223-0482 Fax 209-223-0532  
California Department of Insurance License No. 222

Date: February 16, 2024

Our Order No.: 42849-TO

Reference: Fellion Dos-Santos Trust

**Issued for the use of:**

Delta Engineering  
Attn: Wendy

**When Replying Please Contact:**

Escrow Officer	: Evelyn Ryan	Email: <a href="#">N/A</a>
Title Officer	: Stacy Toma	
Title Examiner	: Alisha Tamantini	Email: <a href="mailto:titleonly@westernlandtitle.com">titleonly@westernlandtitle.com</a>

**PRELIMINARY REPORT**

In response to the above referenced application for a Policy of Title Insurance, **WESTERN LAND TITLE COMPANY, INC.**, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein, hereinafter set forth insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and limitations on Covered Risks of said Policy or Policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the Policy forms should be read. They are available from the Office which issued this Report.

**Please read the Exceptions shown or referred to below and the Exceptions and Exclusions set forth in Exhibit A of this Report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the Title Insurance Policy and should be carefully considered. It is important to note that this Preliminary Report is not a written representation as to the conditions of title and may not list all liens, defects and encumbrances affecting title to the land.**

This Report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a Policy of Title Insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a Policy of Title Insurance, a Binder or Commitment should be requested.

By: stoma  
Title Officer



Order No. 42849-TO

Proposed Buyer/Borrower: N/A

Proposed Insured: N/A

Proposed Loan Amount: N/A

Property Address: Vacant Land known as 13600 Valley Vista Ct., Pine Grove, CA 95665

Effective Date: February 1, 2024 @7:30 a.m.

The form of Policy of Title Insurance contemplated by this Report is:

**PRELIMINARY TITLE REPORT FOR MAPPING PURPOSES**

The estate or interest in the land described or referred or covered by this Report is:

**A FEE**

Title to said estate or interest at the date hereof is vested in:

**MICHAEL H. FELLION AND ANTONIA DOS SANTOS TRUSTEES OF THE FELLION-DOS SANTOS TRUST**

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

**FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO**

Order No. 42849-TO

**EXHIBIT "A"**

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

A Parcel of land situated in the County of Amador, State of California, being all that portion of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 4, Township 6 North, Range 12 East, Mount Diablo Meridian, lying South and East of the Irishtown Pine Grove – Wieland County Road and South and West of the Spagnoli Mine County Road.

EXCEPTING THEREFROM that certain parcel of land conveyed to Lee H. Smith, et ux, by instrument recorded in the Office of the Recorder of Amador County in Book 261 of Official Records, at Page 353.

APN: 038-010-143-000

\*\*\*\*\*

**EXCEPTIONS**

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said Policy form would be as follows:

1. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.
2. Rights of the public, County and/or City, in and to that portion of said land lying within the lines of Valley Vista Court, Spagnoli Mine Road and Irish Town Road.
3. Any facts, rights, interests or claims which an accurate survey would show.
4. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following:

Granted to	:	Charles Greve
For	:	Right of way
Recorded	:	September 11, 1936 in Book 2, Page 36 Amador County Official Records
Affects	:	Over "present roads" not locatable as of the date of said Deed.

5. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following:

Instrument	:	Grant Deed
Granted to	:	George M. Hurd, Harold P. Hurd, and Albert G. Wurm
For	:	A non-exclusive 50 foot easement for road and utility purposes known as Valley Vista Court.
Recorded	:	June 4, 1969 in Book 184, Page 140 Amador County Official Records
Affects	:	See referenced document for full particulars.

6. Terms and conditions contained in the Fellion-Dos Santos Trust as disclosed by a Trust Transfer Deed recorded June 24, 2022 as Instrument No. 2022-0005592, Amador County Official Records.

NOTE: The requirement that:

A Certification of Trust be furnished in accordance with Probate Code Section 18100.5. The Company reserves the right to make additional exceptions and/or requirements upon review of the above.

Order No. 42849-TO

7. Any question of delivery, defect or invalidity in the title to said land arising out of or occasioned by the Deed,

Dated : June 21, 2022  
From : Antonia M. Dos Santos AKA Antonia Dos Santos, a married woman as her sole and separate property  
To : Michael H. Fellion and Antonia Dos Santos Trustees of the Fellion-Dos Santos Trust  
Recorded : June 24, 2022 as Instrument No. 2022-0005592 Amador County Official Records  
Returned to Address : Antonia M. Dos Santos  
3125 Murchison Way  
Carmichael, CA 95608

NOTE: In connection therewith, this Company requires that a "new deed" or estoppel affidavit from Antonia M. Dos Santos AKA Antonia Dos Santos, a married woman as her sole and separate property be duly executed and acknowledged in one of our offices or an affiliate's and perhaps recorded.

8. We find no open Deeds of Trust of record. Please verify by inquiry of Escrow Personnel and/or Agents whether or not we have overlooked something and advise the Title Dept. accordingly prior to closing.
9. NOTE: Information in possession of this Company indicates the possibility of a division of land ownership. If such division is in fact contemplated, the transaction would appear to fall within the purview of the Subdivision Map Act (66410 et seq. Government Code).

As a prerequisite to the Company's participation in land division transactions, compliance with one of the following provisions of the Subdivision Map Act will be required:

- a. The recording of a subdivision map in compliance with statutes or related local ordinances; or
  - b. The recording of a parcel map in compliance with statutes or related local ordinances; or
  - c. The recording of a Certificate of Compliance, as provided by statute; or
  - d. The recording of a waiver as provided by Government Code Section 66428; or
  - e. Submission of other satisfactory evidence of compliance with or non-violation of the Act.
10. NOTE: The requirement that a copy of the tentative or preliminary map be furnished to this company for review.

**INFORMATIONAL NOTES**

The information herein set forth is supplemental to the Preliminary Report.

