

MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY

FOR

Parcel Map No. 2888 KBV

APN: 030-730-001

October 2019



Prepared by:

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

PUBLIC REVIEW DRAFT
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AND INITIAL STUDY

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Project Description

| | |
|--|--|
| Project Title: | Parcel Map No. 2888 (PM 2888) |
| Lead Agency Name and Address: | Amador County Planning Department 810 Court Street, Jackson, Ca 95642 |
| Contact Person/Phone Number: | Krista Ruesel, Planner 209-233-6380 |
| Project Location: | 20080-20124 State Highway 88, Pine Grove, CA 95665 APN: 030-730-001 |
| Project Sponsor's Name and Address: | KBV Pine Grove, LLC Representative: Keith DesVoignes |
| General Plan Designation(s): | TC, Town Center |
| Zoning: | "C1," Retail/Commercial/Office and "C2," Heavy Commercial |
| Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.) | Tentative Parcel Map No. 2888 proposes the division of ± 1.84 acres into two parcels ± 1.14 and ± 0.75 acres in size. The project site consist of 7 retail units including 1 US Post Office in a "strip mall" formation zoned "C1," In addition, there is an existing tire shop and gas station within "C2," zoning. The property is completely built-out, level, and most of the property is paved. No cultural, historical, or scenic aspects are known. |
| Surrounding land uses and setting: Briefly describe the project's surroundings: | The surrounding properties are mixed commercial and residential with most properties located off of side-streets connecting to Highway 88. Most of the developed properties are not recently developed, single-story building. Once again, there is no cultural, historical or scenic aspects are known except Highway 88 and the Pine Grove Town Hall building. No mine shafts, tunnels, air shafts, or open hazardous excavations are known. |
| Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.) | Caltrans, LAFCO (Pine Grove CSD) |



Figure 1: Location Map

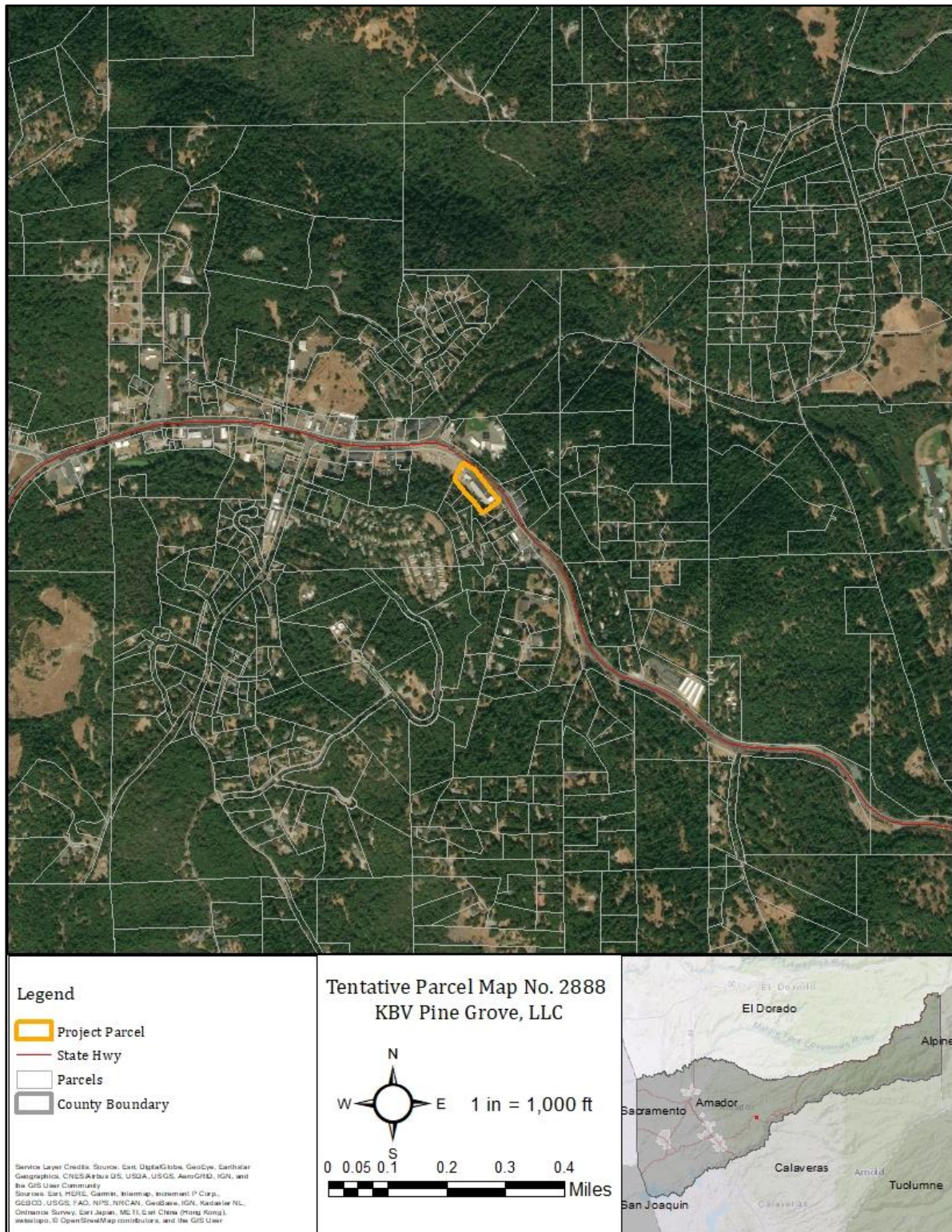




Figure 2: Aerial Map



Legend

| | | | | |
|---------------|---------------------------------|-----|----------------|-----------------|
| Zoning | Yellow | R1 | Orange outline | Project Parcel |
| | Red | C1 | Red line | State Hwy |
| | Dark Red | C2 | Blue | T2 |
| | Light Green with Diagonal Lines | R1A | Grey outline | County Boundary |
| | Blue | T2 | | |
| | NC | X | | |

