

DRAFT
CEQA INITIAL STUDY

Tentative Subdivision Map 186
And
General Plan Amendment 22;7-1
Putnam Ranch

APN(s): 008-100-029 & 008-090-015

August 2023

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Project Overview

Project Title:	Tentative Subdivision Map 186 And General Plan Amendment 22;7-1 Putnam Ranch
Project Location:	Directly north of Highway 16 at the intersections of Highway 16 with Highways 124 and 49, directly south of the city limits of Plymouth.
Property Owner(s):	16825 Hwy 49, LLC
Project Representative	Representative: Toma and Associates
Zoning(s):	R1-A Single Family Residential & Agricultural
General Plan Designation(s):	AG, Agricultural General and RR, Rural Residential
Lead Agency Name and Address:	Amador County Planning Department 810 Court Street, Jackson, Ca 95642
Contact Person/Phone Number:	Ruslan Bratan, Planner 209-233-6380
Date Prepared:	August 2023
Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)	

PROJECT DESCRIPTION

Tentative Subdivision Map No. 186, submitted by Toma and Associates on behalf of the Property Owners, 16825 Hwy 49, LLC, proposing the division of a combined 423 acres into 53 residential lots ranging from ± 5 to ± 9.9 acres with ± 118.7 acres of open-space lots, in conjunction with a General Plan Amendment to AT, Agricultural Transition.

Project Location

The project site is located directly north of Highway 16 at the intersections of Highway 16 with Highways 124 and 49, directly south of the city limits of Plymouth.

Site Characteristics

The proposed Tentative Subdivision Map (TSM) 186 is a portion of the land ownership that comprises the entire 706 acre Putnam Ranch. The proposal seeks entitlement to develop the western portion of the ranch in a combination of permanent agricultural parcels, permanent open space for active and passive recreation use, and five-acre residential lots. The existing Putnam Ranch will remain in the current configuration with its current use, a cattle ranch with a single-family residence, a ranch manager's residence, a maintenance building/barn, a covered horse arena and stables. Existing land improvements include a gravel road with entry from SR 49, agricultural ponds, wells, irrigation system on a portion of the ranch, and cross fencing. There is no plan to seek development of the retained portion of the ranch

The entire existing Putnam Ranch encompasses 705 acres on 6 parcels. Parcel 008-100-028 is under a Williamson Act contract that has not filed for nor is proposed for non-renewal.



Land Use

The current General Plan land use designations on the subject property consists of AG, Agricultural General on the entire 346-acre portion of APN 008-090-015 and a combination of RR, Rural Residential for approximately 77 acres, and AG, Agricultural General for approximately 77 acres on APN 008-100-029. The proposed development will require a General Plan Amendment to designate the property as AT Agricultural Transition (5-acre minimum lot sizes) to support the higher density of parcels proposed.

Surrounding Land Uses

Surrounding property uses include residential, agricultural, pasture, and open grazing land.

Access and Transport

Access is proposed by one entrance at the SR 16/SR 49 intersection. The project would add a north leg to the existing signalized intersection. An emergency vehicle only access is proposed on SR 16, approximately 900 feet west of the SR 16/SR 124 intersection.

Purpose of the Initial Study

Amador County is processing an application for Tentative Subdivision Map No. 186, submitted by Toma and Associates on behalf of the Property Owners, 16825 Hwy 49, LLC, proposing the division of a combined 423 acres into 53 residential lots ranging from ± 5 to ± 9.9 acres with ± 118.7 acres of open-space lots, in conjunction with a General Plan Amendment to AT, Agricultural Transition. This Initial Study evaluates the potential environmental impacts resulting from the proposed subdivision and General Plan amendment.

Lead Agency

The lead agency is the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect upon the environment. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Amador County is the lead agency for the proposed project, TPM 2873.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF MITIGATED MND/MMRP

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

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



EVALUATION OF ENVIRONMENTAL IMPACTS PER CEQA:

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

☐	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☐	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.
☒	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	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.
☐	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.

Planning Commission Chairperson

Date



Figure A: Tentative Subdivision Map No. 186 Putnam Ranch (2023)

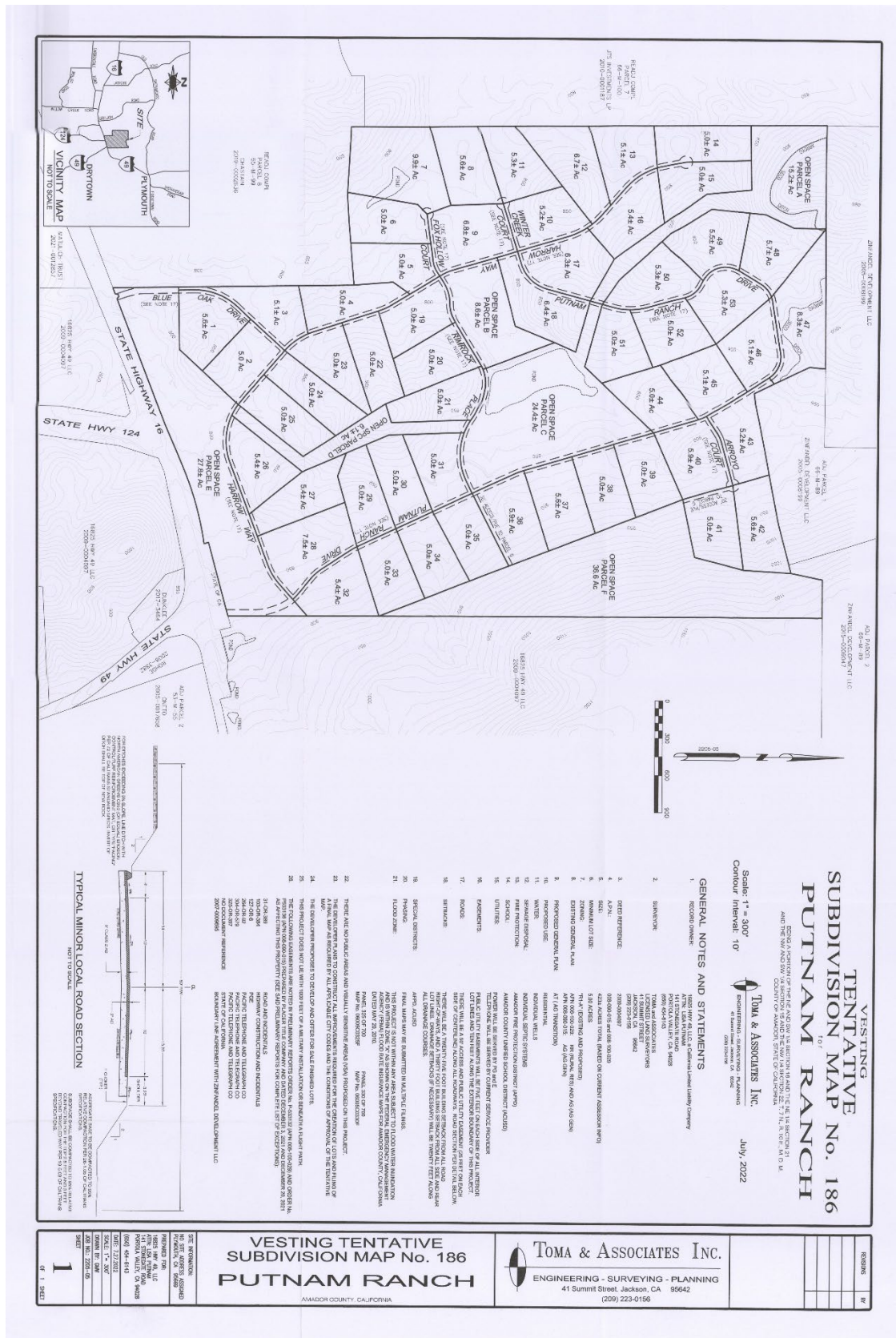
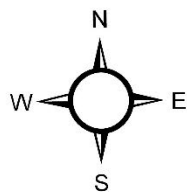




Figure B: Context Map



Tentative Subdivision Map 186
And
General Plan Amendment 22;7-1
Putnam Ranch



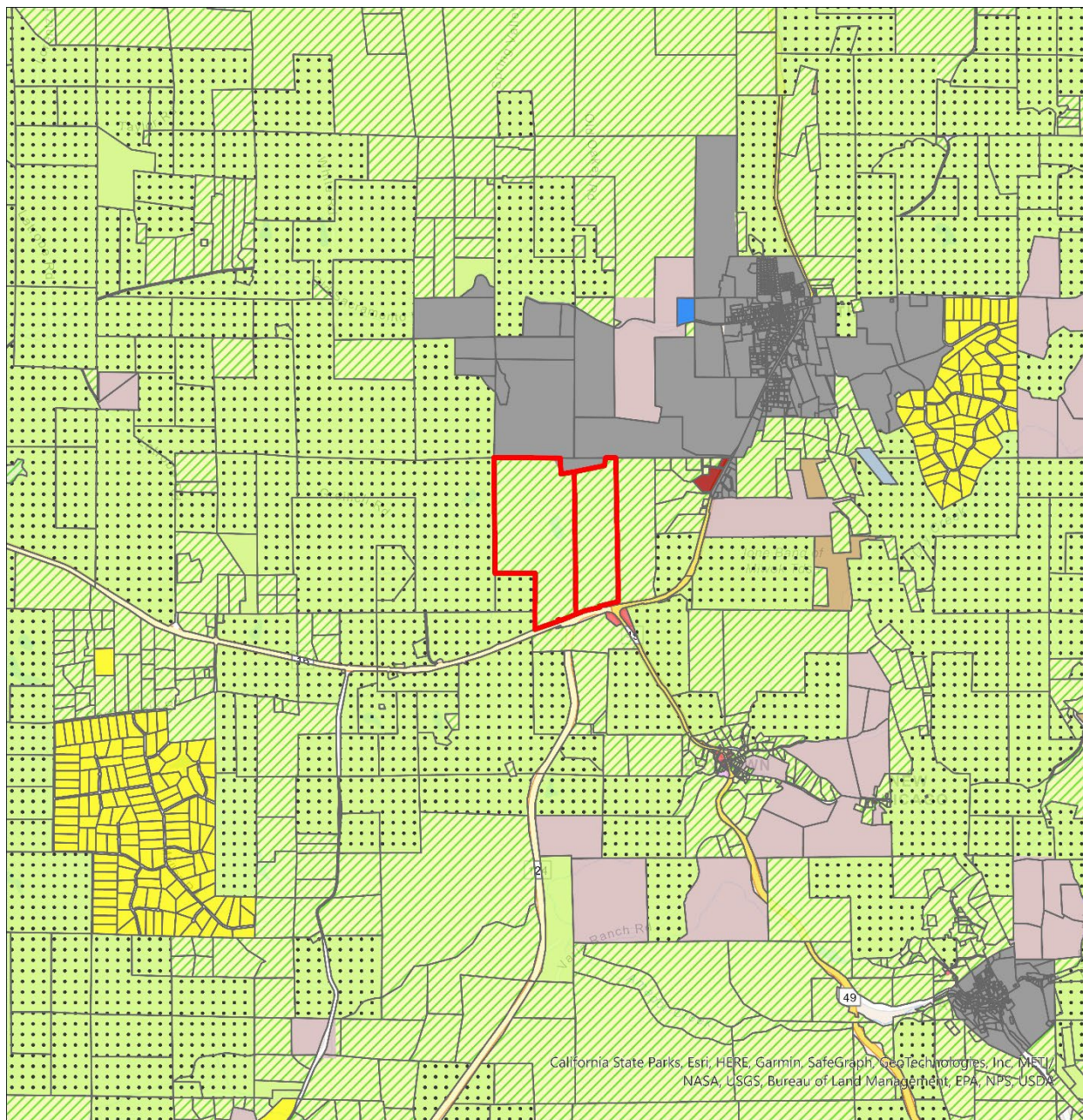
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Miles

