

MITIGATED NEGATIVE DECLARATION
AND INITIAL STUDY

FOR

Tentative Parcel Map No. 2907 Jess,
Amendment to California Land Conservation Act
Contract #412,
ZC-26;3-1, and GPA-26;3-1

May 2026

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

DRAFT

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Project Description:

Project Title:	Tentative Parcel Map No. 2907 Jess Project
Lead Agency Name and Address:	Amador County Planning Department 810 Court Street, Jackson, Ca 95642
Contact Person/Phone Number:	Nicole Sheppard, Planner 209-233-6380
Project Location:	6780 Martin Lane, Ione, CA 95640
Project Sponsor's Name:	Jess Family Trust Connie Jess, Trustee
General Plan Designations:	AG, Agricultural General I, Industrial
Existing Zonings:	AG, Exclusive Agriculture X, Special Use District
Description of project:	<u>Background and Description of Project:</u>
	This Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines to review Tentative Parcel Map Number 2907 Jess which proposes to divide an approximately 215.46-acre parcel in two parcels, 22 acres and 193.46 acres in size. The request is accompanied by an Amendment to the exiting California Land Conservation Act (Williamson Act), Contract #412, a Zone Change, and a General Plan Amendment to align with the proposed parcel configuration. The parcel consists of 193.46 acres currently enrolled under Williamson Act Contract #412, with the remaining 22 acres zoned X, Special Use, for a concrete batch plant, which has been previously permitted under UP-89;4-3 Amador Transit Mix. The proposed project would separate the area of the batch plant from the agricultural parcel, and correct the agricultural preserve contract area, the zoning, and General Plan Designation to align with the 2 proposed parcels.
Surrounding land uses and setting:	<u>Regional and Local Setting</u>
	The subject property is located in the unincorporated community of Ione. It is surrounded by residential and agriculturally zoned parcels to the West, South, and East, with a parcel being zoned for commercial use to the North. Adjoining parcels range in size from approximately 3 acres to over 100 acres.
Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)	<u>Existing Site Character</u>
	A large portion of the parcel is undeveloped and used for agricultural purposes, including cattle grazing, with some residential development located within the AG, Exclusive Agricultural portion of the property. The 22-acre portion in the northwest corner is zoned X, Special Use and is the site of an operational commercial concrete batch plant.

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FIGURE 1: PROJECT REGIONAL LOCATION