**Tentative Parcel Map No. 2888
KBV Pine Grove, LLC**

North Arrow: N, S, E, W

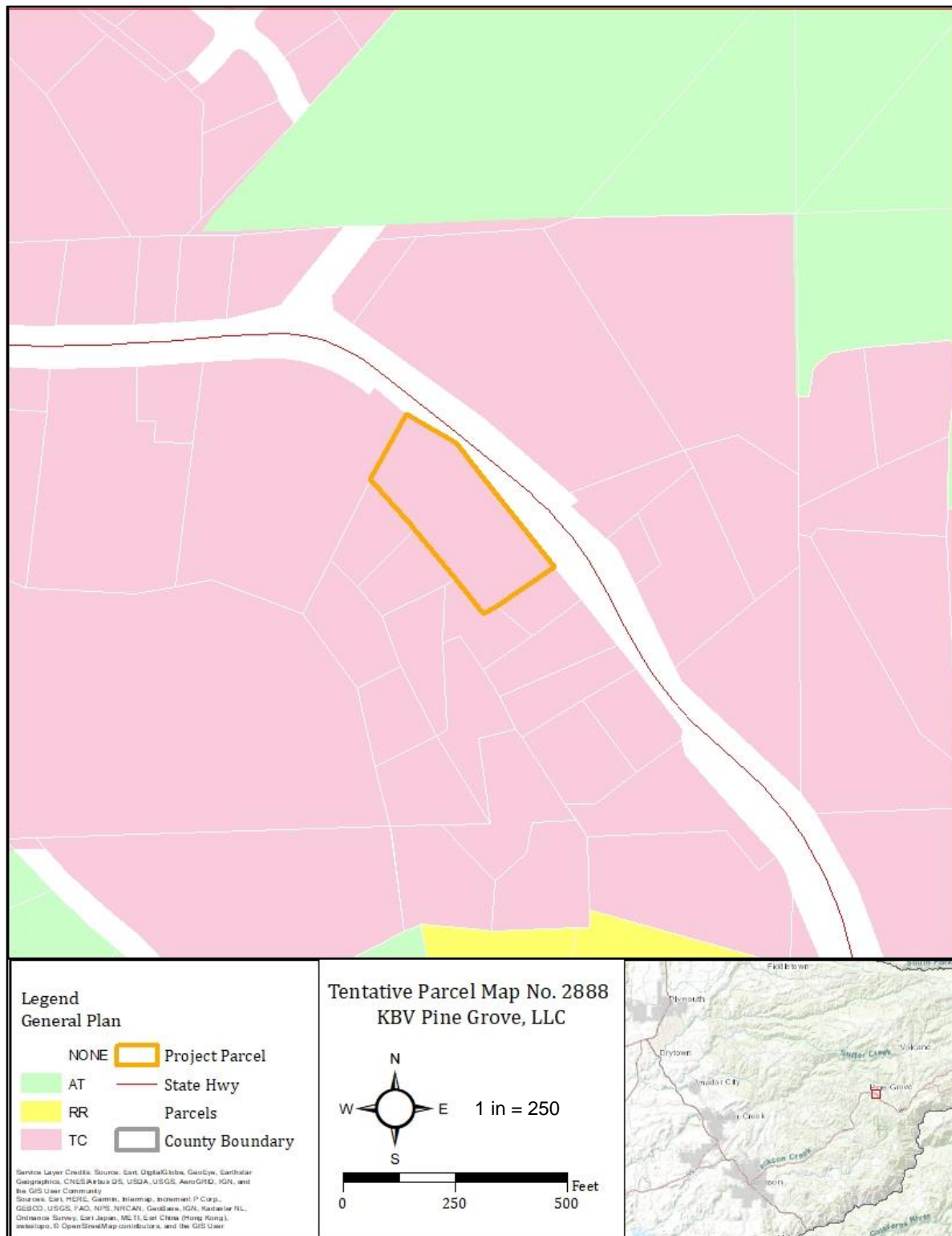
Scale: 1 in = 250 Feet

Inset Map: Shows the location of the project area within a larger regional context, including labels for Plymouth, Clayton, Boulder City, Silver Creek, and the Colorado River.

Source Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Radarsat NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, © OpenStreetMap contributors, and the GIS User Community



Figure 4: General Plan Designation



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

Signature – Name

Date



EVALUATION OF ENVIRONMENTAL IMPACTS:

- 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.



| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). Would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion/Conclusion/Mitigation:

- A. Scenic Vistas: For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Scenic vistas are often designated by a public agency. 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 nearest highway is State Highway 88, directly north of the project site. Highway 88 east of the Dew Drop Ranger Station to the Alpine County Line is designated as a scenic highway by Caltrans and the Amador County General Plan. The project is not located within the section of Highway 88 designated as a scenic highway or affected by the County's scenic highway overlay district. As the project is located 14.6 west of the designated scenic highway section of Highway 88, the impacts are **less than significant**.
- C. There are no officially designated scenic vistas in the project area, and it is unlikely that short-range views would be significantly affected by this project. The current Floor-Area-Ratio (FAR) for the parcel with existing buildings is .149 which meets the General Plan FAR designation for TC (Town Center) of 0.2. The lot split may change the respective FARs for each parcel. However, this difference is negligible in the context of potential environmental impacts for the purpose of this review. The project is not proposing any new structures, and all structures on site are preexisting and will not observe any significant change of use through this project. Additionally, this project is not foreseen to cause any significant change in the aesthetic quality of the property. The proposed parcel split will not introduce any significant changes or additions to the landscape, therefore the impacts are **less than significant**.
- D. Existing sources of light and glare are produced by the commercial businesses and uses on the property and along the roadways in the project vicinity. Additionally light would be also produced from the sparse residential properties which is significantly less impactful than existing roadway lighting. **Mitigation Measure AES-1** addresses lighting on the property with the intent to limit light pollution and light trespass onto nearby properties. Current use of the property consists of commercial office and retail services and facilities; the proposed project does not propose any additional lighting sources. The impacts are **less than significant with mitigation incorporated**.

Mitigation Measures

- AES-1** Lighting Regulations: Consistent with General Plan Mitigation Measure 4.1-1, any commercial or lighting projects presented ancillary to this project shall conform to current County Code sections regarding lighting regulations. Efforts shall be made to limit lighting impacts to nearby residents.