- A) According to the public records, there have been no Deed(s) conveying the property in this Report within twenty-four (24) months prior to the date of this Report, except as for:

Instrument : Interspousal Transfer Grant Deed  
Grantor : Roberta Jean Carroll, spouse of grantee  
Grantee : Charles Carroll, III a married man as his sole and separate property  
Recorded : May 2, 2022 as Instrument No. 2022-0004016  
Amador County Official Records

Instrument : Grant Deed  
Grantor : Susan Hilary Heijmen, an unmarried woman and Charles Carroll, III, a married man as his sole and separate property who acquired title as Susan Heijmen and Charles Carroll, III  
Grantee : Antonia M. Dos Santos, a married woman as her sole and separate property  
Recorded : May 2, 2022 as Instrument No. 2022-0004017  
Amador County Official Records

Instrument : Interspousal Transfer Grant Deed  
Grantor : Michael Fellion, spouse of the grantee  
Grantee : Antonia M. Dos Santos, a married woman as her sole and separate property  
Recorded : May 2, 2022 as Instrument No. 2022-0004018  
Amador County Official Records

Instrument : Trust Transfer Deed  
Grantor : Antonia M. Dos Santos AKA Antonia Dos Santos, a married woman as her sole and separate property  
Grantee : Michael H. Fellion and Antonia Dos Santos Trustees of the Fellion-Dos Santos Trust  
Recorded : June 24, 2022 as Instrument No. 2022-0005592  
Amador County Official Records

- B) Property Address: Vacant Land known as 13600 Valley Vista Ct., Pine Grove, CA 95665

- C) This property appears to be in an Unincorporated Area

Order No. 42849-TO

- D) Taxes and assessments, general and special, for the fiscal year 2023-24, are PAID as follows:

Assessor's Parcel No.	:	038-010-143-000
Code Area	:	052-086
1 <sup>st</sup> Inst.	:	\$723.91
2 <sup>nd</sup> Inst.	:	\$723.91
Land	:	\$142,545.00
Improvement Value	:	\$0
P.P Value	:	\$0
Exemption	:	\$0

The installments shown above include the following charges per installment:

- |    |                                    |   |          |
|----|------------------------------------|---|----------|
| a) | County General                     | : | \$712.72 |
| b) | ACUSD 2002 Bond                    | : | \$8.55   |
| c) | AFPD Amador Fire Protection Dist . | : | \$2.64   |
- E) The map attached, if any, may or may not be a survey of the land depicted hereon. This company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.
- F) NOTE: RECORDING TIMES FOR AMADOR COUNTY ARE AS FOLLOWS:

9:00 A.M. AND 2:00 P.M.

CUT OFF TIME TO RELEASE YOUR RECORDING IS 3:00 P.M. THE DAY PRIOR TO ANTICIPATED RECORDING.

SAME DAY RECORDINGS ARE ALLOWED ONLY UNDER CERTAIN CIRCUMSTANCES.

PLEASE ADVISE US IN ADVANCE OF YOUR PROPOSED RECORDINGS SO THAT WE MAY BEST ACCOMMODATE YOUR NEEDS.

NOTE: PLEASE BE ADVISED THAT OUR COUNTY RECORDER **WILL NOT** ACCEPT FAXED COPIES OF DOCUMENTS FOR RECORDING. ALL DOCUMENTS THAT ARE SENT TO US TO RECORD MUST BE ORIGINAL COPIES

**BUYER'S NOTE:**

If an ALTA Residential Owner's Policy is requested and if the property described herein is determined to be eligible for this policy, the following Exceptions From Coverage will appear in the policy:

1. Taxes or assessments which are not shown as liens by the public records or by the records of any taxing authority.
2. (a) Water rights, claims or title to water; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) unpatented mining claims; whether or not the matters exception under (a), (b) or (c) are shown by the public records.
3. Any rights, interest or claims of parties in possession of the land which are not shown by the public records.
4. Any easements or liens not shown by the public records. This exception does not limit the lien coverage in Item 8 of the Covered Title Risks.
5. Any facts about the land which a correct survey would disclose and which are not shown by the public records. This exception does not limit the forced removal coverage in Item 12 of the Covered Title Risks.

**This Report is subject to a minimum cancellation charge of \$500.00, as required by Section 12404 of Insurance Code and Rule 2 of Department of Insurance Bulletin No. NS-35E.**

**CALIFORNIA "GOOD FUNDS" LAW**

Effective **January 1, 1990**, California Insurance Code Section 12413.1, (Chapter 598, Statutes of 1989), prohibits a Title Insurance Company, controlled Escrow Company, or Underwritten Title Company from disbursing funds, from an Escrow or Sub-escrow account, (**EXCEPT** for funds deposited by **WIRE TRANSFER, ELECTRONIC PAYMENT** or **CASH**) until the day these funds are made available to the depositor pursuant to Part 229 of Title 12 of the Code of Federal Regulations (Reg. CC). Items such as **CASHIER'S CERTIFIED** or **TELLER'S CHECKS** may be available for disbursement on the business day following the business day of deposit; however, other forms of deposit may cause extended delays in closing the escrow or sub-escrow.

# NOTICE

If this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void. Any person holding an interest in this property may request that the county recorder remove the restrictive covenant language pursuant to subdivision (c) of Section 12956.1 of the Government Code.





**Notice of Privacy Policy**

**of**

**Westcor Land Title Insurance Company**

Westcor Land Title Insurance Company ("WLTIC") values its customers and is committed to protecting the privacy of personal information. In keeping with that philosophy, we have developed a Privacy Policy, set out below, that will ensure the continued protection of your nonpublic personal information and inform you about the measures WLTIC takes to safeguard that information.

**Who is Covered**

We provide our Privacy Policy to each customer when they purchase an WLTIC title insurance policy. Generally, this means that the Privacy Policy is provided to the customer at the closing of the real estate transaction.