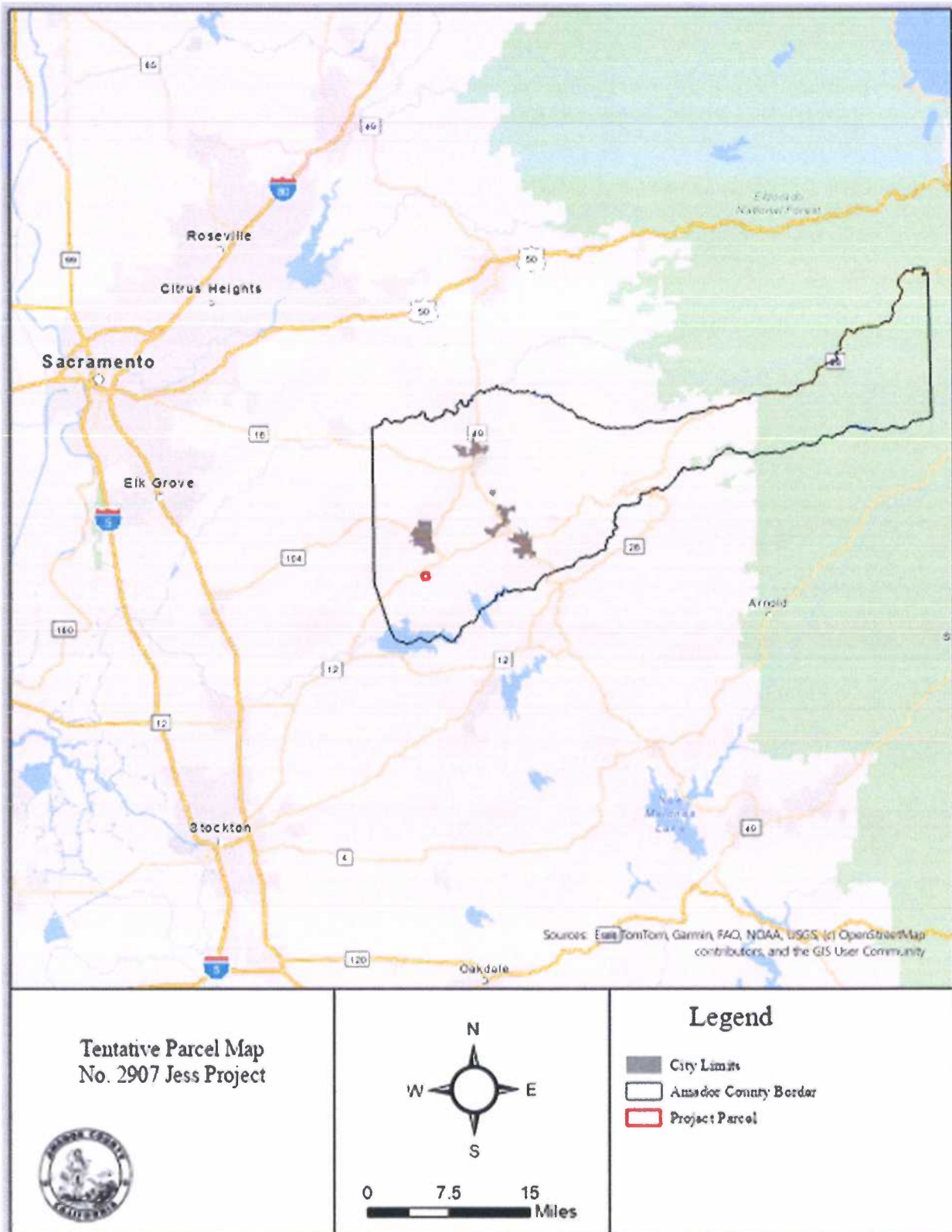


FIGURE 2: PROJECT VICINITY