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



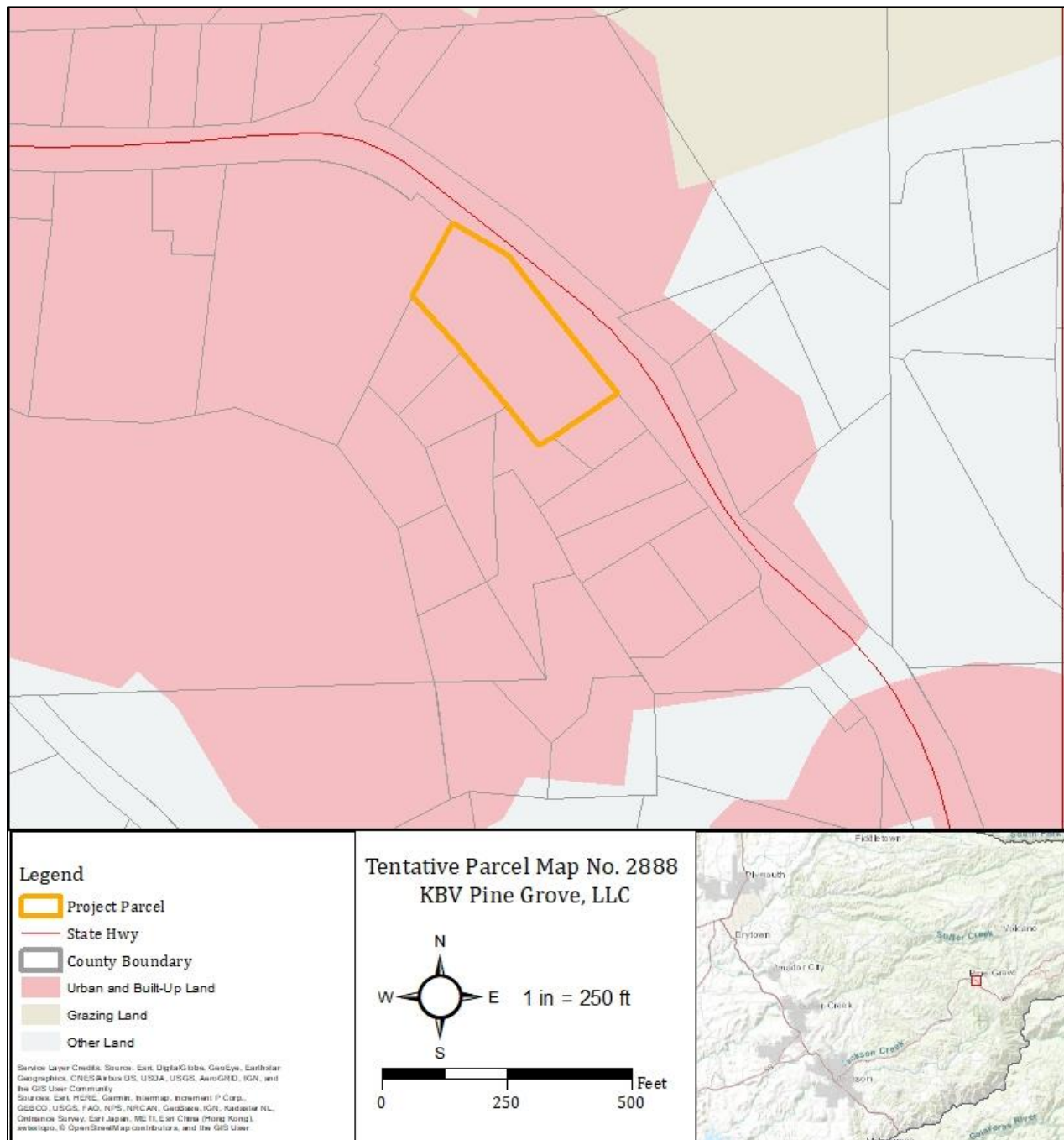
| Chapter 2. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an 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: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion/Conclusion/Mitigation:

- A. Farmland Conversion: The project site is located in close proximity to areas classified as Grazing Land, Urban and Built-Up Land, and Other land as determined by the USDA Department of Conservation (2016) and shown in *Figure 5*. The proposed uses included in this project do not detract from any agricultural uses of the property or of nearby properties, nor convert any agricultural areas to non-agricultural uses. The three USDA-designated land classifications listed above are not agricultural or farmland lands, therefore there is **no impact**.
- B. The project is not enrolled in any Williamson Act Contract under the California Land Conservation Act of 1965 nor are any adjacent properties. This property is not eligible for inclusion into a Williamson Act contract. There is **no impact** to agricultural uses or Williamson Act contracts.
- C. The area is not zoned for forest land or timberland nor utilized for forest land or timber production, therefore there is **no impact**.
- D. The area is not considered forest land, or zoned as forest land or timberland, therefore there is **no impact**.
- E. This project does not introduce any additional use or impact that would introduce significant changes to nearby property uses. There is no significant impact to farmland or forest land through this project, therefore the impacts are **less than significant**.



Figure 5: Important Farmland Map (2016)



Source: California Important Farmland: 1984-2016 Map, California Department of Conservation; Amador County General Plan; Amador County Planning Department; CA Public Resources Code, Amador County Agriculture Advisory Committee 2019.



| 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 type="checkbox"/> | <input checked="" 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. There would be no construction or increase in emissions as part of this project's development therefore there would be no introduction of pollution in excess of exiting standards established through the County's air quality guidelines. The emissions due to the minor traffic to and from the property by visitors would not signify an increase over current traffic. Therefore there is **no impact**.
- B. The proposed project would not generate an increase in operational or long-term emissions nor result in significant population increase in the area as no new residences are proposed. The project will not introduce any high-intensity uses or uses beyond what is allowed by the zoning designation of the parcel. Due to the relative small-scale and low-intensity of the project, it would not violate any air quality standards and or contribute to the net increase of PM10 or ozone in the region. Impacts would be **less than significant**.
- 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 subject property is located within the community of Pine Grove, with the nearest incorporated city of Jackson located approximately 8.8 miles southwest. The project site is approximately 1.84 acres with no changes of use or uses-by-right presented through the project, therefore there would be no significant increase the exposure of sensitive receptors to substantial pollutant concentrations. There would be a **less than significant impact** to sensitive receptors.
- D. The proposed project includes a split of commercial and heavy commercial parcels, which would not generate any significantly objectionable odors beyond that which is permitted under the existing zoning districts. A **less than significant impact** would result.

Source: Amador Air District, Amador County Planning Department.



| 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation:

- A. The Information for Planning and Consultation (IPAC) database provided through the U.S. Fish and Wildlife Service was reviewed to determine if any special status animal species or habitats occur on the project site or in the project area. The National Marine Fisheries Service Habitat Conservation Map from NOAA did not identify any Habitat Areas of Particular Concern (HAPC) nor EFH Protected Areas within the project area. The Marine Fish and Wildlife Bios did not identify any State Marine Protected Areas (MPAs) Areas of Special Biological Significance. CDFW identified California Essential Habitat Connectivity (CEHC) area classified as “More Permeable” and areas of “Connections with Implementation Flexibility” of Terrestrial Connectivity (ACE). Additionally, CDFW identified a riparian corridor within close proximity of the project site (Northern Sierra Nevada Foothills (NSNF)-CDFW). CDFW IPAC database identified potential habitat area for two listed threatened species, the California Red-legged Frog (*Rana draytonii*) and Delta Smelt (*Hypomesus transpacificus*) both of which have identified critical habitats according to the Federal Register (*r. draytonii*: March, 2010 and *h. transpacificus*: December, 1994). No endangered species were determined to be present in the project site. **Mitigation Measure BIO-1** is implemented to reduce potential impacts to these species to **less than significant with mitigation incorporated**.
- B. The site is under Ecoregion classifications as follows:
Ecoregion Domain: Humid Temperate, Division: Mediterranean, Province: Sierran Steppe-Mixed Forest-Coniferous Forest-Alpine Meadow, Section: Sierra Nevada, Subsection: Upper Foothills Metamorphic Belt.