**Information Collected**

In the normal course of business and to provide the necessary services to our customers, we may obtain nonpublic personal information directly from the customer, from customer-related transactions, or from third parties such as our title insurance agents, lenders, appraisers, surveyors or other similar entities.

**Access to Information**

Access to all nonpublic personal information is limited to those employees who have a need to know in order to perform their jobs. These employees include, but are not limited to, those in departments such as legal, underwriting, claims administration and accounting.

**Information Sharing**

Generally, WLTIC does not share nonpublic personal information that it collects with anyone other than its policy issuing agents as needed to complete the real estate settlement services and issue its title insurance policy as requested by the consumer. WLTIC may share nonpublic personal information as permitted by law with entities with whom WLTIC has a joint marketing agreement. Entities with whom WLTIC has a joint marketing agreement have agreed to protect the privacy of our customer's nonpublic personal information by utilizing similar precautions and security measures as WLTIC uses to protect this information and to use the information for lawful purposes. WLTIC, however, may share information as required by law in response to a subpoena, to a government regulatory agency or to prevent fraud.

**Information Security**

WLTIC, at all times, strives to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against its unauthorized access. We maintain physical, electronic and procedural safeguards in compliance with federal standards to protect that information.

*The WLTIC Privacy Policy can also be found on WLTIC's website at [www.wltic.com](http://www.wltic.com).*

**CLTA PRELIMINARY REPORT FORM  
Exhibit A (06-05-14)**

**CLTA STANDARD COVERAGE POLICY - 1990**

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

Order No. 42849-TO

### **EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

### **CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

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4. Risks:

- a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
- b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
- c. that result in no loss to You; or
- c. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:

- a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
- b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

- 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
- 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
- 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- I For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount shown in Schedule A or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount shown in Schedule A or \$2,500.00 (whichever is less)	\$5,000.00

## 2006 ALTA LOAN POLICY (06-17-06)

### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

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7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records.

This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**EXCEPTIONS FROM COVERAGE**

[Except as provided in Schedule B - Part II, or This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

**[PART I**

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]

**PART II**

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

**2006 ALTA OWNER'S POLICY (06-17-06)  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

### ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.



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2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



**VESTING**  
**TENTATIVE PARCEL MAP No. 2919**  
**for**  
**ANTONIA DOS SANTOS**  
 BEING A PORTION OF THE NORTH HALF OF  
 SECTION 4, T.6 N., R.12 E., M.D.M.  
 AMADOR COUNTY, CALIFORNIA  
 FEBRUARY, 2024

**OWNERS & SUBDIVIDERS:**

Felton - Dos Santos Trust  
 c/o Antonia Dos Santos, Co-Trustee  
 PO Box 11  
 Pine Grove, CA 95665  
 (916) 541-8707

**PREPARED BY:**

DELTA ENGINEERING, INC.  
 Robyn D. Peters, P.E. RCE No. 58604  
 41 Main Street  
 Jackson, CA 95642  
 (209) 223-1441

**GENERAL NOTES**

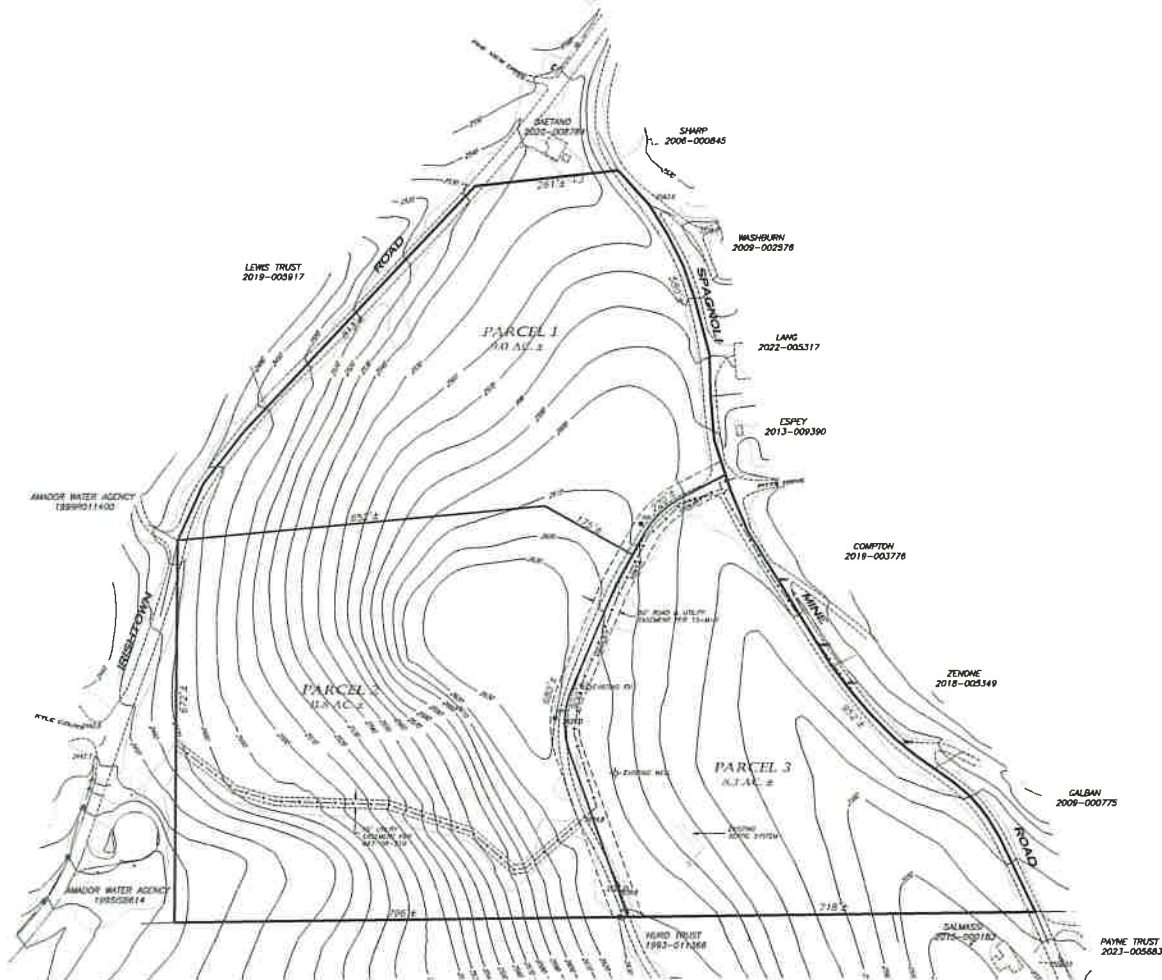
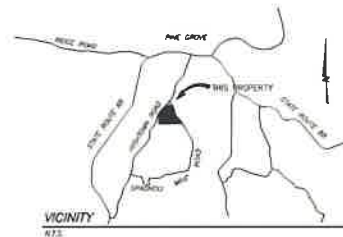
1. SETS REFERENCE: PLS. NO. 2027-0005592
2. MAP REFERENCE: N/A
3. ASSESSOR'S PARCEL NUMBER: 038-010-143
4. TOTAL ACREAGE: 291.9 AC.
5. TOTAL NUMBER OF PROPOSED PARCELS: 3
6. EXISTING LAND USE: RURAL RESIDENTIAL
7. PROPOSED LAND USE: NO CHANGE
8. EXISTING ZONING: RA-A
9. PROPOSED ZONING: NO CHANGE
10. EXISTING GENERAL PLAN DESIGNATION: A-1
11. PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
12. WATER SUPPLY: PINE GROVE COMMUNITY SERVICES DISTRICT
13. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
14. PROPOSED UTILITIES: NO CHANGE
15. POWER: PACIFIC GAS & ELECTRIC CO.
16. TELEPHONE SERVICE: A.T. & T.
17. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
18. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
19. CONTOUR INTERVAL: 10 FEET BASED ON AERIAL PHOTOGRAMMETRY (2006)
20. THE PURPOSE OF THIS SUBDIVISION IS ESTATE PLANNING.
21. BUILDING SETBACKS ARE TO COMPLY WITH COUNTY ZONING CHAPTER 19.44 AND WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS). THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS.
22. THIS PROPERTY IS NOT WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A LOW LEVEL FLIGHT PATH OR WITHIN SPECIAL AIRSPACE AS DEFINED IN SECTION 21098 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN UNBRANDED AREA AS DEFINED IN SECTION 65944.