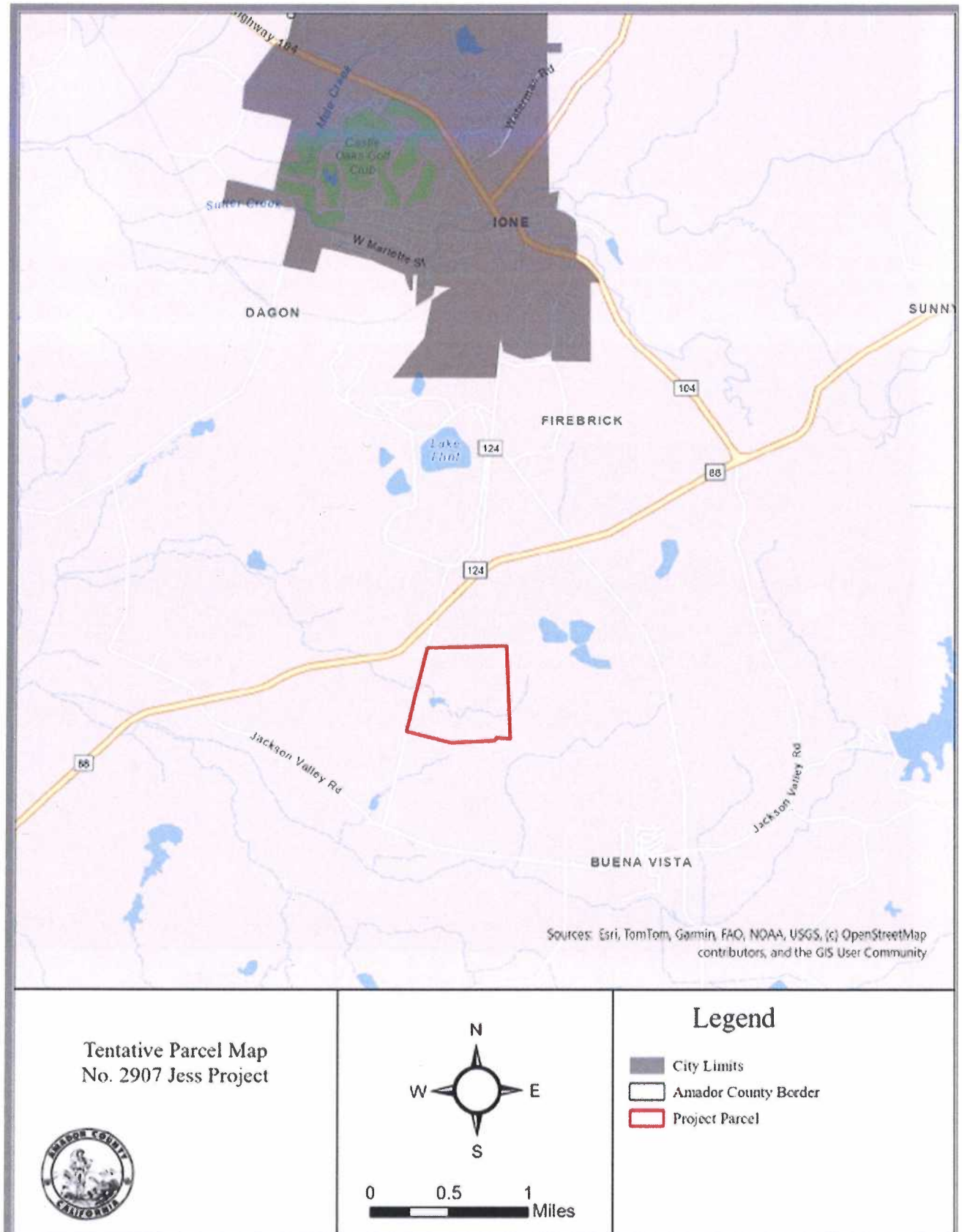


FIGURE 3: PROJECT LOCATION - AERIAL



FIGURE 4: GENERAL PLAN LAND USES

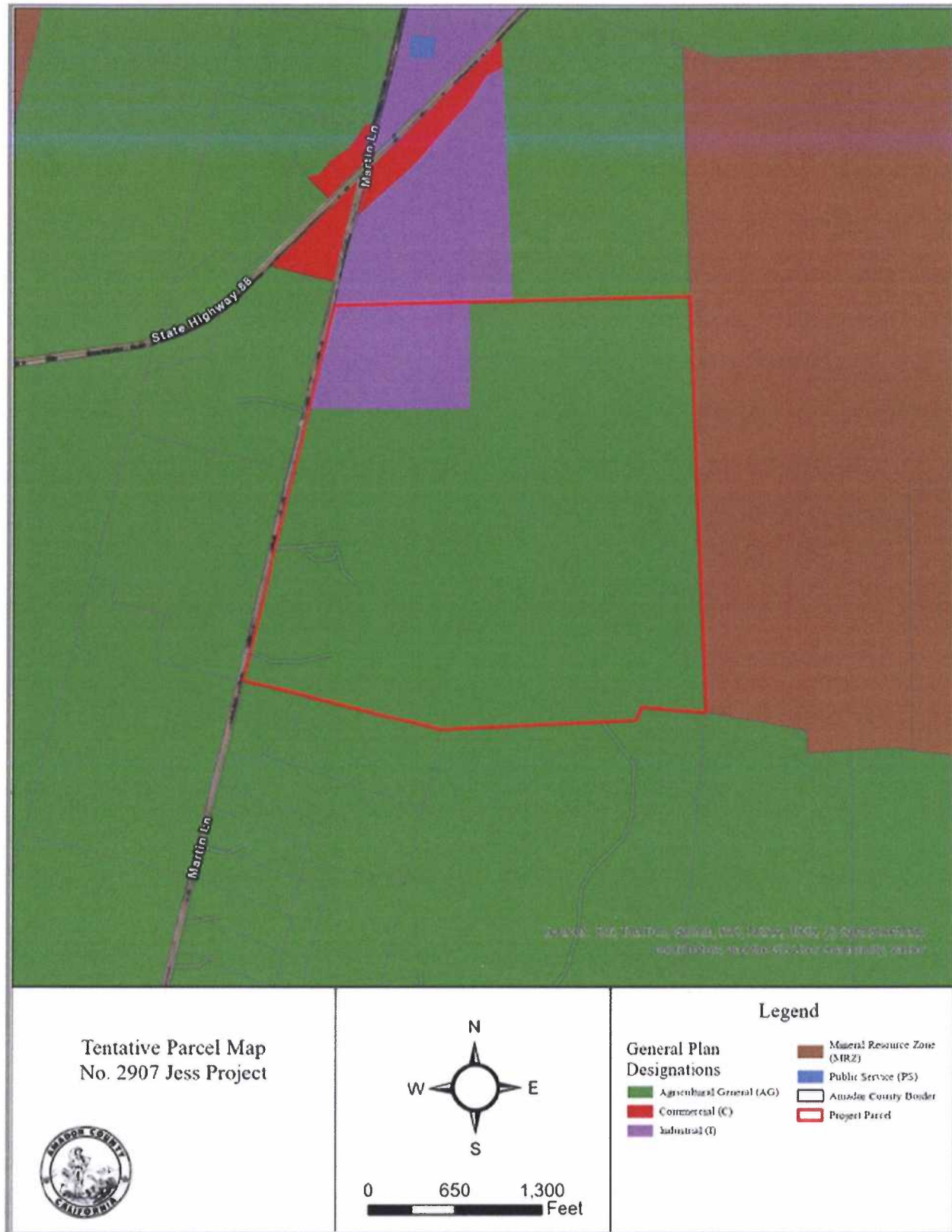