CNDDDB Bios- NLCD Land Cover (2011) identified areas of Developed Open Space, Developed Low Intensity, Developed Medium Intensity, Shrub/Scrub, Evergreen Forest, and Mixed Forest classifications within the project area. The California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants identified two plants found in Quad 038120 where the property is located, Lone Buckwheat (*Eriogonum apricum* var. *apricum*) and Irish Hill Buckwheat (*Eriogonum apricum* var. *prostratum*) which both are Ranked 1B.1 (Rare or endangered in CA and elsewhere, Seriously Endangered in CA) for CA Rare Plants, S1 (Critically Imperiled) State Rank, and G2T1 (Critically Imperiled, (species) Imperiled) Global rank. Increased activity on the property could impact this species and the above communities, which is addressed in **Mitigation Measures BIO-1 and BIO-2**, rendering the impacts **less than significant with mitigation incorporated**.

- C. Federally Protected Wetlands: The project site includes no Federally Protected Wetlands 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). Therefore, there is a **less than significant impact** to federally protected wetlands.
- E. Movement of Fish and Wildlife: There was one migratory bird species, the Rufous Hummingbird (*selasphorus rufus*) with potential habitat areas in the project site, identified by the US Fish and Wildlife Service (IPAC). This species is also listed on the USFWS Birds of Conservation Concern (BCC) list with ranges across of the Continental US. The Migratory Bird Treaty Act is a US Federal law protecting migratory birds necessitating **Mitigation Measure BIO-1**. In addition, the Delta Smelt (*Hypomesus transpacificus*) is an anadromous pelagic fish which migrates from the San Joaquin Delta and Suisun Bay estuaries upstream to spawn seasonally. As there is suitable habitat in the project area for some or all of the above species, **Mitigation Measure BIO-1** is needed in order to ensure that project **impacts are less than significant with mitigation incorporated**.
- E. The proposed project would not conflict with local policies adopted for the protection biological resources. **No impact** would occur.
- F. Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. **No impact** would result.

Mitigation Measures

BIO-1 Sensitive Species Protection:

- a. In accordance with General Plan Mitigation Measure 4.4-1b, the applicant shall retaining the services of a qualified professional to prepare a Biological Assessment of potential habitat for special-status species on proposed grading or construction projects on site as deemed necessary by the local responsible agency. These services shall include assessment regarding avoidance or substantial reduction of impacts to that habitat through alternatives or mitigation measures. In the case that such species are located, if published mitigation guidance exists, mitigation measures will follow the guidance provided in those publications or provide a similar level of protection. If published mitigation guidance does not exist or is deemed insubstantial, mitigation measures shall defer to the established best management practices determined by the California Department of Fish and Wildlife.
- b. In the event that Lone Buckwheat (*Eriogonum apricum* var. *apricum*) or Irish Hill Buckwheat (*Eriogonum apricum* var. *prostratum*) is identified in the project site, methods shall implemented to avoid and/or compensate for impacts on the identified species. If necessary, Lone Buckwheat or Irish Hill Buckwheat shall be relocated within appropriate habitat areas and losses will be compensated at a ratio adequate to offset the loss of individual plant functions.
- c. 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, shall be demarcated with bright orange construction fencing. 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.

**Figure 6: California Native Plant Society Database Query****Plant List**

2 matches found. [Click on scientific name for details](#)

| Search Criteria | | | | | | | |
|--|----------------------|--------------|----------------|-----------------|--------------------|------------|-------------|
| California Rare Plant Rank is one of [1A, 1B, 2A, 2B], FESA is one of [Endangered, Threatened], CESA is one of [Endangered, Threatened], Found in Amador County | | | | | | | |
| Modify Search Criteria Export to Excel Modify Columns Modify Sort Display Photos | | | | | | | |
| Scientific Name | Common Name | Family | Lifeform | Blooming Period | CA Rare Plant Rank | State Rank | Global Rank |
| Eriogonum apicum var. apicum | lone buckwheat | Polygonaceae | perennial herb | Jul-Oct | 1B.1 | S1 | G2T1 |
| Eriogonum apicum var. prostratum | Irish Hill buckwheat | Polygonaceae | perennial herb | Jun-Jul | 1B.1 | S1 | G2T1 |
| Suggested Citation | | | | | | | |
| California Native Plant Society, Rare Plant Program. 2019. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website http://www.rareplants.cnps.org [accessed 25 October 2019]. | | | | | | | |

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, 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 on the project site have the potential to uncover historic or prehistoric cultural resources. To prevent impacts to historic or prehistoric cultural resources that may be uncovered during development activities on the project site, a mitigation measure is recommended to halt activity and the county Planning Department and a professional archaeologist be consulted to evaluate the find(s). **Mitigation Measures CULTR-1 and CULTR-2** require halting construction upon the discovery of as-yet undiscovered significant prehistoric sites and documenting and/or avoiding these resources.

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. This project is not located in an area designated by the Amador County According to Amador County EIR exhibit 4.5-2 Cultural Resource Sensitivity and the Amador County General Plan, the project site is not located in an area of moderate or high cultural resource sensitivity, nor does this project include the construction of new structures or other ground disturbing activity therefore no Cultural Resource Study is required for this project. Additionally, Mitigation Measures CULTR-1 and CULTR-2 would prevent substantial adverse changes in the significance of unknown cultural resources, the impact would be reduced to **less than significant with mitigation incorporated**.

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 Amador County Planning Department. 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 (as determined by the Amador



County General Plan FEIR measure 4.5-15 Cultural Resources) is contacted, per Section 7050.5 of the California Health and Safety Code. The coroner shall, within two working days:

1. Determine if an investigation of cause of death is required;
2. 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.
3. 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.
4. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.
5. 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.
6. 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, California Health and Safety Code, California Native American Heritage Commission (NAHC), CA Office of Historic Preservation.



| 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. Any related construction and operation of the project would follow industry standard best management practices to reduce impact of energy waste. The project is relatively small and would not result in significant environmental impact due to energy resource management during project construction or operation, therefore there is **less than significant impact**.
- B. The only local energy plan is the Energy Action Plan 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 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 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:

- Ai. 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.
- Ai-iv 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. The impact for faults or other geological hazards is **less than significant**.
- B. The construction and operation of this project is not expected to require a Stormwater Pollution Prevention Permit (SWPPP) from State Water Resources Control Board. Grading Permits are reviewed and approved by the County in accordance with Ordinance 1619 (County Code 15.40), and conditions/requirements are applied to minimize potential erosion. The issuance of a grading permit, along with implementation of Erosion Control requirements during any significant construction and the stabilized landscaped impervious areas, will minimize potential erosion resulting to a **less than significant** impact.
- C-D. According to the project location as mapped in *Figure 5* by the Natural Resources Conservation Service (NRCS, 2017), the project site is located on a two different soil types including Loamy Alluvial Land and Sites Very Rocky Loam (6-16% slopes).