**AGENT'S CERTIFICATE:**

I AM THE AGENT FOR THE SUBDIVIDER WHO CONSENTS TO THE FILING OF THIS PARCEL MAP APPLICATION IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 7 DIVISION 2 OF THE CALIFORNIA GOVERNMENT CODE, THE SUBDIVISION MAP ACT.

  
 ROBYN D. PETERS, P.E.  
 RCE No. 58604

DATE: 07-08-24



INDEMNIFICATION

Project: VESTING TENTATIVE PARCEL MAP NO. 2919

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:

Owner (if different than Applicant):

Antonia M. Dos Santos <sup>CO</sup> trustee  
Signature

Antonia M. Dos Santos

Michael H. Felton <sup>G</sup>  
Signature

Michael H. Felton

SEE ATTACHED FOR  
REQUIRED CALIFORNIA  
WORDING

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Sacramento }

On February 12, 2024 before me, Rinku Sangeeta Bonds Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Antonia M. Dos Santos  
Name(s) of Signer(s)  
Michael H. Fellion

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature rbonds  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Indemnification

Document Date: February 12, 2024 Number of Pages: 2 total

Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Antonia m. Dos Santos

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: Fellion - Dos Santos Trust

Signer's Name: Michael H. Fellion

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: Fellion - Dos Santos Trust

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

3 March 2024

Dear Mr. Beatty,

On Saturday, February 17, 2024, I visited the property owned by Antonia Dos Santos on Spagnoli Mine Road in Pine Grove (APN 038-010-143) for the purpose of evaluating the proposed subdivision of the 29 acre parcel into three smaller parcels. I was requested to conduct this Oak Woodlands Assessment by Mr. Robin Peters of Delta Engineering.

I previously evaluated this same parcel when it was owned by Susan H. Heijmen & Charles Carroll and it was proposed to subdivide the property into five (5) parcels. At that time, I determined that the property was an oak woodland and, absent any future landowner's desire to completely remove all native oaks, that the proposal would not result in an overall reduction of oak woodlands.

The current proposal by the new owner is to subdivide the property into two fewer parcels and that the new parcels would be 9.0, 11.8 and 8.3 acres, respectively. The portion of the original parcel that extended to the east across Spagnoli Mine Road was separated from the original property and sold to Maryanne Galban at some point since 2007 (2009?). The proposed Dos Santos parcels are larger than the original proposal under Heijman/Carroll and all three have logical and rational building sites on them. I mention this because if proposed building sites are on steeper slopes, the amount of cut and fill necessary to build results in a larger area where native oaks would need to be removed.

The original forest inventory that I conducted revealed that there was an average of 80.5 trees per acre with an average basal area per acre of 67.1 square feet. My recent examination of the property revealed that the oak stocking level is much the same. There may have been a few trees removed since 2007, but not a significant enough number to have made a difference in the oak canopy coverage. There has been an effort to reduce the amount of manzanita stocking on the property and a fair amount of the proposed parcel #1 has been masticated, leaving a stand of oak trees over open ground.