Legend

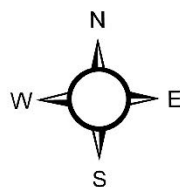
- Amador County Boundary
- Project Parcels



Figure C: Existing Zoning District(s)



Tentative Subdivision Map 186
And
General Plan Amendment 22;7-1
Putnam Ranch



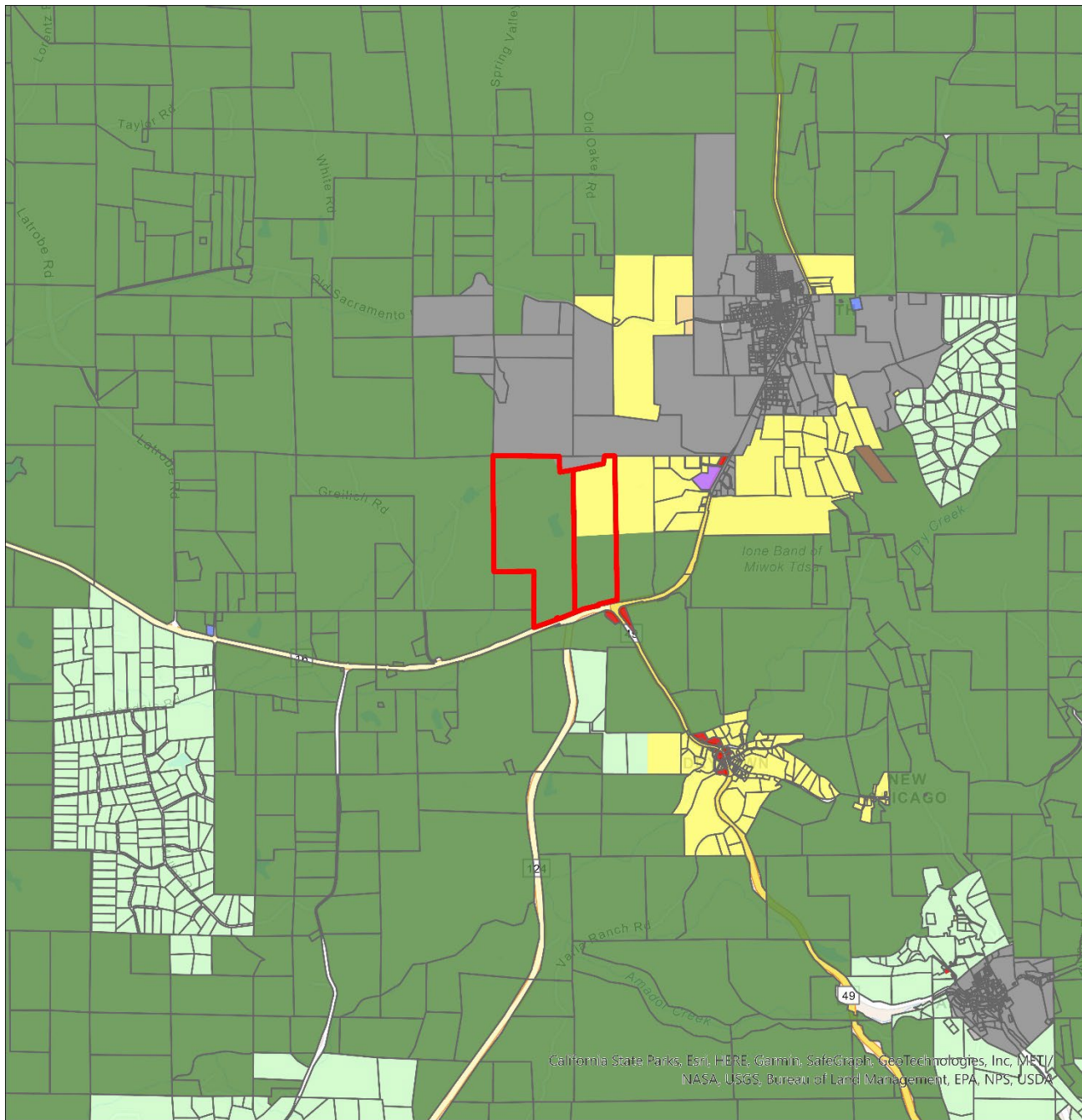
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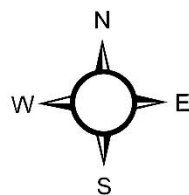
- Amador County Boundary
- City Limits
- Assessor Parcels
- Project Parcels
- Zoning Designations
 - A
 - AG
 - C1
 - C2
 - LM
 - MR
 - NC
 - R1A
 - RE
 - T2
 - USA
 - X



Figure D: Existing General Plan Designation



Tentative Subdivision Map 186
And
General Plan Amendment 22;7-1
Putnam Ranch



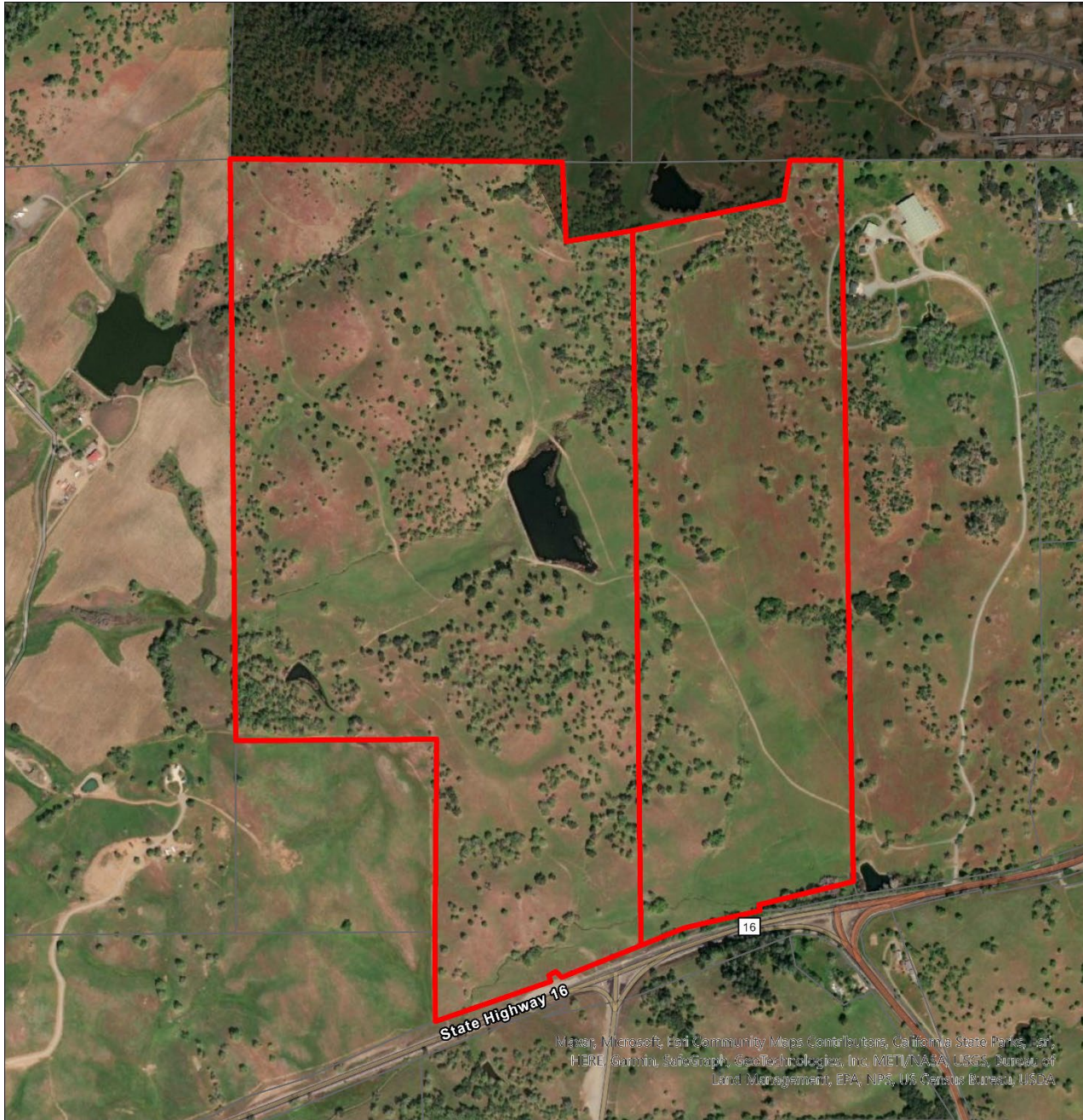
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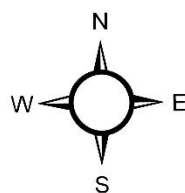
- Amador County Boundary
- City Limits
- Assessor Parcels
- Project Parcels
- General Plan Designations
 - Agricultural General (AG)
 - Agricultural Transition (AT)
 - Commercial (C)
 - Industrial (I)
 - Mineral Resource Zone (MRZ)
 - Public Service (PS)
 - Residential Low Density (RL)
 - Rural Residential (RR)
 - Urban Planning Area (UA)



Figure E: Site Map - Aerial



Tentative Subdivision Map 186
And
General Plan Amendment 22;7-1
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0 375 750 1,500
Feet

Legend

- Amador County Boundary
- City Limits
- Assessor Parcels
- Project Parcels

**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?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
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?	☒	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

Discussion/Conclusion/Mitigation:

- A. Scenic Vistas: For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. A substantial adverse impact to a scenic vista would be one that degrades the view from such a designated location. No governmentally designated scenic vista has been identified within the project area. In addition, no specific scenic view spot has been identified in the project area. Therefore, there is **no impact**.
- B. Scenic Highways: The nearest scenic highway is Highway 88 east of the Dew Drop Ranger Station to the Alpine County Line as designated 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. There is **no impact**.
- C. Publicly accessible vantage points of the proposed Project site include the adjacent roadway of SR 16. The entire Project site and surrounding areas comprise of rolling hills and gently sloping topography. Proposed development and General Plan amendment would allow for an eightfold increase in density of the site and could result in **potentially significant impacts** to the visual character or quality of public views of the site and its surroundings. The potential for the Project to result in substantial effects on visual character will be analyzed in greater detail in the Draft Environmental Impact Report.
- D. Existing sources of light are from agricultural operations and the disparate residential developments. The project would allow for 53 new dwelling units, which would produce **potentially significant** new sources of light and glare.