FIGURE 5: EXISTING ZONING DESIGNATIONS

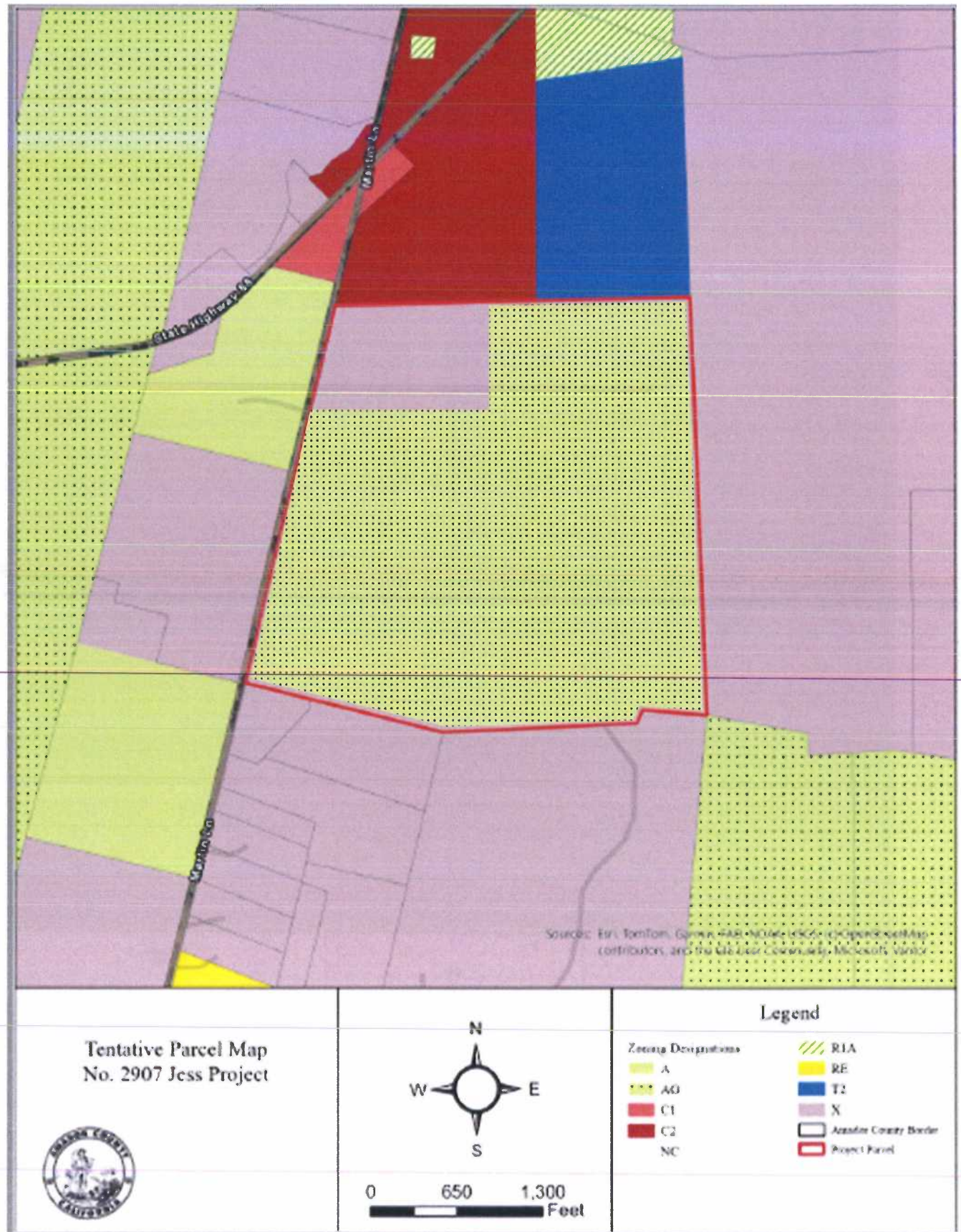
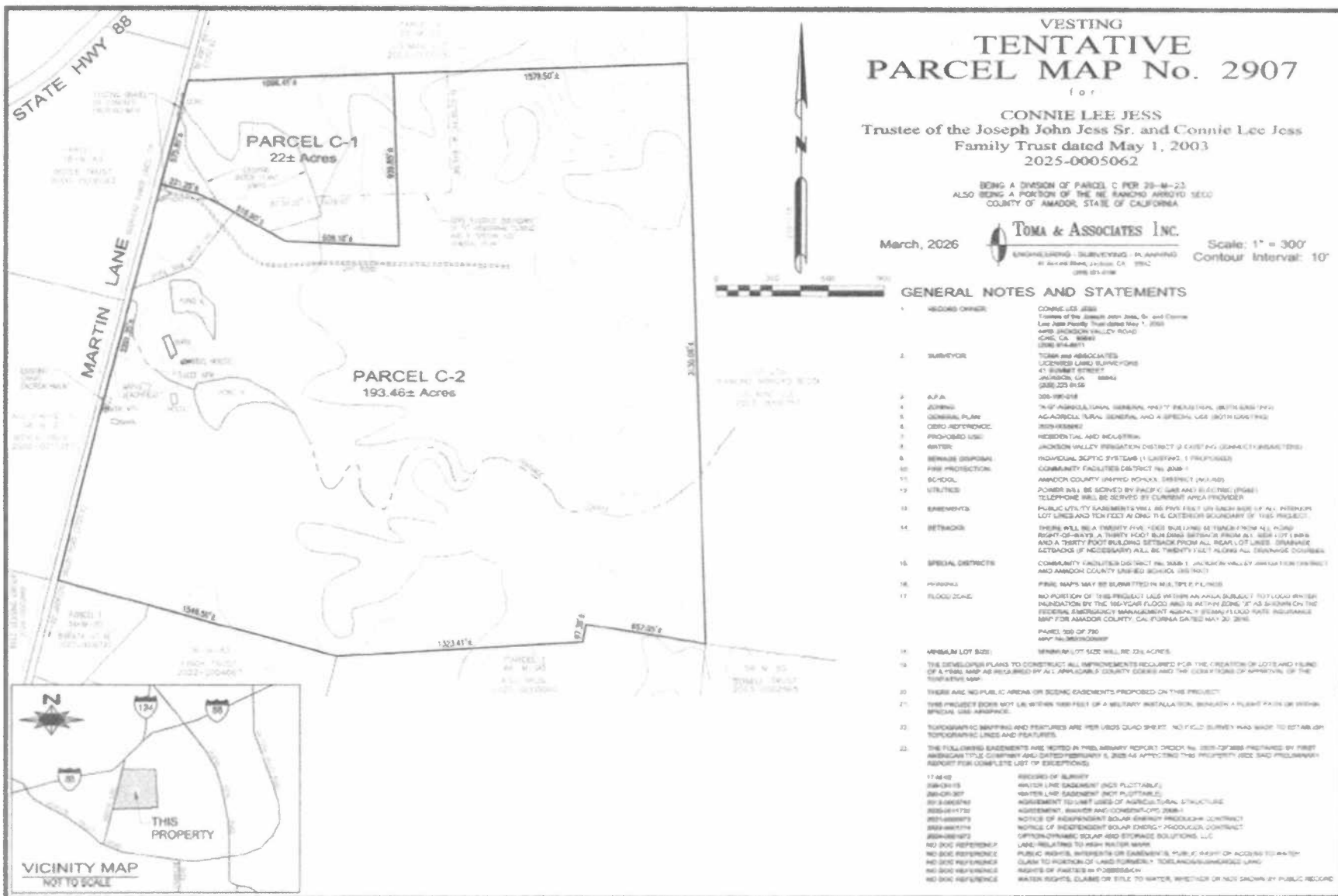