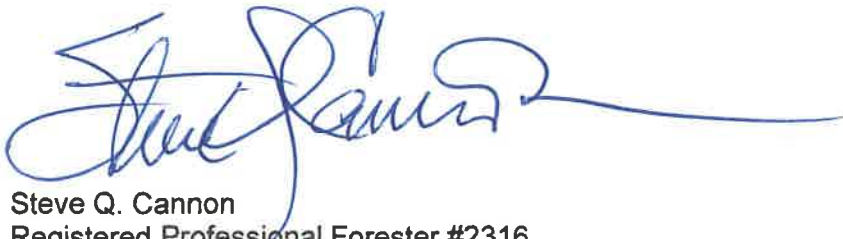
It is apparent that if three residences were to be built on the logical building sites, the reduction of oak canopy coverage would not be more than 6 acres over the 29.1 acre parcel. This would result in an area of 23.1 acres still forested with native oaks. Therefore, 79% of the property will still be classified as oak woodland, even after subdivision and construction on 2 acres of each proposed parcel. If the future landowners wanted to thin the oak forest by removing 50% of the current oak stocking, there would still be sufficient oak trees to qualify as oak woodland. In fact, my recommendation would be that they do that very thing, since the weighted average diameter of 11 inches would then increase over time as a result of the residual trees being released to more fully access soil moisture and nutrients and sunlight. The remaining trees would increase their crown diameters and this would also ensure that the area was maintained as oak woodland.

My professional opinion is that this proposed subdivision will not have a significant impact on the oak woodland in the Pine Grove area since the parcel sizes will still permit the oak forest to be perpetuated. Of course, there is no local ordinance that would prevent a future landowner from completely clearing the ground of oak trees for other uses, such as cultivating fruit trees or grapes. But these uses are exempt from the State ordinance anyway.

So, to reiterate, I cannot see that PRC 21084.4 (Oak Woodlands Ordinance) would prevent Ms Dos Santos from subdividing this parcel for residential development. There are sufficient oak trees on all the proposed parcels to ensure that oak forest is maintained and that the wildlife habitat that is intended to be protected by this ordinance is also maintained and protected. This proposal is typical of most subdivisions of oak woodland that I have seen, in that wholesale conversion of oak woodland to another use is not being proposed.

If you have any questions, please feel free to give me a call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Cannon", with a long horizontal flourish extending to the right.

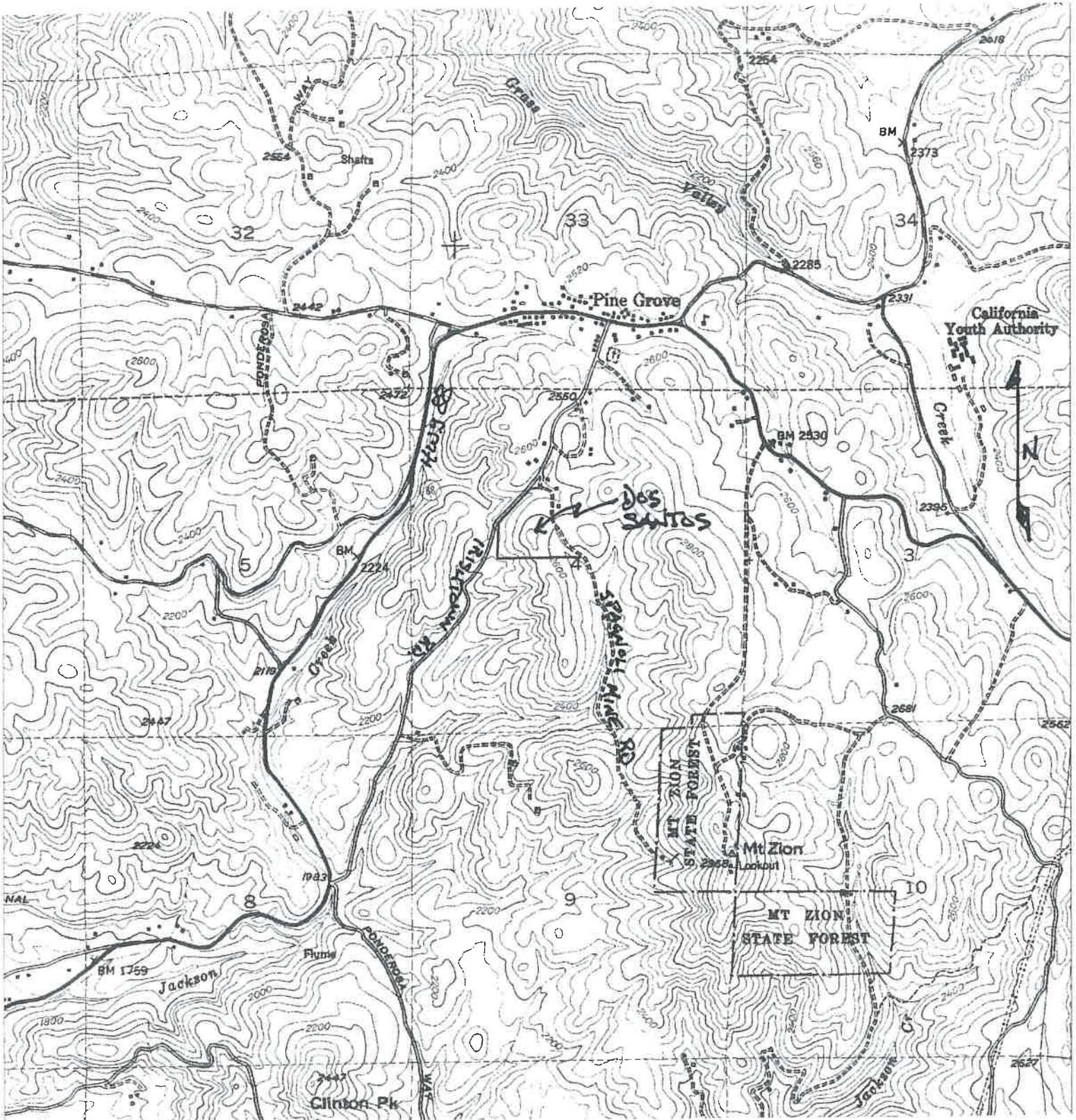
Steve Q. Cannon  
Registered Professional Forester #2316