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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☒	☐	☐	☐
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☒	☐	☐	☐

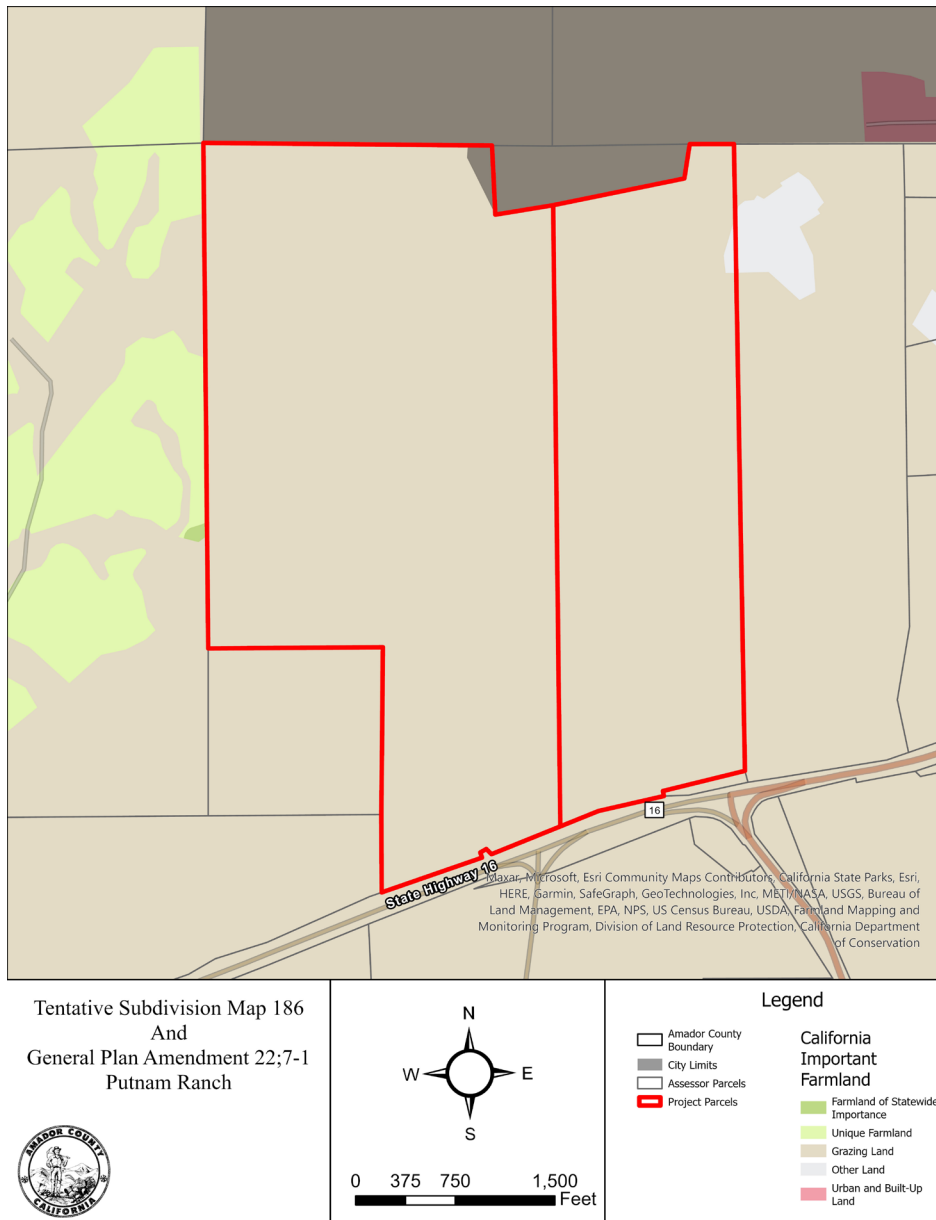
Discussion/Conclusion/Mitigation:

- A. Farmland Conversion: The project site is occupied entirely by areas classified as Grazing Land as determined by the USDA Department of Conservation (2022). The proposed Subdivision, General Plan amendment and accompanying potential for increased residential development would not significantly detract from any existing agricultural uses of nearby properties, nor would this project convert any agricultural areas to non-agricultural uses. The USDA-designated land classification of Grazing Land is not determined as unique agricultural resources. There is a **no impact**.
- B & E. The property is not located within a Williamson Act Contract, however it does share over a mile of border line with property in the Williamson Act, 3,600 feet of which is directly adjacent to a vineyard. The development of this project could **potentially be significant** to the ongoing Williamson Act contract and viability of existing agricultural products.
- 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**.

Figure F: California Important Farmland



Source: California Important Farmland: 1984-2022 Map, California Department of Conservation; Amador County General Plan; Amador County Planning Department; CA Public Resources Code.

**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?	☒	☐	☐	☐
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)?	☒	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d) Result in other emissions (example: Odors) adversely affecting a substantial number of people?	☒	☐	☐	☐

Discussion/Conclusion/Mitigation:

- A-E The project site is within the jurisdiction of the Amador Air District. Amador Air District is responsible for attaining and maintaining compliance with the NAAQS and CAAQS in the Mountain Counties Air Basin (MCAB) through the regulation of pollution emissions from stationary and industrial sources. Implementation of the project would involve both short term construction-related emissions and long-term operational emissions associated with increases in 563 average daily trips (ADT) and 30 vehicle miles traveled (VMT) (Fehr & Peers 2023). Existing single family residences immediately to the north of the project site would be susceptible sensitive receptors and would be potentially exposed to substantial pollutant concentrations as well as objectionable odors. Emissions from the project construction and operation would potentially conflict with or obstruct implementation of state and local air quality plans, and would potentially violate Amador Air District standards. Further, implementation of the project could potentially lead to a cumulatively considerable increase in of a criteria pollutant. Construction-related and operation-related activities would result in **potentially significant** emissions of ozone precursors (NO_x and reactive organic gases [ROG]), particulates (PM₁₀ and PM_{2.5}), air toxics, and greenhouse gases

Source: Amador Air District, Amador County Planning Department, Amador County General Plan Mitigation Measure 4.3, Putnam Ranch Development Project Draft Transportation Analysis Report (Fehr & Peers 2023).

**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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

- A. The Information for Planning and Consultation (IPAC) database provided through the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife BIOS were 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.

The project is located within the Sierra Nevada Foothills Ecoregion. CDFW Bios identified California Essential Habitat Connectivity (CEHC) "Natural Landscape Blocks" and "more permeable" essential connectivity areas (CEHC). USFW IPAC database identified potential habitat area for eight (8) species, California Red-legged Frog



(*Rana draytonii*), California Tiger Salamander (*Ambystoma californiense*), Foothill Yellow-legged Frog (*Rana boylei*), Monarch Butterfly (*Danaus plexippus*), Vernal Pool Fairy Shrimp (*Branchinecta lynchi*), Valley Elderberry Longhorn Beetle (*Desmocerus californicus dimorphus*), Ione Buckwheat (*Eriogonum apricum* (incl. var. *prostratum*)), and Ione Manzanita (*Arctostaphylos myrtifolia*) which have identified final critical habitats according to the Federal Register: *r. draytonii*: March, 2010; *h. transpacificus*: December, 1994. The California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants identified twelve (12) plants found in Quad 3812048, Irish Hill and Quad 3812047, Amador City where the property is located. The Project site has the potential to incorporate natural habitat that is conducive to species identified as a candidate, sensitive, or special status species. Specifically, the Project site could have existing habitat suitable for foraging or nesting. Impacts to sensitive species and habitats would be **potentially significant** and require further analysis in an EIR

- B. Riverine Community: CDFW IPAC and the US Fish and Wildlife National Wetlands mapper identified 4.25 acres of Riverine Environment type R5UBFx and 0.35 acres of Riverine Environment type R4SBC (Riverine/Intermittent/Streambed/Seasonally Flooded) within the project site. Any part of this project which would affect these areas would potentially be subject to regulation under Section 404 of the Clean Water Act or other State/Federal statutes, according to the US Fish and Wildlife Service (IPAC, BIOS). The Project site has the potential to incorporate riparian habitat. Impacts to riparian habitat would be **potentially significant** and require further analysis in an EIR.
- C. Federally Protected Wetlands (National Wetland Inventory (NWI)): The project site includes 4.44 acres of Freshwater Pond PABHh habitat within the property site. Any part of this project which would affect these areas would potentially be subject to regulation under Section 404 of the Clean Water Act or other State/Federal statutes, according to the US Fish and Wildlife Service (IPAC, BIOS). Project-related activities have the potential to occur in wetland areas. Impacts to wetlands would be **potentially significant** and require further analysis in an EIR
- D. Movement of Fish and Wildlife: The project site contains potential habitat for twelve (12) migratory bird species as identified by the US Fish and Wildlife Service (IPAC). These birds are listed in Figure 4(b), below. The Project site has the potential to incorporate natural habitat that is conducive to the movement of native residents or wildlife species or with established native resident or migratory wildlife corridors. The potential for the Project site to interfere substantially with the movement of any native resident or wildlife species or with established native resident or migratory wildlife corridors is **potentially significant** and require further analysis in an EIR.
- E. The proposed project would not conflict with local policies adopted for the protection biological resources. Pursuant to General Plan Mitigation Measure 4.4-4b, an Oak Woodland Study was completed by Foothill Resource Management and submitted with the project application. **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.