None of these soil types have a high clay content, therefore, the proposed project would not be located on expansive soil, and impacts would be **less than significant**.

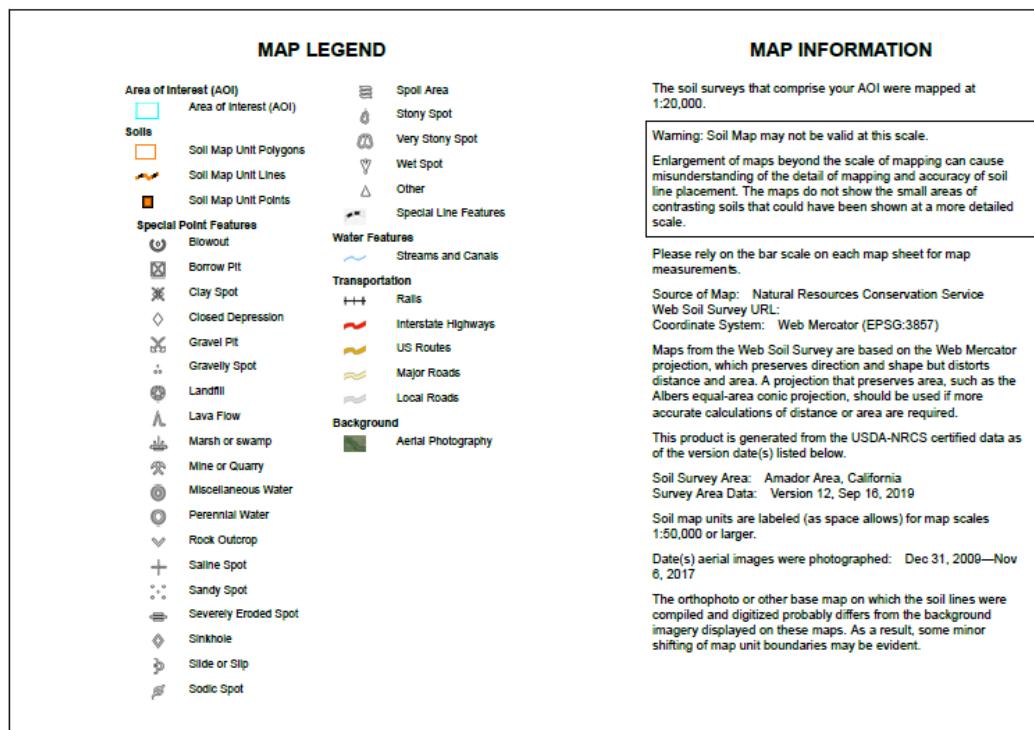
- E. The proposed project would rely on an onsite wastewater system constructed under permit #___ in ___ and intended to serve a ___. ___ **Mitigation Measure GEO-1.** Prior to activation of the Use Permit the applicant must submit a certification by a qualified consultant stating that the onsite wastewater system is sufficient to serve the intended use. The impacts are **less than significant with Mitigation incorporated**.
- F. The proposed project and its operation would not destroy or greatly impact any known unique geological site or feature. The project site is previously disturbed with the majority of the site paved and developed. There is a **less than significant impact**.

Mitigation Measures

- GEO-1** Wastewater System Service: Prior to activation of the Use Permit the applicant must submit a certification by a qualified consultant stating that the onsite wastewater system is sufficient to serve the intended use.

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.

Figure 7: Soil Map



Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|-----------------------------|---|--------------|----------------|
| Lo | Loamy alluvial land | 0.1 | 5.1% |
| SrC | Sites very rocky loam, 3 to 16 percent slopes | 1.8 | 94.9% |
| Totals for Area of Interest | | 1.9 | 100.0% |



Figure 7: Soil Map (cont.)





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

Discussion/Conclusion/Mitigation:

A-B. This project is not expected to generate substantial increase in emissions. Construction activities would cause a temporary increase in emissions but no other emissions would be associated with the operation of the proposed project. Therefore, the project would not generate significant greenhouse gas emissions, conflict with an applicable plan, policy, or result in significant global climate change impacts. Impacts would be **less than significant**.

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



| 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 type="checkbox"/> | <input checked="" 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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-B. There is no projected hazard to the public or environment through the routine transport, use, or disposal of hazardous materials nor any foreseeable circumstances of accidental release of the abovementioned materials through this project, therefore there is **no impact**.
- C. Schools would not be exposed to hazardous materials, substances, or waste due to the project, and there would be **no 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). The project site appears on the State Water Resources Control Board (SWRCB) GeoTracker, with recorded case file (#030055) for potential contamination dating back to September 28, 1998 however the case was closed as of August 13, 2018. The report is tied to 20080 Highway 88 in Pine Grove, CA 95685 (Location T0600500047 GeoTracker Id) which is located within the project boundary. The substances released/contaminant(s) of concern are gasoline and the potential media of concern is listed as “aquifer used for drinking water supply, other groundwater (uses other than drinking water), and soil. The affected watershed is Middle Sierra- Sutter Creek (532.40). The case for this site has been closed by the lead agency (Central Valley RWQCB (Region 5S)) and therefore there is no indication that there is any outstanding violation regarding the permitted underground fuel storage tanks.



According to the US EPA Facility Registry Service (FRS) the project site is in close proximity to A.T.I. Parts (EPA Registry Id: 110017968500) located at 20051 Highway 88, Pine Grove Volcano Rd., Pine Grove, CA 95685. A.T.I. Parts is a registered participant of the Used Oil Recycling System (UORS), managed by the California Waste Management Board (CIWMB). Neither the project site nor nearby locations appeared on the California EPA's Superfund Enterprise Management System (SEMS) database. The Department of Toxic Substances Control's EnviroStor database for cleanup sites and hazardous waste permitted facilities listed five facilities, the closest being the Pine Grove Transfer Station (EnviroStor Id: 03490006) located approximately 2,000 ft. northwest of the project site at Aqueduct Grove and Highway 88, and the Caltrans site (EnviroStor Id: 0316001) located along Highway 88 East of Pine Grove.

- E No public use airports have been identified to be located within the vicinity of the project site. The nearest public use airport is Westover Field Airport, located in Martell and approximately 8.8 miles from the project site. The proposed project is located outside the safety compatibility zones for the area airports, and therefore, would have **no impact** to people working on the project site.
- F No known private airstrips have been identified near to the project site. As a result, **no impact** to safety hazards associated with airport operations are anticipated to affect people working or residing within the project site.
- G The proposed project is located directly off of Highway 88 in Pine Grove. Amador County has an adopted Local Hazard Mitigation Plan (LHMP), Updated in January of 2014. The proposed project does not include any actions that physically interfere with any emergency response or emergency evacuation plans. Development of the proposed project would add a small amount of trips onto the area roadways; however, area roadways and intersections would continue to operate at an acceptable level of service so there would be **less than significant impact**.