# Dos Santos Proposed Subdivision

Township 6 North, Range 12 East, Section 4, MDB&M

Pine Grove 7.5" Quadrangle

Amador County



Scale

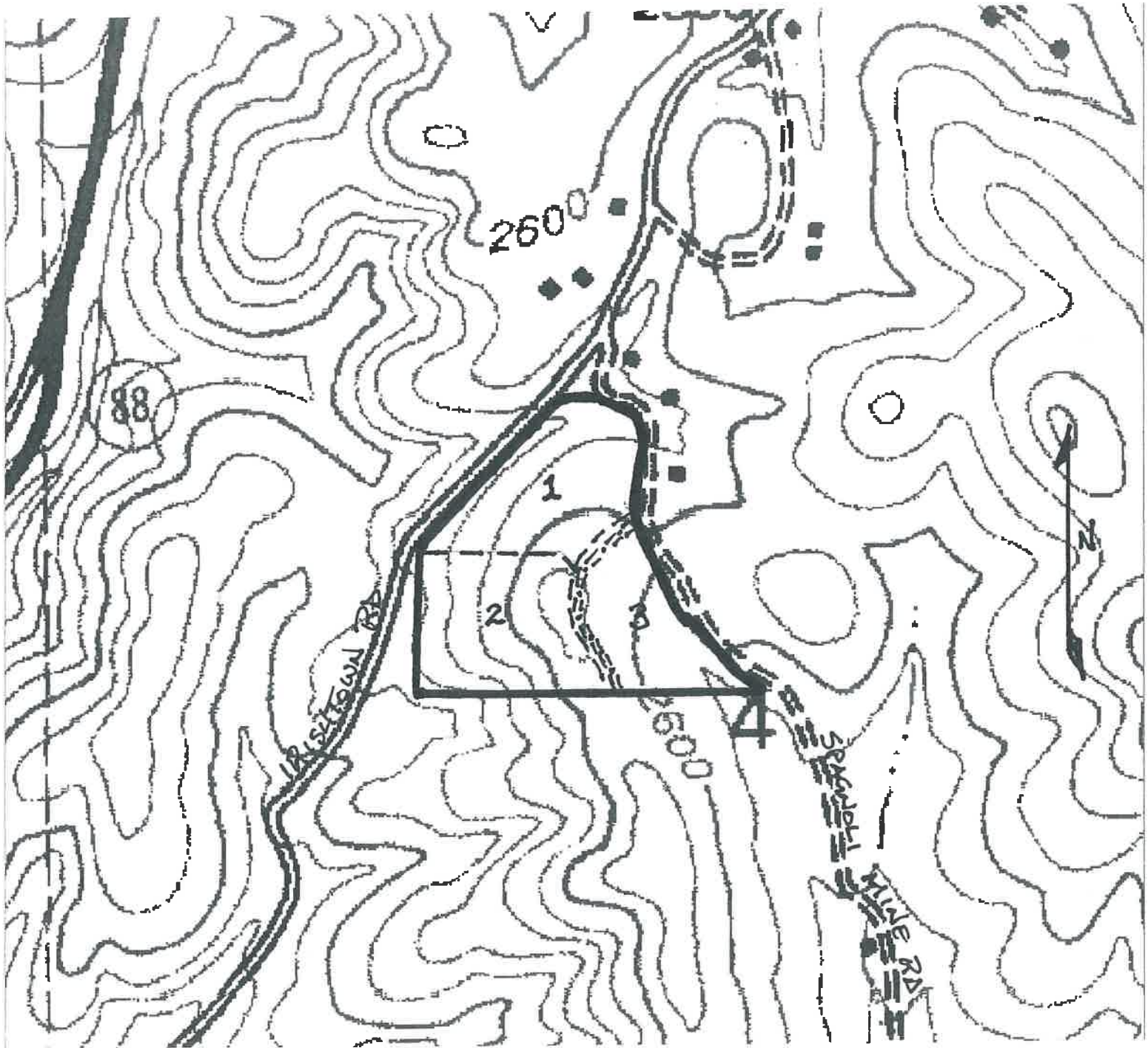


# Dos Santos Proposed Subdivision

Township 6 North, Range 12 East, Section 4, MDB&M

Pine Grove 7.5" Quadrangle

Amador County



Dos Santos Property Boundary



Proposed lot division



Existing county road



Existing private road

Scale



0 600 ft.