Figure 4a: Wetlands in the National Wetlands Inventory (NWI)

FRESHWATER EMERGENT
WETLAND

[PEM1A](#)
[PEM1Fh](#)
[PEM1Ch](#)

FRESHWATER
FORESTED/SHRUB
WETLAND

[PSSA](#)
[PSSCh](#)

FRESHWATER POND

[PABHh](#)

RIVERINE

[R5UBFx](#)
[R4SBC](#)
[R5UBF](#)

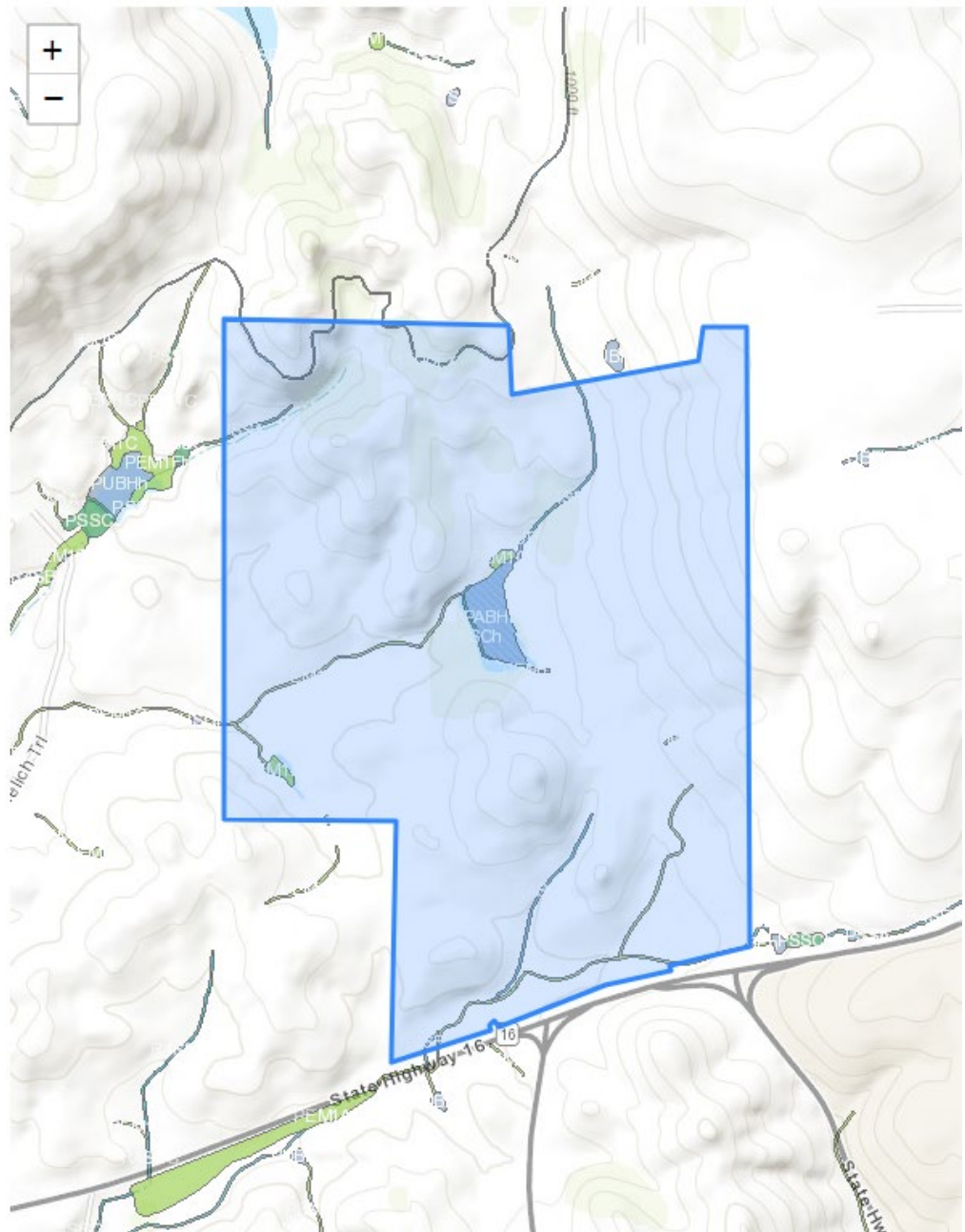




Figure 4b: Migratory Birds List (IPAC 2023)

Species Name	Common Name	Birds of Conservation Concern Listed	Other Conservation List
Haliaeetus leucocephalus	Bald Eagle	Non-BCC Vulnerable	Bald and Golden Eagle Protection Act
Passerculus sandwichensis beldingi	Belding's Savannah Sparrow	BCC-BCR	
Icterus bullockii	Bullock's Oriole	BCC-BCR	
Toxostoma redivivum	California Thrasher	BCC Rangewide (CON)	
Geothlypis trichas sinuosa	Common Yellowthroat	BCC-BCR	
Aquila chrysaetos	Golden Eagle	Non-BCC Vulnerable	Bald and Golden Eagle Protection Act
Carduelis lawrencei	Lawrence's Goldfinch	BCC Rangewide (CON)	
Picoides nuttalli	Nuttall's Woodpecker	BCC-BCR	
Baeolophus inornatus	Oak Titmouse	BCC Rangewide (CON)	
Contopus cooperi	Olive-sided Flycatcher	BCC Rangewide (CON)	
Agelaius tricolor	Tricolored Blackbird	BCC Rangewide (CON)	
Chamaea fasciata	Wrentit	BCC Rangewide (CON)	
Pica nuttalli	Yellow-billed Magpie	BCC Rangewide (CON)	

Figure 4c: California Native Plant Society Database Query

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	STATE RANK	CA RARE PLANT RANK	CA ENDEMIC
<i>Arctostaphylos myrsinifolia</i>	lone manzanita	Ericaceae	perennial evergreen shrub	Nov-Mar	FT	None	S1	1B.2	Yes
<i>Balsamorhiza macrolepis</i>	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	None	None	S2	1B.2	Yes
<i>Bryum chryseum</i>	brassy bryum	Bryaceae	moss		None	None	S3	4.3	
<i>Clarkia virgata</i>	Sierra clarkia	Onagraceae	annual herb	May-Aug	None	None	S3	4.3	Yes
<i>Crocianthemum suffrutescens</i>	Bisbee Peak rush-rose	Cistaceae	perennial evergreen shrub	Apr-Aug	None	None	S2?	3.2	Yes
<i>Eriogonum apricum</i> var. <i>prostratum</i>	Irish Hill buckwheat	Polygonaceae	perennial herb	Jun-Jul	FE	CE	S1	1B.1	Yes
<i>Eryngium pinnatisectum</i>	Tuolumne button-celery	Apiaceae	annual/perennial herb	May-Aug	None	None	S2	1B.2	Yes
<i>Githopsis pulchella</i> ssp. <i>serpentinicola</i>	serpentine bluecup	Campanulaceae	annual herb	May-Jun	None	None	S3	4.3	Yes
<i>Horkelia parryi</i>	Parry's horkelia	Rosaceae	perennial herb	Apr-Sep	None	None	S2	1B.2	Yes
<i>Jepsonia heterandra</i>	foothill jepsonia	Saxifragaceae	perennial herb	Aug-Dec	None	None	S3	4.3	Yes
<i>Navarretia myersii</i> ssp. <i>myersii</i>	pincushion navarretia	Polemoniaceae	annual herb	Apr-May	None	None	S2	1B.1	Yes
<i>Sphenopholis obtusata</i>	prairie wedge grass	Poaceae	perennial herb	Apr-Jul	None	None	S2	2B.2	

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, Putnam Ranch Property Woodlands Assessment, Foothill Resource Management, 2022, 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?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

(A.)(B.)(C.)(D.)

Cultural resources include prehistoric and historic period archaeological sites; historical features, such as rock walls, water ditches and flumes, and cemeteries; and architectural features. Cultural resources consist of any human-made site, object (i.e., artifact), or feature that defines and illuminates our past. Prehistoric resources sites are found in foothill areas, areas with high bluffs, rock outcroppings, areas overlooking deer migratory corridors, or above bodies of water. Grading and other soil disturbance activities of previously undisturbed land on the project site have the potential to uncover historic or prehistoric cultural resources. In the case that any ground disturbing or construction activity is proposed in the future which does encroach onto any previously undisturbed land, additional environmental review would be necessary including but not limited to requiring the developer to halt construction upon the discovery of as-yet undiscovered significant prehistoric sites, documenting and/or avoiding these resources, informing the County Planning Department, and consultation with a professional archeologist. Discretionary permits for projects “that could have significant adverse impacts to prehistoric or historic-era archeological resources” in areas designated by the Amador County General Plan as being moderate-to-high cultural resource sensitivity are required to have a Cultural Resource Study prepared prior to project approval, per Mitigation Measures 4.5-1a, 4.5-1b, and 4.5-2 of the Amador County Implementation Plan. The project site is located in an area of high cultural resource sensitivity.

The Cultural Resources Study prepared for this project included a records search by the North Central Information Center (NCIC) California Historical Resources Information System, sacred lands file search by the Native American Heritage Commission and associated contact with listed Native American contacts, literature review, archival research, contact with Amador County Archives, notification to the Amador County Historical Society, interviews, historic building survey by a qualified architectural historian and an archeological survey led by a qualified archaeologist. The study performed for this project identified several cultural resources (See Phase I Archaeological Study of the Putnam Ranch, Historic Resource Associates (2023)). This study included recommendations in the case of identified resources, however said evaluation did not determine that a proposed subdivision would significantly impact any identified resources. **Mitigation Measure CULTR-3** includes adherence to the prescribed mitigations and recommendations by the qualified archeologist who performed the study for this project. There is **a less than significant impact with mitigations incorporated** to cultural resources.



Mitigation Measures

- CULTR-1** During ground-disturbing activity, if paleontological, historic or pre-historic resources such as chipped or ground stone, fossil-bearing rock, large quantities of shell, historic debris, building foundations, or human bone are inadvertently discovered, the operator/permittee shall immediately cease all such activities within 100 feet of the find and notify the applicable agency. A qualified archaeologist shall be contracted by the operator/permittee to assess the significance of the find and prepare an evaluation, avoidance or mitigation plan, as appropriate, which shall be implemented before resuming ground disturbing activities.
- CULTR-2** Immediately cease any disturbance of the area where such suspected remains are discovered and any nearby areas reasonably suspected to overlie adjacent remains until the Amador County Coroner is Amador County General Plan FEIR AECOM County of Amador 4.5-15 Cultural Resources contacted, per Section 7050.5 of the California Health and Safety Code,. The coroner shall, within two working days:

Determine if an investigation of cause of death is required;

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

- CULTR-3** Avoidance of any identified cultural resources would be the preferred mitigation for any project that may threaten the resource(s) or any significant cultural resources. Once the County approves the proposed land division, if a previously unrecorded archaeological resource is discovered during any future ground disturbing activity, all work shall stop in the immediate vicinity of the find and the resource shall be documented, evaluated, and an appropriate means of mitigating any adverse effects shall be recommended by an archaeologist who meets the Secretary of the Interior's professional qualifications standards in prehistoric or historical archaeology, as appropriate. In the unlikely event that human remains are discovered, California law requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition of the remains and any grave goods. If the Coroner determines that no investigation of the cause of death is required and if the Native American heritage commission, which in turn will inform a most likely descendant, the descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods"

Source: Amador County Planning Department, California Public Resources Code; National Park Service National Register of Historic Places, Cultural Resources Survey Report for the Shenandoah Springs Project in Amador County California, Jones and Stokes Associates, Inc. (1993), Phase I Archaeological Study of the Putnam Ranch, Historic Resource Associates (2023), North Central Information Center Records, Department of Parks and Recreation Record (2023).