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



| Chapter 10. HYDROLOGY AND WATER QUALITY – Would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate or pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| i. Result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Impede or redirect flood flows or place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) In a flood hazard, tsunami, or seiche zone, risk release of pollutants due to project inundation or increase risk of such inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation:

- A The proposed project would not significantly increase the impermeable surfaces on-site, nor result in an increase in urban storm water runoff. The additional uses of the property introduced through this project would not violate water quality standards. Prior to permitting new development, projects would be subject to plan review by the Community Development Agency including Environmental Health verification of water quality on-site and potential effects of development projects to ensure that impacts to water quality or waste discharge would be **less than significant**.



- B The proposed project would not significantly require the use of, or otherwise interfere with, available groundwater supplies. Future development would be subject to review by applicable county agencies to verify capacity and potential environmental effects. A **less than significant impact** would result.
- Ci-ii The proposed project consists a lot split of commercial and heavy commercial property. No changes in use are proposed to accompany the lot split. The site is currently used for commercial use and the lot division is not projected to not significantly contribute to any increase in erosion, siltation, surface runoff, or redirection of flood flows. Future development could have potential impacts which would be reviewed at time of application to the County, which would consider specific parameters with regards to the project scope. The project site is located in a Flood Zone X meaning that the site is outside of the Standard Flood Height Elevation and of minimal flood hazard. Future development in this zone would not necessitate a Flood Plain Study to be conducted by a licensed professional prior to project development. There will be no significant site disturbance, and or alteration of absorption rates or drainage patterns introduced through this project. Therefore there is a **less than significant impact**.
- C iii The project would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. The impact is **less than significant**.
- C iv The proposed project does not involve the construction of housing on the property. The project site falls within Zone X flood map as mapped by the Federal Emergency Management Agency (2010). **No impact** would result with respect to placing housing within a 100-year flood hazard area for this project.
- D The project site has an approximate elevation of approximately 2,500 ft. above sea level. The site is not in close proximity to any large bodies of water or significant drainage paths therefore not be subject to inundation by seiche, tsunami, or mudflow. There is no known risk mapped on the California Department of Conservation CGS Information Warehouse regarding landslides. Therefore, a **less than significant impact** to flood flows would occur.
- E The project would not substantially degrade water quality through its operation. Conditions of additional project approval include submission of plans to the Amador County Environmental Health Department, therefore impacts on water quality are **less than significant**.
- F The project will not expose significant risk of loss, injury, or death to people or structures through placement or location near a levee or dam. There is one small, artificial pond on the southwestern corner of the property, though it is not large enough to constitute substantial risk for property or people through the failure of levees or dams, therefore the impact regarding risk or loss is **less than significant**.
- G There is no existing water quality control plan or sustainable groundwater management plan in the vicinity of this project. **No impact** would result.

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



| Chapter 11. LAND USE AND PLANNING – Would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation:

- A The project site is located Highway 88 in the eastern region of the unincorporated community of Pine Grove. The subject parcel is currently utilized for commercial uses. Surrounding land uses consist of commercial use and residential properties, with the highway a dominant feature of the landscape and community. The proposed project would not divide an established community and is consistent with the General Plan's Town Center (TC) land use designation of the Pine Grove Community. A **less than significant impact** would result.
- B The project presents the division of a split-zoned commercial parcel (C1/C2) parcel along the zoning designation boundary. The use-by-right and conditional uses under the property's current zoning as "C1," and "C2," would not change and any conditional uses or other uses allowed with an approved use permit under the Zoning Designation of "C1," or "C2," parcels in County Code would continue to require the property owner/developer obtain a Use Permit from the County. The general plan designation of the project site is Town Center (TC) which is also consistent with the associated use of the property as well as the overarching development guidelines for the Pine Grove Community Area. The impact is **less than significant**.
- 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 2010 Geologic Map of California from the California Department of Conservation's Geological Survey, the project is located near areas of Paleozoic marine sedimentary and metasedimentary rocks. (Pz). The California Geological Survey (CGS, 1987) defines the MRZ-2b^(h-3) in the Pine Grove area (Plate 2b) however relatively low historic yields and low mining activity characterize the area, therefore there has not been substantial mining activity in Pine Grove in recent years. The proposed project would not use or extract any mineral or energy resources and would not restrict access to known mineral resource areas. **A less than significant impact** would result.

Source: Amador County Planning Department, California Geological Survey.



| Chapter 13. NOISE – Would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Contribute to substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Contribute to substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 Uses associated with this project would not create a significant increase in ambient noise levels within or in proximity to the project site. There are commercial operations which take place on this property and produced a low-level of operational noise. Due to the preexisting conditions and uses-by-right permitted through the site's existing zoning designation, there would be no additional noise produced which would affect surrounding properties. Impacts would be **less than significant**.
- B The proposed project would not include the development of land uses that would generate substantial ground-borne vibration, noise, or use construction activities that would have such effects for any extended period of time. There are no proposed structures whose construction necessitate the use of heavy equipment. The existing site-conditions of the parcel, zoning setbacks, and surrounding context of the site ensure that future use of heavy equipment would have a **less than significant impact**.
- C The presented division of the property will not intrinsically introduce increased noise in addition to current operational noise. Noise levels generated would not exceed applicable noise standards established in the General Plan. Impacts would be **less than significant**.
- D Noise activities related to the project would not introduce significant increase and shall not significantly affect offsite residences. Therefore the impact is less **than significant**.
- E&F The nearest airport is over 8 miles away (Westover Field Airport, Martell). **No impact** would result.

Sources: Amador County Planning Department, Amador County General Plan: Noise Element.



| Chapter 14. POPULATION AND HOUSING – Would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|-------------------------------------|--------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion/Conclusion/Mitigation:

- A The proposed project site is currently occupied by small-scale commercial businesses. The proposed parcel split would not draw additional visitation as a product of this project. Any secondary this population growth would not induce substantial change to the project area in nature or use, and therefore impacts are **less than significant**.
- B & C The existing uses of the property would not change due to the land division, and no resident housing stock would be depleted through this project. There would be a **less than significant impact** to available resident 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 |
|---|--------------------------------|---|-------------------------------------|--------------------------|
| a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| a) Fire protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion/Conclusion/Mitigation:

- A The project site is currently served by the Amador Fire Protection District. The nearest fire station is located in Pine Grove, approximately 1 mile west of the project site. Mutual aid agreements coordinate protection service between AFPD and Community Fire Protection Jurisdictions. Proposed improvements would not result in significant additional demand for fire protection services. The proposed project would not result in the provision of or need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts. The condition of **Mitigation Measure PUB-1** ensures that 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. As such, this project would not result in the provision of or need for new or physically altered sheriff protection facilities. **Less than significant** changes related to police protection services would occur.
- C-E This project does not include any construction of additional residential units. Potential future development of residences could increase impacts on public facilities, which would be addressed through the project application process through the County Community Development Agency. Because the demand for schools, parks, and other public facilities is driven by population, the proposed parcel split would not increase demand for those services at this time. As such, the proposed project would result a **less than significant impact** on these public services.