# Dos Santos Proposed Subdivision

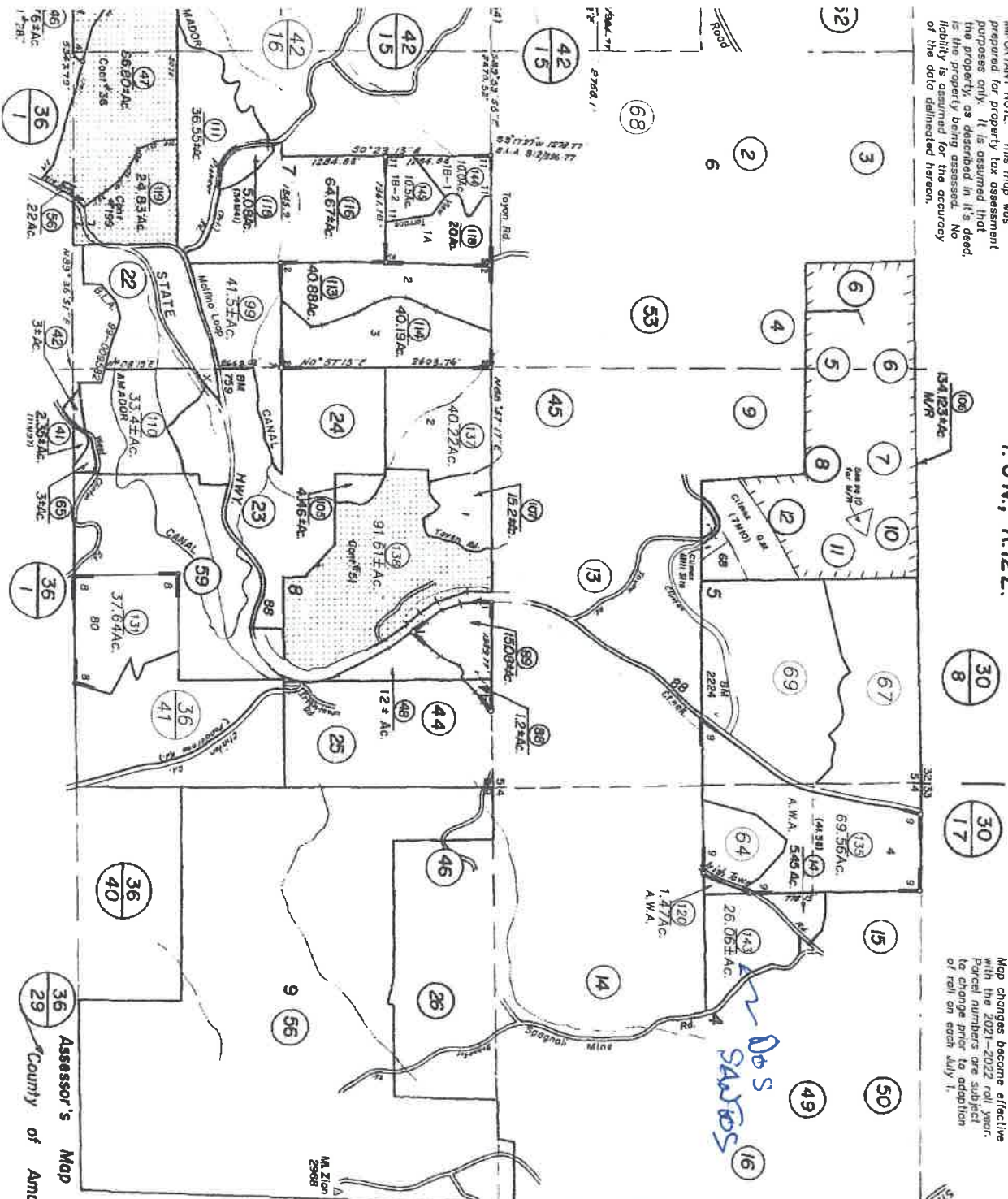
Township 6 North, Range 12 East, Section 4, MDB&M

Pine Grove 7.5" Quadrangle

Amador County

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

T. 6 N., R. 12 E.



Map changes become effective with the 2021-2022 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

Assessor's Map Bk 38, Pg 01  
County of Amador, Calif.

- 8- R.M. Bk. 7, Sub. Pg. 46 (12/07/98)
- 9- R.M. Bk. 52, Pg. 14 (03/02/99)
- 9- R.M. Bk. 52, Pg. 87 (11/10/99)
- 10- R.M. Bk. 53, Pg. 33 (05/22/00)
- 10- R.M. Bk. 55, Pg. 18 (11/15/02)
- 11- R.M. Bk. 66, Pg. 61 (12/23/20)
- 11- R.M. Bk. 47, Pg. 80 ACWA
- R.M. Bk. 10, Pg. 33
- R.M. Bk. 11, Pg. 97
- R.M. Bk. 15, Pg. 30
- R.M. Bk. 26, Pg. 5
- R.M. Bk. 28, Pg. 5
- R.M. Bk. 32, Pg. 39
- R.M. Bk. 33, Pg. 13
- R.M. Bk. 34, Pg. 22
- R.M. Bk. 37, Pg. 41
- R.M. Bk. 45, Pg. 7
- R.M. Bk. 47, Pg. 80 ACWA

38-01

# Comments

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

May 16, 2024

Nicole Sheppard  
Planner  
Amador County Planning Department  
810 Court Street  
Jackson, CA 95642

**AMA-88-PM 29.19 Tentative  
Parcel Map Fellion-Dos  
Santos Trust**

Dear Ms. Sheppard,

The Department of Transportation (Caltrans) appreciates the opportunity to review and respond to the proposed Tentative Parcel Map PM 2919 Dos Santos project. The project proposes dividing a single +29.1-acre parcel into three parcels: +8.3, +9.0, and +11.8 acres in size. The parcel is zoned Single Family Residential (R1A) and Agricultural, with the General Plan Designation of Agricultural Transition (AT) (5 to 20 acres minimum).

The proposed project is located at 13600 Valley Vista Court in the community of Pine Grove.

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

**Environmental**

The project will not occur on Caltrans Right of Way (ROW). However, if any physical construction activities will encroach into Caltrans 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).

If any future developments are proposed, we request to review plan developments.

### **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>

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'  
Deputy District Director (Acting)  
Planning, Local Assistance, and Environmental



**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

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



June 6, 2024

Project: 2919 Dos Santos

Location: APN: 038-010-143  
Spagnoli Mine Road and Valley Vista Ct.

Subject: CAL FIRE comments

The project listed above is within lands identified as SRA (State Response Area). CAL FIRE has prevention and suppression responsibilities in these areas including enforcement of development standards in accordance with the SRA Minimum Fire Safe Regulations. The following comments related to this project and are the state minimum requirements for this project within the SRA. Local fire jurisdictions and county planning departments may have more restrictive requirements.

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

**Emergency Access and Egress**

Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency.

**Width.**

All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Road grade not to exceed 16%. No more than 20% with mitigations.

**Roadway Surface**

Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.

## **Driveways**

Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the Driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.

A turnaround shall be provided on Driveways over 300 feet in length and shall be within fifty (50) feet of the building

## **Roadway Grades**

The grade for all roads, streets, private lanes and driveways shall not exceed 16percent. Grade may exceed 16%, not to exceed 20%, with approval from AHJ.