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?	☒	☐	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

Discussion/Conclusion/Mitigation:

- A. To implement the proposed Project, it is expected that construction equipment (e.g., tractors, excavators, loaders, generators, trucks, light-duty vehicles) would use petroleum fuels (diesel and gasoline products) and would not use on-site electricity or natural gas sources. In addition, it is assumed that proposed future residents would consume energy resources. The proposed development consists of 53 residential lots, accommodating a total of 53 separate residences, along with possible accessory structures. These dwellings are not intended to be constructed simultaneously but rather individually by their future owners. The potential for the consumption of energy to be wasteful, inefficient, or unnecessary is **potentially significant** and will be analyzed and determined in the Environmental Impact Report.
- B. In 2015, Governor Brown signed Senate Bill 350 to codify climate, clean energy, and energy efficiency goals. The regulations focus on generating energy through renewable sources and increasing the energy efficiency of buildings. Implementation of proposed Project would result in constructing new buildings (e.g., residences) that would increase the demand for energy resources, renewable or otherwise. The potential for future buildings to conflict with or obstruct a state or local plan for renewable energy or energy efficiency is **potentially significant** and will be analyzed in the Environmental Impact Report

Sources: Amador County EAP, Amador County Planning Department.

**Chapter 7. GEOLOGY AND SOILS**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☒	☐	☐	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐

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. There is **no impact**.

- B. According to the project location as mapped in *Figure 7a-c* by the Natural Resources Conservation Service (NRCS, 2017), the property where the project is located is characterized several soil types. Grading Permits are required for any earthmoving of 50 or more cubic yards, and are reviewed and approved by the County in accordance with Ordinance 1619 (County Code 15.40). The proposed project would result in development of new impervious surfaces and would require new storm water infrastructure to direct runoff to onsite drainage features to reduce storm water runoff and soil erosion. In addition, the proposed project would obtain grading permits from the County before commencement of construction activities. The Environmental Impact Report will provide further review of this issue to ensure no significant impacts related to substantial soil erosion or the loss of topsoil occurs. Potential impacts of soil loss and erosion would be **potentially significant** and would require further analysis in an EIR.
- C. Slopes most susceptible to earthquake-induced failure include those with highly weathered and unconsolidated materials on moderately steep slopes (especially in areas of previously existing landslides). The actuators of landslides can be both natural events, such as earthquakes, rainfall, and erosion, and human activities. Those induced by man are most commonly related to large grading activities that can potentially cause new slides or reactivate old ones when compacted fill is placed on potentially unstable slopes. Conditions to be considered in regard to slope instability include slope inclination, characteristics of the soil materials, the presence of groundwater and degree of soil saturation. Based on the Seismic Hazards Mapping Program administered by the California Geological Survey, no portion of Amador County is located in a Seismic Hazard Zone or those areas prone to liquefaction and earthquake-induced landslides. Therefore, Amador County is not considered to be at risk from liquefaction hazards. Lateral spreading is typically associated with areas experiencing liquefaction. Because liquefaction hazards are not present in Amador County, the county is not at risk for lateral spreading. Therefore **no impact** would occur.
- D. Expansive or collapsible soils are characterized by the ability to undergo significant volume change (shrink and swell) as a result of variation in soil moisture content. Soil moisture content can change due to many factors, including perched groundwater, landscape irrigation, rainfall, and utility leakage. The western portions of the county, including the Auburn soil types, have a low expansiveness rating. Any development of the site would be required to comply with the Amador County Erosion Control Ordinance and the development plans for any homes or other structures would be required to implement the Seismic construction standards. There would be **no impact**.
- E. It is the stated intent of the applicant that each of the proposed parcels will be served by a private, individual onsite wastewater treatment system. Soil conditions within the project site must be determined to be suitable for on-site sewage systems permissible for this type of land division. Potential impacts of sewage disposal systems would be **potentially significant** and would require further analysis in an EIR.
- F. Although paleontological resources have not been identified at the proposed Project site, a paleontological resource reconnaissance will be conducted as part of the Environmental Impact Report. In addition, if paleontological resources are discovered during the proposed Project activities, then ground disturbing activities within 25 feet would stop until a qualified archaeologist or appropriately licensed professional can assess the significance of the find and, if necessary, develop appropriate response measures in consultation with the County and other agencies. Potential impacts of paleontological resources would be **potentially significant** and would require further analysis in an EIR.



Figure 7a: Soil Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AsE	Auburn very rocky silt loam, 31 to 51 percent slopes	8.5	2.0%
AtD	Auburn very rocky silt loam, moderately deep, 3 to 31 percent slopes	45.1	10.7%
AwC	Auburn-Argonaut silt loams, 0 to 16 percent slopes	2.4	0.6%
EcD	Exchequer very rocky silt loam, 3 to 31 percent slopes	32.6	7.8%
EhD	Exchequer and Auburn loams, 3 to 31 percent slopes	144.1	34.3%
ExD	Exchequer and Auburn very rocky loams, 3 to 31 percent slopes	147.1	35.0%
Hm	Honcut clay loam, over clay	27.2	6.5%
Mo	Mixed alluvial land	10.1	2.4%
W	Water	3.0	0.7%
Totals for Area of Interest		420.0	100.0%

Figure 7b: Soil Map Legend

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

Other

- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Amador Area, California
Survey Area Data: Version 13, May 29, 2020

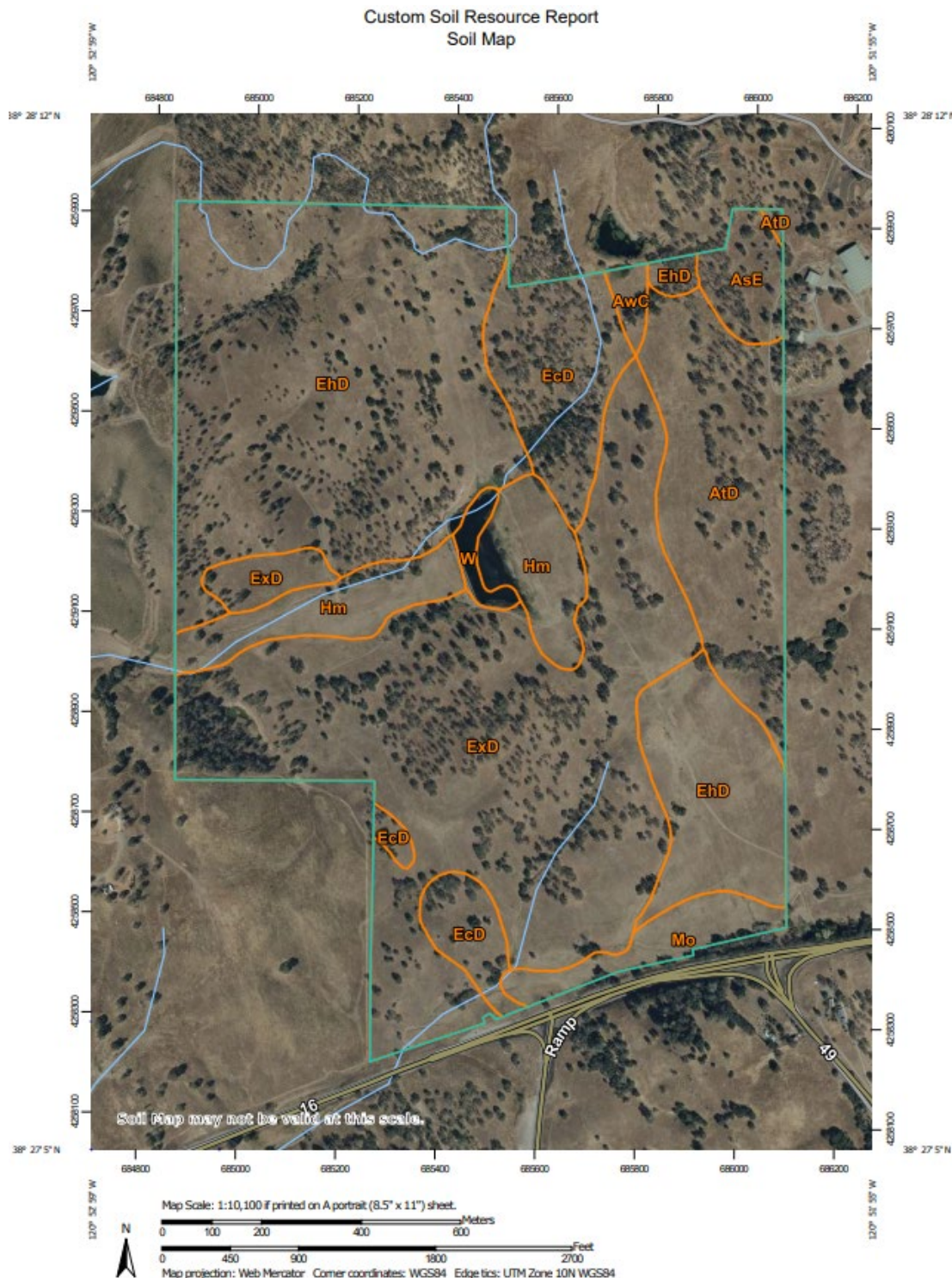
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 3, 2019—Oct 29, 2019

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



Figure 7c: Soil Map



Sources: Soil Survey-Amador County; Amador County Planning Department, Environmental Health Department, National Cooperative Soil Survey, Amador County General Plan EIR, California Department of Conservation, California Geological Survey (CGS). 2023. Earthquake Zones of Required Investigation. <https://maps.conservation.ca.gov/cgs/EQZApp/app/> (Accessed August 2023)



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?	☒	☐	☐	☐
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

Discussion/Conclusion/Mitigation:

- A. Implementation of proposed Project would generate GHG emissions through mobilization of construction equipment; onsite delivery of materials, equipment and supplies; onsite use of vehicles and heavy equipment; worker commutes to the proposed Project site; and future user activities (e.g., 53 individual residential projects). Long term emissions would be associated with an increase in the number of ADT and VMT, as well as natural gas combustion, electricity use, water demand, and solid waste generation. Impacts associated with GHG emissions would be **potentially significant** and warrant further analysis in the EIR.
- B. The Amador Air District is responsible for regulating GHG emissions in the project area. Implementation of proposed Project would generate GHG emissions through mobilization of construction equipment; onsite delivery of materials, equipment and supplies; onsite use of vehicles and heavy equipment; worker commutes to the proposed Project site; and future user activities (e.g., 53 individual residential projects). As part of the Environmental Impact Report, greenhouse gas emissions for construction and operational activities associated with implementing the proposed Project will be modeled and analyzed for their potential to generate greenhouse gas emissions that conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Impacts associated with GHG emissions would be **potentially significant** and warrant further analysis in the EIR.