Mitigation Measures

PUB-1 AFPD Fire Services requires that this project annex into the County's Community Fire District (CFD) 2006-1 as a condition of the Use Permit.

Sources: Amador County Planning Department, AFPD.



| Chapter 16. RECREATION – Would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation:

A&B The proposed project would not increase opportunity for residential development. The parcel split would not generate population that would increase demand for parks or recreational facilities. The proposed project would not affect use of existing facilities, nor would it require the construction or expansion of existing recreational facilities at this time. Therefore, the proposed project would have **a less than significant** on recreational facilities.

Source: Amador County Planning Department.



| Chapter 17. TRANSPORTATION / TRAFFIC – Would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|-------------------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation:

- A&B The proposed project would not cause a substantial increase in traffic, reduce the existing level of service, or create any significant congestion at any intersections. The proposed project would require periodic maintenance that does not exceed current demand. Existing level of service standards would not be exceeded and the project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. This project is consistent with the Pine Grove Road Improvement Plan, and Caltrans, Amador County Department of Transportation and Public Works, and other applicable transportation agencies have been included in circulation of this project, with comments included as part of **Mitigation Measure TRA-1**. Impacts would be **less than significant with mitigation incorporated.**
- C The proposed project would not be located within any Westover Airport safety zones (Westover Field Airport Land Use Compatibility Plan Draft 2017). Therefore, the project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that would result in a safety risk. **No impact** would result.
- D The proposed lot split would not result change in the current level of traffic traveling into and out from the existing driveway. The impact is foreseen as **less than significant**.



- E The proposed project would not significantly interfere with emergency access routes. **A less than significant impact** is foreseen.
- 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 the impacts to traffic less than significant as the project is located within on-half mile (.2 mi) of an existing bus stop along Highway 88, an existing high-quality transit corridor. There is no **impact** to the implementation of this project with respects to CEQA Guidelines §15064.3(b).

Mitigation Measures

- TRA-1 Roadway and Encroachments:** include "in an agreement or in deeds that the area between properties, used as a common ingress/egress be maintained by both properties. In the event that separate points of entry be established for the separate properties, property owner shall file for encroachment permits from Caltrans/Public Works.

Sources: Amador County Planning, California Environmental Quality Act (CEQA) Guidelines 2019.



| Chapter 18. TRIBAL CULTURAL RESOURCES – Would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion/Conclusion/Mitigation:

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

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

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

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

A As defined by Public Resources Code section 21074 (a) there were no tribal cultural resources identified in the project area therefore the project would not cause a substantial adverse change in any identified tribal cultural resources. Additionally, the Ione Band of Miwok Indians, the Buena Vista Band of Me-Wuk Indians, the Shingle Springs Band of Miwok Indians, and the Washoe Tribe of Nevada and California were notified of this project proposal and did not submit any materials referencing tribal cultural resources affected by this project. **Mitigation Measure TRI-1** addresses potential discovery Tribal Cultural Resources on this site, rendering impacts **less than significant with mitigation incorporated**.



Mitigation Measure

TRI-1 If during the AB 52 consultation process information is provided that identifies tribal cultural resources, an additional Cultural Resources Study or EIR may be required.

Sources: Amador County Planning Department, California Public Resources Code; National Park Service National Register of Historic Places.



| Chapter 19. UTILITIES AND SERVICE SYSTEMS – Would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|-------------------------------------|--------------------------|
| a) Require or result in the relocation or construction of new or expanded systems (causing significant environmental effects): | | | | |
| i. Water or wastewater treatment facilities | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Stormwater drainage facilities | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Electric power facilities | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Natural gas facilities | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| v. Telecommunications facilities | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have sufficient water supplies available to serve the project from existing entitlements and resources (for the reasonably foreseeable future during normal, dry, or multiple dry years), or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs while not otherwise impairing the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Generate solid waste in excess of state or local standards or in excess of the capacity of local infrastructure? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion/Conclusion/Mitigation:

- A i. The project does not demand substantially more water than uses allowed by right. The impacts are **less than significant**.
- A ii. There are no additional structures presented through this project, it is unlikely that the stormwater drainage on site will need to be redirected or expanded. Any changes to grading or drainage necessitating a grading plan will require submission to the Amador County Public Works Department. The impacts are **less than significant**.
- 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. Therefore there is **a less than significant impact**.
- B. The proposed project would not **exceed wastewater treatment requirements** of the applicable Regional Water Quality Control Board or result in the expansion of water or wastewater treatment facilities. Therefore, **a less than significant impact** related to these utilities and service systems would occur.



C&D The project would not entail substantial increase in the use of **water supplies or wastewater treatment** and therefore no new or expanded entitlements or services are potentially needed for the project or its long-term operation. The impact is **less than significant**.

E-G The project will not introduce an increase in solid waste disposal needs beyond what is otherwise addressed in **Mitigation Measure UTL-1**, therefore, there is a **less than significant impact with mitigation incorporated**, on landfills and solid waste disposal or solid waste reduction goals.

Mitigation Measures

UTL-1 Waste Disposal Requirements: Prior to activation of the Use Permit the applicant must submit a certification by a qualified consultant stating that the current solid waste disposal service is sufficient to serve the intended use.

Sources: Amador County Planning Department.

** AWA Comments (paraphrased)

1. Developer will be responsible to design and construct all on and off site improvements and deemed necessary, as well as all permits, licenses, fees, etc. and collection system
2. Currently shares one wastewater pump tank between three buildings, will need separate for each property according to Agency Septic Tank Pumped Systems (STEP) standards.
3. Existing three wastewater participation fees allotted to large parcel need split with one to tire shop and gas station. The other 2 will be for the shopping center. If more are needed, they'll need fees.