## **Turnarounds are required on driveways and dead-end roads.**

The minimum turning radius for a turnaround shall be forty (40) feet, not including parking. If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.

## **Addresses for Buildings.**

All buildings shall be issued an address by the local jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U buildings are not required to have a separate address; however, each residential unit within a building shall be separately identified.

(The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations title 24, part 9.

Addresses for residential buildings shall be reflectorized.

## **Address Installation, Location, and Visibility.**

All buildings shall have a permanently posted address which shall be plainly legible and visible from the road fronting the property.

Where access is by means of a private road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way.

Address roads shall be visible from both directions.

Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.

In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

## **Emergency Water**

Emergency water for Wildfire protection shall be available, accessible, and maintained in quantities and locations specified in the statute and these regulations in order to attack a Wildfire or defend property from a Wildfire. Will be determined by local jurisdiction.

### **Setback for Structure Defensible Space.**

All parcels shall provide a minimum thirty (30) foot setback for all Buildings from all property lines and/or the center of a Road, except as provided in the exception below.

A reduction in the minimum setback shall be based upon practical reasons and shall provide for an alternative method to reduce Structure-to-Structure ignition.

### **Fuel Breaks**

The Local Jurisdiction shall determine the need and location for Fuel Breaks in consultation with the Fire Authority:

Fuel Breaks required by the Local Jurisdiction, in consultation with the Fire Authority, shall be located, designed, and maintained in a condition that reduces the potential of damaging radiant and convective heat or ember exposure to Access routes, Buildings, or infrastructure within the Development.

Please contact this office with any questions.



#### **Jeff Hoag**

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



**TAC Project Referral - Tentative Parcel Map No. 2919 Dos Santos - Environmental Review**

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

Mon, Jun 10, 2024 at 1:45 PM

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

Good afternoon. The condition of annexing into the CFD would need to be met unless the parcel is protected under the Williamson Act.

Thank you,

Nicole Cook -Administrative Officer  
Amador Fire Protection District  
810 Court Street  
Jackson, CA 95642  
209-223-6391-phone  
209-223-6632-direct  
209-223-6646-fax

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[Quoted text hidden]





Planning Department <planning@amadorgov.org>

## TAC Project Referral - Tentative Parcel Map No. 2919 Dos Santos - Environmental Review

Ashley Anaya <aanaya@amadorgov.org>

Mon, Jun 10, 2024 at 7:26 PM

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

Good evening,

After reviewing the documents, the comments AFPD has for this project are concerning emergency responder access and defensible space clearing. Local Ordinance 15.30 will need to be adhered to for any roads being put in as a result of the splitting of the properties and 7.30 will be applicable to the properties for parcels with or without structures on them.

On Thu, Jun 6, 2024 at 9:40 AM Amador County Planning Department <planning@amadorgov.org> wrote:

[Quoted text hidden]

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**ASHLEY ANAYA - FIRE PREVENTION OFFICER**  
**AMADOR FIRE PROTECTION DISTRICT**  
**810 Court Street Jackson, CA 95642**  
**Office: 209-223-6391**  
**Direct: 209-223-6226**  
[amadorfire.org](http://amadorfire.org)

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**AMA-88-PM 29.19 Tentative Parcel Map PM 29.19**

2 messages

**Bauldry, Paul@DOT** <paul.bauldry@dot.ca.gov>  
To: Amador County Planning Department <planning@amadorgov.org>  
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Fri, Jun 14, 2024 at 2:58 PM

Hello Nicole,

California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the proposed division of a single +29.1 acre parcel into three parcels: +8.3, +9.0, and +11.8 acres in size. The parcel is zoned Single Family Residential and Agricultural (R1A) and has the General Plan Designation of Agricultural Transition (AT) (5 to 20 acre minimum).

The proposed project is located at [13600 Valley Vista Court, Pine Grove](#).

The Assessor's Parcel Number is 038-010-143.

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

Please let me know if you have any questions.

Thank you,

**Paul Bauldry**

Caltrans District 10  
Office of Rural Planning  
Division of Planning, Local Assistance, and Environmental  
1976 E. Dr. Martin Luther King Jr Blvd.  
[Stockton CA 95205](#)  
Telework # 209.670.9488

**Amador County Planning Department** <planning@amadorgov.org>  
To: "Bauldry, Paul@DOT" <paul.bauldry@dot.ca.gov>  
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Fri, Jun 14, 2024 at 3:00 PM

Hello Paul,

Received, thank you.

Nicole Sheppard  
Amador County Planning Department  
810 Court Street  
Jackson, CA 95642  
(209) 223-6380  
[planning@amadorgov.org](mailto:planning@amadorgov.org)

[Quoted text hidden]



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

PHONE: (209) 223-6429

FAX: (209) 223-6395

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

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

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

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## MEMORANDUM

**TO:** Chuck Beatty, Planning Director

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

**DATE:** June 14, 2024

**SUBJECT:** Tentative Parcel Map No. 2919 – Proposed Conditions

### DEDICATIONS:

- Prior to recordation of any Parcel Map, provide an irrevocable offer of dedication for a 25 foot fee right-of-way (from road centerline) along Irishtown Road (Parcels 1 and 2) and Spagnoli Mine Road (Parcels 1 and 3).

### ENCROACHMENT:

- Prior to recordation of any Parcel Map, obtain an encroachment permit from the Department of Transportation and Public Works for access to Irishtown Road or Spagnoli Mine Road. Any new access approach to be constructed per appropriate Department of Transportation and Public Works Standard Plan.
- No encroachment conditions for access to Valley Vista Court since it is not a County maintained road.

### MISCELLANEOUS:

- The existing 50' road and utility easement (Valley Vista Court) per 15-M-2 provides access to the parcels south of this tentative parcel map.