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

**Chapter 9. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, or otherwise introduce potential hazards to residents or property?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment? Or otherwise be influenced by other notable hazards?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

- A. The proposed projects would involve the construction and operation of single-family residences as described in the Project Description. Potentially hazardous materials such as fuels, lubricants, and solvents would be used during construction on the proposed project site. The transport, use, and storage of hazardous materials during the construction of the projects would be conducted in accordance with all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. Operation of the residences would not involve the routine transport, use or disposal of hazardous substances, other than minor



amounts typically used for routine residential maintenance and housekeeping. Therefore, impacts from the proposed project would be **less than significant**.

- B. Hazardous Materials Upset and Release: Potential impacts of hazardous material handling, transport, or release through this project is mitigated by oversight of the Amador County Environmental Health department pursuant to state law. Operation of the single family residences would not create a significant hazard to the public or the environment through the release of hazardous materials into the environment. Therefore, impacts from the proposed project would be **less than significant**.
- C. The nearest public school is located within the Plymouth City limits and is over one mile away. Schools would not be exposed to hazardous materials, substances, or waste due to the project. No schools are located within 0.25 mile of the project site. Large quantities of hazardous materials would not be used on-site, the residences would not emit toxic air contaminants, 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) evaluating sites meeting the "Cortese List" requirements. The project site also was also searched on the California EPA's Superfund Enterprise Management System (SEMS) database and the US EPA Facility Registry Service (FRS) however there were no specific flags for the project on either site. The proposed Project site is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; therefore, **no impact** would occur.
- E. The nearest public use airport to the project site is the Westover Field Airport located in Martell, located over 7 miles away. The proposed project is located outside the safety compatibility zones for the area airports, and due to the significant distance from the project site, there is **no impact** to people working on the project site.
- F. This project is not located near a private airport. The nearest private use airport is Eagles Nest Airport located over 7 miles away. There is **no impact** to safety hazards associated with airport operations are anticipated to affect people working or residing within the project site.
- G. 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. A Traffic Impact Study (TIS) was completed for this project which determined **less than significant impacts** expected. The proposed project would not impair implementation of any emergency response plan or emergency evacuation plan.

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?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐
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 a substantial erosion or siltation on- or off-site;	☒	☐	☐	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☒	☐	☐	☐
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?	☒	☐	☐	☐
iv. Impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

- A. Implementation of the proposed Project would involve the utilization of individual septic systems permitted by the Environmental Health department. The Amador County Environmental Health department will reviewed each septic system permit application to verify confirm adequate soil depth, soil percolation and a identify dispersal areas within each 5-acre residential lot. Impacts to water quality standards and/or waste discharge would be **less than significant**.
- B. Implementation of the project would increase demands on local groundwater resources in the area, potentially creating significant impacts to depletion of groundwater resources and reduction in local aquifer levels. Additionally, implementation of the project would increase impermeable surfaces within the site, potentially



impacting recharge of groundwater resources. Impacts to groundwater resources would be **potentially significant** and warrant further analysis in an EIR

- Ci-ii. Construction of the proposed development would increase impervious surfaces on the proposed Project site. The additional impervious surfaces could result in **potentially significantly** altering the existing drainage pattern of the site or area which could result in substantial erosion or siltation on or off-site. This issue will be analyzed further in the Draft Environmental Impact Report.
- Ciii. Construction of the proposed development would increase impervious surfaces on the proposed Project site. The additional impervious surfaces could result in altering the existing drainage pattern of the site or area which could create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Impacts to drainage systems would be **potentially significant** and warrant further analysis in an EIR
- Civ. The project site is not located within any mapped 100-year flood areas and would not result in the construction of any structures that would impede or redirect flood flows (FEMA, 2023). No dams which would result in potential hazards related to dam failures are located in the project area. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be **no impact**.
- D. The project site is not located within any mapped 100-year flood areas and would not result in the construction of any structures that would impede or redirect flood flows (FEMA, 2023). No dams which would result in potential hazards related to dam failures are located in the project area. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be **no impact**.
- E. 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?	☐	☐	☒	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

Discussion/Conclusion/Mitigation:

- A. The proposed project area is currently undeveloped. The proposed development would be located adjacent to existing residential areas. Implementation of the proposed Project would not physically divide the nearby established community. Therefore, impacts associated with dividing the adjacent community would be **less than significant** and do not warrant further analysis in an EIR.
- B. The parcel has General Plan Land Use Designations of ±77-acres of Rural Residential (RR) and ±346-acres of Agricultural General (AG). The Rural Residential Land Use Designation supports low-density residential use. One-acre net minimum lot sizes are acceptable in areas served by public water. Five-acre minimum lot sizes are required in areas lacking public water service. As an alternative to amending the general plan, and under the assumption that public water can be extended from existing infrastructure ±1,000 to the northeast of the project site, the density of this project could be supported within the existing ±77 acre Rural Residential area. The project proposes to amend the entire 423-acre site to the Agricultural Transition (AT) General Plan Land Use Designation which permits density as low as 5 acres. Potential for the proposed entitlements including amendments to the County's General Plan and approval of the Tentative Subdivision Map, will be reviewed for their potential to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Impacts to land use planning and habitat conservation plans or natural community plans would be **potentially significant** and warrant further analysis in a subsequent EIR

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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

- A-B. The project site has not been delineated in the Amador County General Plan as a locally important mineral resource recovery site (2003, Exhibits 4.6-3). Review of the California Department of Conservation Geologic Map data showed that the project site is not within a mineral resource zone district. Additionally, section 19.24.045 R1-A District--Single-family residential-agricultural district prohibits by right excavation of natural minerals without an approved conditional use permit. Therefore there is **a less than significant impact** to any mineral resources.

Source: Amador County Planning Department, California Geological Survey, Mineral Land Classification of the Sutter Creek 15' Quadrangle, Amador, and Calaveras Counties, California

**Chapter 13. NOISE**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or 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?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

A substantial adverse effect due to Noise would occur if the implementation of the project would:

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 4.11-21 and Table 4.11-10 of the Amador County General Plan.

- A-B. The proposed project will not expose people to noise levels in excess of standards established in the General Plan. Future construction may require the use of trucks and other equipment, which may result in short-term noise impacts to surrounding neighbors. These activities would require grading and building permits and would be restricted to construction hours pursuant to the General Plan. There could be additional noise associated with potential future residential development. However, the project is not expected to generate noise levels exceeding the performance standards contained within the General Plan. Each parcel would have the potential for future residential development. The long term noise associated with additional homes would not be expected to exceed the noise standards contained in the General Plan. Impacts would be considered **less than significant**.
- C. The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. There would be **no impact**.

**Figure 13a Noise Level Performance Standards for Non-Transportation Noise Sources**

Table 4.11-2 Noise Level Performance Standards for Non-Transportation Noise Sources		
Noise Level Descriptor	Daytime (7 a.m.–10 p.m.)	Nighttime (10 p.m.–7 a.m.)
Hourly average level (L_{eq})	60 dBA	45 dBA
Maximum equivalent levels (L_{max})	75 dBA	65 dBA
Note: Each of the noise levels specified shall be lowered by 5 decibels for simple tone noises, noises consisting primarily of speech, or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings). The noise standard is to be applied at the property lines of the affected land use. Source: Amador County 2014.		

Figure 13b Significant Change in Ambient Noise Levels

Table 4.11-10 (General Plan Implementation Plan Table D-11-1) Significant Change in Ambient Noise Levels	
Existing Ambient Noise Level, L_{dn}/CNEL	Significant Increase
< 60 dBA	+ 5 dBA or greater
60 - 65 dBA	+ 3 dBA or greater
> 65 dBA	+ 1.5 dBA or greater
Note: CNEL = community noise equivalent level; dBA = A-weighted decibels; L_{dn} = day-night average noise level Sources: Adapted from FICAN 1992:3-15 – 3-17	

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

**Chapter 14. POPULATION AND HOUSING**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned 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)?	☒	☐	☐	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

- A. The Amador County General Plan produced projections of population growth within the unincorporated area by 2030. The General Plan estimates that the population of the unincorporated County will grow to 25,241 by 2030 following market trends for housing development. The current estimated population of the County is 26,390 (2020 Census).
- The project would involve the construction of 53 new single family residences. According to data provided by the California Department of Finance (DOF), the current average number of persons per household in the County of Amador is 2.38 (DOF 2021). Based on this average, the project would add approximately 126 new residents for a total population of 26,516.
- The addition of 126 new residents to the County would equal 0.48% of the total cumulative population growth through 2030. The level of population growth associated with the project was not anticipated in County's longterm population forecasts and would add population beyond that anticipated in 2030 General Plan growth forecasts. Therefore impacts from population growth would be **potentially significant** and warrants further analysis in an EIR.
- B. The portion of the Project site proposed for development of new residences is currently vacant. The proposed Project would not have **no impact** to the potential of displacing substantial numbers of existing people or housing.

Sources: Amador County Planning Department.

**Chapter 15. PUBLIC SERVICES**

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

Discussion/Conclusion/Mitigation:

- A. The current fire protection services for the project site are provided by the Amador Fire Protection District (AFPD). The site itself is positioned between Station 121, situated at 16850 Demartini Rd, Plymouth, and Station 122, which is located within the City limits of Plymouth at 18534 Sherwood St, Plymouth, CA 95669. Both of these stations are part of the Amador Fire Protection District and are situated approximately 2 miles away from the project site. Mutual aid agreements coordinate protection service between City or Community Fire Protection Jurisdictions, and CalFire. Potential demands on fire protection services would be **potentially significant** after construction of the proposed Project and could result in substantial adverse physical impacts associated with the provision of new or physically altered government 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 fire protection.
- B. The Amador County Sheriff's Department currently serves the project site. The closest Sheriff station, located at 700 Court St., Jackson, covers the County's unincorporated region. Agreements for mutual aid facilitate cooperation between City and County police services. Additionally, the California Highway Patrol (CHP) oversees police duties on State Highways, including CA State Hwy 16 located south of the project. Potential demands on law enforcement or emergency response services could significantly heighten the need for altering or constructing government facilities. Potential demands on law enforcement or emergency response services would be **potentially significant** and could increase the need for physically altering government 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 police protection.
- C. This project includes the eventual construction of additional residential units. The closest school to the proposed Project site include Plymouth Elementary School which is located 2 miles to the north. Because the demand for schools and other public facilities is driven by population, the proposed Project would result in **potentially significant** increase in demand on these schools.
- D. Impacts to parks are discussed in Section 16, Recreation. Impacts to parks would be less than significant and no further analysis in an EIR is warranted.