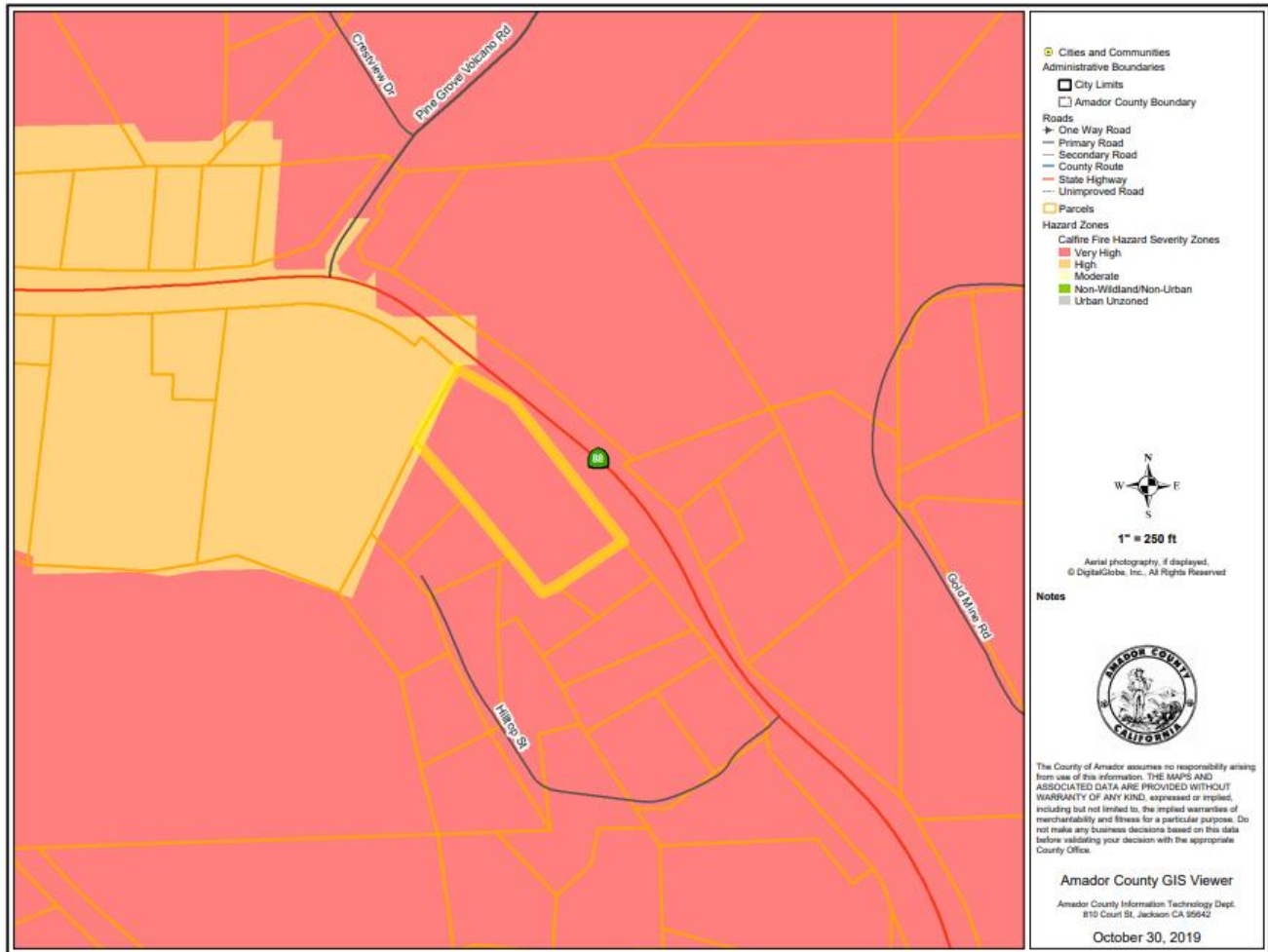
| Chapter 20. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion/Conclusion/Mitigation:

- A The project shall not impair any adopted emergency response plan or emergency evacuation plan. The impact is **less than significant**.
- B The project does not exacerbate wildfire risks through change in slope, prevailing winds, or other factors. There is no projected significant increase in project occupants over what accompanies the use-by-right of the commercial or heavy commercial zoning, nor would the project 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 a **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. Therefore there is **no impact**.
- D&E The project will not expose people or structure to any new significant risks regarding flooding, landslides, or wildland fire risk. The project is located in a Very High Fire Risk Zone (*Figure 8: Calfire Fire Hazard Severity Zones*) and therefore, shall conform to all standard Fire Safety Regulations as determined by Amador County Fire Department and California Building Code. The project is located less than 1,500 ft. from the Amador Fire Protection District Station 114 in Pine Grove, and therefore will not require any increased fire protection due to the project or future development of the site. The impact is **less than significant**.



Figure 8: Calfire Fire Hazard Severity Zones



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



| Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE | 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 Impacts to Aesthetics, Biological Resources and Cultural Resources would be **less than significant with mitigation incorporated** to address any potential impacts to special status, threatened or endangered species potentially found at the project site. **Mitigation Measures CULTR-1 and CULTR-2** shall be implemented in the event that cultural resources are identified on-site. The project consists of the division of a single Commercial/Heavy Commercial lot into two parcels. The existing uses presented in the context of the existing commercial operations on the property has a **less than significant impact** on existing aesthetics of the landscape, biological systems, and cultural resources of the site and the surrounding properties and there are no changes in use presented through this project.

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

- B 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. No cumulatively considerable impacts would occur with development of the proposed project. As discussed in the analyses provided in this Initial Study, project impacts were found to be **less than significant with mitigations incorporated**. The effects of the proposed project are not cumulatively significant when viewed in context of the past, current, and or probable future projects. No cumulative impacts would be occur. The intent of the project to increase opportunity for individuals to develop parts of the project area for residential and agricultural use. The proposed project is consistent with the Amador County General Plan. Mitigation measures address this increase in density with respects to current and future constraints of the project(s) which are coupled with the restrictions applied through the property's Williamson Act Contract. **Impacts would be less than significant with mitigation 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 either directly or indirectly. The proposed project for forseen potential to cause significant temporary and future impacts to the area by project-related impacts relating to the parcel split and allowed uses. Additionally due to the low-intensity nature of the project, absence of any presented changes in use, and existing and future conditions of the site and surrounding area as well as traffic along State Highway 88, there is a **less than significant impact with mitigation.**



Sources: Chapters 1 through 21 of this Initial Study.

References: Amador County General Plan; Amador County General Plan EIR; Amador Air District; Amador County Municipal Codes; Fish & Wildlife's IPAC and BIOS databases; Migratory Bird Treaty Act; California Native Plant Society; California Air Resources Board; California Department of Conservation; Migratory Bird Treaty Act; California Department of Forestry and Fire Protection; California Geologic Survey; Alquist-Priolo Earthquake Fault Zones; State Department of Mines & Geology; Superfund Enterprise Management System Database (SEMS); Department of Toxic Substances Control Envirostor Database; Geotracker; Amador County GIS; Amador County Zoning Map; Amador County Municipal Codes; Amador County Soil Survey; California Native American Heritage Commission; Amador Fire Protection District; California Air Resources Board (ARB); California State Water Resources Control Board (CSWRCB); California Stormwater Quality Association (CASQA); California Environmental Quality Act 2019 Guidelines (CEQA); California Public Resources Board; Caltrans District 10 Office of Rural Planning; Amador County Important Farmland Map, 2016; Commenting Department and Agencies; Amador County Community Development Agency and Departments. All sources cited herein are available in the public domain, and are hereby incorporated by reference.

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