FIGURE 6: TENTATIVE PARCEL MAP NO. 2907



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages.

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

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.

Name

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

Chapter 1. AESTHETICS – Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
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). If the project is in an urbanized area, 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:

- A. Scenic Vistas: For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Scenic vistas are often designated by a public agency. A substantial adverse impact to a scenic vista would be one that degrades the view from such a designated location. No governmentally designated scenic vista has been identified within the project area. Therefore, there is **no impact**.
- B. Scenic Highways: The project is not located along a scenic highway. Therefore, there is **no impact**.
- C. No physical change to the natural environment is proposed, and the residential density of the project will remain the same. Although new construction may occur, these actions would be subject to the County of Amador's review process with adherence to adopted zoning standards. Since the proposed location is not in a designated scenic vista, and because any proposed construction in the future will be subject to standard measures related to building permits, **there is less than significant impact**.
- D. Existing sources of light come from the nearby residential and agricultural developments, as well as the concrete batch plant located on the property. While there is no specific development proposed at this time, it is anticipated that lighting from future development would not generate significant lighting to the project area. Lighting shall be constructed of conventional, shielded, low-glare materials, as is required by the Amador County General Plan. Therefore, there is **less than significant impact**.

Source: Planning Department.

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 California Department 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 California Resources Agency, to nonagricultural 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 Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 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:

- A. Farmland Conversion: The project will not result in the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance. The project site is located in an area designated as "Grazing Land" and "Farmland of Local Importance" on the Amador County Important Farmland 2020 map, published by the California Department of Conservation, Division of Land Resource Protection. No development is proposed currently. There are **less than significant impacts** to farmland.
- B. Approximately 193.46 acres of the existing parcel is currently enrolled in Williamson Act Contract #412. As part of this project proposal, an amendment to this contract is proposed to align with the proposed parcel split, zone change, and General Plan Amendment. The proposed parcel that is to remain in the Williamson Act contract is the same size that is currently enrolled with a minor change to the north-west boundaries. Impacts are **less than significant**.
- C. The area is not considered forest land, or zoned as forest land or timberland, therefore **no impacts will occur**.
- D. The area is not considered forest land, or zoned as forest land or timberland, therefore **no impacts will occur**.
- E. The project area is within an area designated as "Grazing Land" and "Farmland of Local Importance". The proposed project does not include proposed development, and the area of the parcel currently enrolled in under the Williamson Act contract will remain under contract. Impacts are **less than significant**.

Figure 2a: Important Farmland Map



Source: Amador County Important Farmland Map, 2020; Amador County General Plan; Planning Department; CA Public Resources Code; California Department of Conservation.

Chapter 3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district 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) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Discussion:

- A. As stated on its website, Amador Air District (AAD) is a Special District governed by the Amador County Air District Board. The primary goal of the District is to protect public health by managing the county's air quality through educating the public and enforcement of District rules and California Air Resources Control Board - Air Toxic Control Measures. While there are minimal sources that impact air quality within the District, Amador County does experience air quality impacts from the Central Valley through transport pollutants. The most visible impacts to air quality within the District are a result of open burning of vegetation as conducted by individual property owners, industry, and state agencies for purposes of reducing wild land fire hazards. However, future site development and operations may generate air emissions as well. There would be no construction or increase in emissions as part of this rezone project therefore there would be no introduction of pollution in excess of existing standards established through the County's air quality guidelines. The rezone would not increase the residential density but may increase agricultural operations of the property as by right uses, though through standard best management practices through the building permitting process and oversight by the Amador Air District, impacts would be **less than significant impact**.
- B. No development is currently proposed and residential density will not increase with this project; however, future development has the potential to generate direct and indirect emissions. Emissions generated is not expected to be substantial, and would be subject to all applicable air quality standards. Construction-related emissions are generally created throughout the course of project implementation and parcel development, and would originate from construction equipment exhaust, employee vehicle exhaust, dust from grading the land, exposed soil eroded by wind, and reactive organic gases (ROGs) from architectural coating and asphalt paving. Construction-related emissions would vary substantially depending on the level of activity, length of the construction period, specific construction operations, types of equipment, number of personnel, wind and precipitation conditions, and soil moisture content. There is relatively small-scale potential, construction on the project site and all development and uses would still be subject to any air quality regulations, this project would not violate any air quality standards and/or contribute to the net increase of PM10 or ozone in the region. Impacts would be **less than significant**.
- C. Sensitive receptors are uses that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The nearest sensitive receptors include neighboring residences. While construction may take place within the vicinity of sensitive receptors, construction emissions would be limited with standard best management practices (BMPs), and the mitigation measures currently in place from the previous Conditional Use Permit for the existing concrete batch plant (UP-89;4-3 Amador Transit Mix). Impacts to sensitive receptors would be **less than significant**.
- D. The proposed project does not include any new development beyond what is already permitted or a by right use allowed within the existing zoning districts. **Impacts would be less than significant.**

Source: Amador Air District, Amador Planning Department.

Chapter 4. BIOLOGICAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife 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, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (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:

- A The US Fish & Wildlife Office's Information for Planning and Conservation (IPaC) database, the California Native Plant Society (CNPS) Rare Plant Inventory, and the California Natural Diversity Database (CNDDB QuickView) were employed to determine if any special status animal species, plant species, or habitats occur on the project site or in the project area. The IPaC Resource Report identified habitat potential for the following endangered species within the project area:

Northwestern Pond Turtle (*Actinemys marmorata*); California Tiger Salamander (*Ambystoma californiense*); Western Spadefoot (*Spea hammondi*); Monarch Butterfly (*Danaus plexippus*); Valley Elderberry Longhorn Beetle (*Desmocerus californicus dimorphus*); Vernal Pool Fairy Shrimp (*Branchinecta lynchi*); Lone Buckwheat (*Eriogonum apricum*); and Lone Manzanita (*Arctostaphylos myrifolia*). The project location does not contain critical habitat for any of these listed species.