- E. There are no government services that would be significantly impacted as a result of the project. Impacts would be **less than significant**.

Sources: Amador County Planning Department.

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**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?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

- A-B. This project includes the potential for an additional 53 residential units to be constructed. The demand for, parks is driven by population which is estimated to be an additional 126 residents. The demographic composition of these households, and the demand they would place on the community recreation resources is unknown however the project will include 6 open space lots totaling ±118.7 acres which will allow for passive and active recreation in the form of walking trails, and an informal play field adjacent to the existing agricultural pond. These facilities will not require the construction or expansion of recreational facilities and may alleviate pressure from the nearest neighborhood park; Sharkey Park, located approximately 2 miles north of the proposed Project site. Impacts to parks and recreation would be **less than significant** and no further analysis in an EIR is warranted.

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 a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Following the feedback given by the California Department of Transportation during the assessment of the Early Consultation dated August 16, 2022, and in accordance with Amador County's guidance, the applicant commissioned a traffic impact study. This is detailed in the document titled "Putnam Ranch Development Project Draft Transportation Analysis Report," prepared by Fehr & Peers in 2023. The preliminary report was submitted for evaluation by county staff on May 11, 2023. A Technical Advisory Committee meeting was held on June 1, 2023 wherein the TIS was reviewed.

- A. The proposed project encompasses a walking trail planned to form a loop pathway across the project site's open spaces. The developer aims to collaborate with Amador County and the City of Plymouth to establish a future link through Open Space Area A to a forthcoming phase of the Zinfandel Ridge Development. This connection would offer recreational advantages to residents of both developments while providing an alternate pedestrian route to the City of Plymouth. This route would significantly reduce travel time compared to using SR 49. If integrated, the Zinfandel Ridge connection should be inclusive of bicycles.

Internal roadways within the proposed project site will be categorized as Class III bike routes, signed and striped accordingly. These roads will be privately owned and maintained, aligning with Amador County standards in their design.

The proposed project area does not stretch beyond the SR 16/SR 49 intersection to the east, but it does cover a section of SR 16 frontage to the west of this intersection. If widening the shoulder requires extra right-of-way, the project would allocate necessary right-of-way and potentially make the required enhancements according to Caltrans' specifications. It's important to note that the Caltrans District 10 Active Transportation Plan doesn't specify Tier 1 or Tier 2 priority enhancements for SR 16. As a result, it remains uncertain when or to what degree pedestrian and bicycle improvements might be carried out.

Because the proposed project would not disrupt any existing, or interfere with any planned, bicycle, pedestrian, or transit facilities, and is not inconsistent with any policies contained in the Amador County General Plan, the proposed project would result in a **less-than-significant bicycle, pedestrian, and transit impact**.



- B. Based on Appendix G of the CEQA Guidelines, the project would result in a significant transportation impact if it would conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)(1), which states for land use projects, “Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact.” The proposed project would result in a significant transportation impact if the home-based VMT per capita exceeds the existing Amador Countywide average home-based VMT per capita. As displayed in Figure 17(a), the proposed project would generate approximately 12% less VMT than the base year Amador Countywide average and approximately 10% less than the cumulative year Amador Countywide average. Because the proposed project does not exceed the existing Amador Countywide average home-based VMT per capita, this impact is **less-than-significant**.

Figure 17a: HOME-BASED VMT PER CAPITA COMPARISON

TABLE 2: HOME-BASED VMT PER CAPITA COMPARISON		
Location	Base Year	Cumulative Year
Amador Countywide Average	32.0	33.3
Proposed Project	28.2	30.0
% Difference	-12%	-10%
Notes: VMT is rounded to the nearest tenth. Source: Fehr & Peers, 2023		

- C-D. The suggested plan involves extending a northbound section to the current signalized intersection of SR 16/SR 49. Enhancements to the intersection comprise introducing a left-turn lane for eastbound traffic, a right-turn lane for westbound traffic, and altering the existing northbound left-turn lane into a shared left/through lane. To adhere to the Caltrans Highway Design Manual (HDM), which factors in road speed and storage needs, a 580' deceleration lane is mandatory for both the eastbound left and westbound right turn lanes. These intersection adjustments will be carried out following the guidelines of the Highway Design Manual and will undergo review and approval by Caltrans.

Additionally, the proposal involves constructing new internal roads, privately owned and maintained, but designed to conform to Amador County standards. These standards encompass criteria that ensure residential subdivisions, non-subdivision public right-of-ways, and private street improvements adhere to or surpass consistent levels of sound engineering practices. These criteria cover factors like speed, visibility range, road gradient, curve radius, and lighting. All road facilities will also be designed in accordance with applicable industry standards outlined in the HDM, the California Manual on Uniform Traffic Control Devices (CAMUTCD), and The American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets, as is standard practice. Each development proposal will be subject to review and approval by the County, including the Fire Department. This review will ensure the project aligns with the County's design criteria, guaranteeing the provision of safe vehicle access, including for emergency vehicles. The proposed project will not significantly increase risks due to design elements or incompatible uses, rendering this impact as **less than significant**.

Sources: Amador County Planning, California Fire and Life Safety (Chapter 15.30), California Environmental Quality Act (CEQA) Guidelines 2023, Putnam Ranch Development Project Draft Transportation Analysis Report (Fehr & Peers 2023)

**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:	☐	☒	☐	☐
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)?	☐	☒	☐	☐
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?	☐	☒	☐	☐

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. A cultural resources survey was completed on the project site in 1993, “Cultural Resources Survey Report for the Shenandoah Springs Project in Amador County California, Jones and Stokes Associates, Inc. September 13,



1993. While the study encompassed a much larger area to the east and south of the current project, six cultural resources were identified within the current project area. Archaeological sites identified by Jones & Stokes include Site SS- I /P-03-842/CA-AMA-575 (bedrock mortar complex); Site SS-2/P-03-843/CA-AMA-576 (bedrock mortar complex); Site SS-6/P-03-847-H/CA-AMA-578-H (cabin site); Site SS-7/P-03-848/CA-AMA-579 (midden and sparse lithic scatter); Site SS-8/P-03-849-H (discontiguous sections of historic dry-stacked rock walls); and Site SS-9/P-03-850 (segments of the historic Arroyo Seco Ditch).

In June and July of 2022, a pedestrian survey was carried out in the project area by Dana E. Supernowicz, M.A., RPA from Historic Resource Associates. This survey aimed to revisit archaeological sites initially pinpointed in 1993 by Jones & Stokes Associates, Inc. Furthermore, the survey aimed to reexamine specific parts of the project site with a considerable likelihood of containing cultural resources that were not previously recognized by Jones & Stokes Associates, Inc. The six previously recorded sites were relocated and there were two historic properties noted: NI (gold placer mining tailings) and N2 (dry-laid rock walls). Three of the sites, namely SS-1 /P-03-842/CA-AMA-575 (bedrock mortar complex), SS-2/ P- 03-843/CA-AMA-576 (bedrock mortar complex), and SS-7/P-03-848/CA-AMA-579 (midden and sparse lithic scatter), were recommended to be treated as potentially "significant archaeological resources" under California Register of Historic Resources CRHR Criterion 4. Nevertheless, one of the mortar sites is within an open recreation area and the second is on the edge of a single-family residential lot where it can be avoided and protected. The lithic scatter site is located in the west end of the area designated for orchards or agricultural fields.

No further archaeological study was recommended by the archeologist for the proposed project at this time. It was recommended that the three precontact or Native American sites, namely SS- I /P-03-842/CA-AMA- 575 (bedrock mortar complex), SS-2/ P-03-843/CA-AMA-576 (bedrock mortar complex), and SS-7/ P-03-848/CA-AMA-579 (midden and sparse lithic scatter), be protected during any ground disturbing activities within the project area.

In the event that a concentration of artifacts or culturally modified soil deposits (including trash pits older than 50 years) should be encountered at any time during ground disturbing activities, all work must stop until a qualified archaeologist views the finds and makes a preliminary evaluation. If warranted, further archaeological work in the discovery area should be performed. Although unlikely, if human remains are encountered, all work must stop in the immediate vicinity of the discovery until the County Coroner and a qualified archaeologist evaluate the remains.

Additionally, the Lone Band of Miwok Indians, the Buena Vista Band of Me-Wuk Indians, the Shingle Springs Band of Miwuk Indians, the United Auburn Indian Community, and the Washoe Tribe of Nevada and California were notified of this project proposal. The Lone Band of Miwuk Indians requested to consult and submitted comments referencing reinitiating consultation if any tribal cultural resources are discovered. The consultation took place on August 29, 2023, attended by representatives from the County, Lone Band, and project applicant; at which time appropriate measures to safeguard resources were discussed rendering impacts **less than significant impact with mitigations incorporated**.

Mitigation Measures

1. **Tribal Cultural Resources (TRIBL-1)**: Prior to recordation of any final map, the subdivider shall include setbacks of at least 100 feet from all known TCRs for all future buildings and structures, including but not limited to, underground utilities, septic tanks and lines, irrigation lines, or other subsurface infrastructure. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
2. **Tribal Cultural Resources (TRIBL-2)**: Prior to recordation of any Parcel Map(s), the applicant shall provide a statement, for review and approval by the Planning Department, that if historic archaeological, and/or paleontological resources are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the developer shall immediately notify the Planning Department of the discovery. In such case, the developer shall, at their expense, retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required



to submit to the Planning Department for review and approval a report of findings and method of curation or protection of the resources. Further grading or site work within the area of discovery shall not be allowed until the preceding steps have been taken. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION

3. Tribal Cultural Resources (TRIBL-3): During any ground disturbing work for site improvements (road construction, utilities construction, vegetation grubbing, stripping, grading, or other ground-disturbing activities in the Development Area and off-site improvement areas), Native American Monitors from Ione Band of Miwok Indians will be invited to monitor to determine the presence or absence of any TCRs. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION
4. Tribal Cultural Resources TRIBL-4: The Ione Band of Miwok Indians shall retain the right to request additional onsite monitoring visits if they have reasonable cause to believe that the project's impacts warrant closer observation. Such requests shall be accommodated to the extent possible.

Sources: Amador County Planning Department, California Public Resources Code; National Park Service National Register of Historic Places, Cultural Resources Survey Report for the Shenandoah Springs Project in Amador County California, Jones and Stokes Associates, Inc. (1993), Phase I Archaeological Study of the Putnam Ranch, Historic Resource Associates (2023), North Central Information Center Records, Department of Parks and Recreation Record (2023).

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**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 water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☒	☐	☐	☐
c) Result in a determination by the waste water 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?	☒	☐	☐	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☒	☐	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☒	☐	☐	☐

Discussion/Conclusion/Mitigation:

- A-C. Implementation of the project would result in the development of currently vacant land that does not presently have existing utilities. The proposed project is proposed the development of 53 ranchette style lots served by individual wells and individual septic systems. The Amador County General Plan FEIR Exhibit 4.6-2: Soil Limitations indicates the soil condition limitations for septic systems are "Severe" in the project area. Well test records obtained from the Amador County Environmental Health indicate two wells on parcel 008-100-029. However, it's important to note that the region experiences irregular water availability and alternatives like Amador Water Agency or connecting with the nearby Zinfandel Ridge subdivision may need to be considered. Impacts to utilities would be **potentially significant** and warrant further analysis in an EIR.
- D-E. The implementation of the proposed Project would result in the generation of a **potentially significant** addition of solid waste, necessitating the involvement of ACES Waste Services to manage its disposal. The EIR will thoroughly assess the availability of adequate solid waste facilities capable of accommodating the heightened demand stemming from the Project. Furthermore, the Environmental Impact Report will comprehensively analyze the proposed Project to ascertain its adherence to federal, state, and local regulations pertaining to the management and reduction of solid waste.

Sources: Amador County Planning Department, Amador County Environmental Health Department. Amador County General Plan FEIR Exhibit 4.6-2: Soil Limitations

**Chapter 20. WILDFIRE**

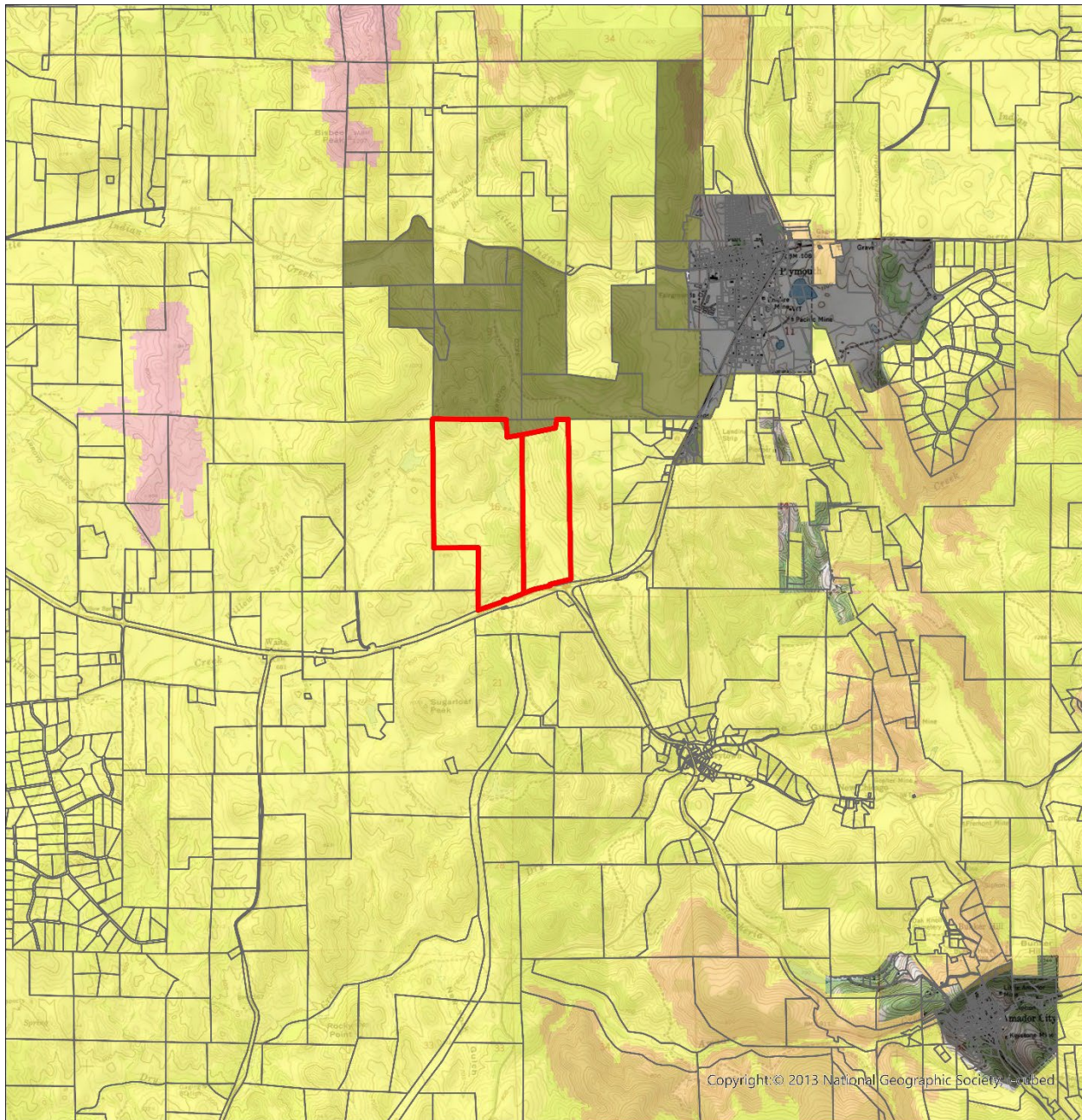
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
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?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

- A. 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. A Traffic Impact Study (TIS) was completed for this project which determined **less than significant impacts** expected. The proposed project would not impair implementation of any emergency response plan or emergency evacuation plan.
- B. The proposed Project site is located in an area with environmental conditions conducive to **potentially significant** wildland fires. The Project site is in an area containing dry vegetation. In addition, operation of construction equipment on the during construction activities has the limited potential to spark a fire.
- C. Implementation of the proposed Project could require the installation or maintenance of associated infrastructure (e.g., fuel breaks, emergency water sources, power lines, other utilities) that could **potentially significantly** exacerbate fire risk or could result in temporary or ongoing impacts to the environment.
- 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 Moderate Fire Risk Zone (*Figure 20: Calfire Fire Hazard Severity Zones 2022*) and therefore, shall conform to all standard Fire Safety Regulations as determined by Amador County Fire Department and California Building Code. Landslides tend to occur where slopes are steeper with higher relief. The proposed Project site is not located in an area that could be adversely affected by landslides. There is **less than significant** potential for substantial risk or injury from landslides, even after a fire.

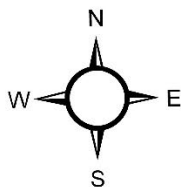


Figure 20a: Calfire Fire Hazard Severity Zones



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Tentative Subdivision Map 186
And
General Plan Amendment 22;7-1
Putnam Ranch



0 0.25 0.5 1
Miles

Legend

- Amador County Boundary
- City Limits
- Assessor Parcels
- Project Parcels

Fire Hazard Severity Zones

- Very High
- High
- Moderate

Source: Amador County Planning, Amador County Office of Emergency Services, Calfire Fire Hazard Severity Zone Map (2022).

**Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE**

Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially 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?	☒	☐	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively 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.)	☒	☐	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

Discussion/Conclusion/Mitigation:

- A. The project has the potential to substantially 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, substantially 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. Impacts to fish and wildlife habitats and cultural resources would be **potentially significant** and warrant further analysis in an EIR.

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

- CULTR-1** Historic/Cultural Resources, if found, shall be protected consistent with General Plan Mitigation Measures 4.5-1 and 4.5-2;
- CULTR-2** Human Remains, if discovered, shall be protected consistent with General Plan Mitigation Measure 4.5-3.
- CULTR-3** Significant resources under CEQA should be avoided and significant resources under CEQA and referenced in the accompanying Cultural Resources Report for this project.
- TRIBL-1** Prior to recordation of any final map, the subdivider shall include setbacks of at least 100 feet from all known TCRs for all future buildings and structures, including but not limited to, underground utilities, septic tanks and lines, irrigation lines, or other subsurface infrastructure. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
- TRIBL-2** Prior to recordation of any Parcel Map(s), the applicant shall provide a statement, for review and approval by the Planning Department, that if historic archaeological, and/or paleontological resources are



encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the developer shall immediately notify the Planning Department of the discovery. In such case, the developer shall, at their expense, retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required to submit to the Planning Department for review and approval a report of findings and method of curation or protection of the resources. Further grading or site work within the area of discovery shall not be allowed until the preceding steps have been taken. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION

- TRIBL-3** During any ground disturbing work for site improvements, Native American Monitors from Ione Band of Miwok Indians will be invited to monitor to determine the presence or absence of any TCRs.
- TRIBL-4** The Ione Band of Miwok Indians shall retain the right to request additional onsite monitoring visits if they have reasonable cause to believe that the project's impacts warrant closer observation. Such requests shall be accommodated to the extent possible

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

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

The project has impacts that are individually limited but **potentially cumulatively considerable**. This issue will be analyzed further in the Draft Environmental Impact Report

- C. Environmental effects of the proposed project would potentially have environmental effects that cause substantial adverse effects on human beings. Impacts to human beings would be **potentially significant** and warrant further analysis in an EIR.

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 Guidelines (CEQA); California Public Resources Board; Caltrans District 10 Office of Rural Planning; Commenting Department and Agencies; California Important Farmland: 1984-2022 Map, California Department of Conservation; Putnam Ranch Property Woodlands Assessment, Foothill Resource Management, 2022; Cultural Resources Survey Report for the Shenandoah Springs Project in Amador County California, Jones and Stokes Associates, Inc. (1993), Phase I Archaeological Study of the Putnam Ranch, Historic Resource Associates (2023); Earthquake Zones of Required Investigation. <https://maps.conservation.ca.gov/cgs/EQZApp/app/> (Accessed August 2023); Mineral Land Classification of the Sutter Creek 15' Quadrangle, Amador, and Calaveras Counties, California; Putnam Ranch Development Project Draft Transportation Analysis Report (Fehr & Peers 2023); Amador County General Plan FEIR Exhibit 4.6-2: Soil Limitations; Calfire Fire Hazard Severity Zone Map (2022); 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.

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