Mitigation measures BIO-1, BIO-2, BIO-3, and BIO-4, are required in order to ensure that impacts to special status species are **less than significant**. In the case that any of these species are found on the project site and which would experience potential impacts through future site development, the proper authorities shall be notified and all construction and/or ground disturbing activities halted so that additional mitigation measures may be prescribed. There is a **less than significant impact with mitigations incorporated**.

The CNPS Rare Plant Inventory identified nine (9) plants found in Quad 3812038 (Ione) where the project parcel is located. These plants are show in *Figure 4a*, below. The CNPS Calscape did not identify any native plants unique to the site address. As the proposed project may include ground disturbing activities, the above-listed mitigations measures would be implemented to reduce impacts to **less than significant with mitigations incorporated**.

- B** Natural communities of concern (i.e. riparian, wetlands, and oak woodlands) are considered sensitive under CEQA and may be regulated by the CDFW pursuant to Section 1602 of the California Fish and Game Code. Riparian communities and wetlands may also be regulated by the United States Army Corps of Engineers and/or Regional Water Quality Control Board if the community is determined to be waters of the United States, or waters of the State. CDFW IPAC and the US Fish and Wildlife National Wetlands mapper identified approximately 1.351 acres of Riverine (R4SBC (Riverine/Intermittent/Streambed/Seasonally Flooded)) area in the project site. CA Fish and Wildlife may require that the project proponents obtain a 404 Streambed Alteration Permit or other forms of permitting in order to comply with the State Clean Water Act or other State/Federal statutes and regulations. Additionally, as the mapped wetland communities within the project area may be subject to ground disturbing activities, **Mitigation measures BIO-5 and HYD-1** are required to render impacts **less than significant with mitigations incorporated**.
- C** Federally Protected Wetlands (National Wetland Inventory (NWI)): The project site includes Freshwater Emergent Wetlands with approximately 2.786 acres of PEM1Fh (Palustrine/Emergent/Persistent/Semipermanently Flooded), approximately 0.918 acres of PEM1A (Palustrine/Emergent/Persistent/Temporary Flooded), and approximately 0.797 acres of PEM1C (Palustrine/ Emergent/ Persistent/Seasonally Flooded). Additionally, there is approximately 0.198 acres of Freshwater Forested/Shrub Wetland, PSSC (Palustrine/ Scrub-Shrub/Seasonally Flooded). These classifications are noted in both the CDFW IPAC and the Federal National Wetlands Mapper. 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). **Mitigation measures BIO-5 and HYD-1** are required to render impacts **less than significant with mitigations incorporated**.
- D** Movement of Fish and Wildlife: The project site contains potential habitat for 19 migratory bird species, listed in *Figure 4b*. The Monarch Butterfly (*Danaus plexippus*) is a seasonally migrating species, with different populations migrating in varying periods of time throughout the summer and fall, laying their eggs on several species of milkweed (*Asclepias spp.*) found throughout California. In the event that any of the special-status species are found within the project site, the proper authorities shall be notified and all construction and/or ground disturbing activity shall be halted so that additional mitigation measures may be proscribed. **Mitigation Measures BIO-1 and BIO-2** are required to render the impacts **less than significant with mitigations incorporated**.
- E** The project would not conflict with local policies adopted for the protection of biological resources. An Oak Woodland Study was performed by Foothill Resources Management. The study concluded that the project parcel does not qualify as an oak woodland and the proposed project would not result in a significant reduction of oak woodland area. There is **less than significant impact** to Oak Woodlands.
- F** Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. **No impact** would result.

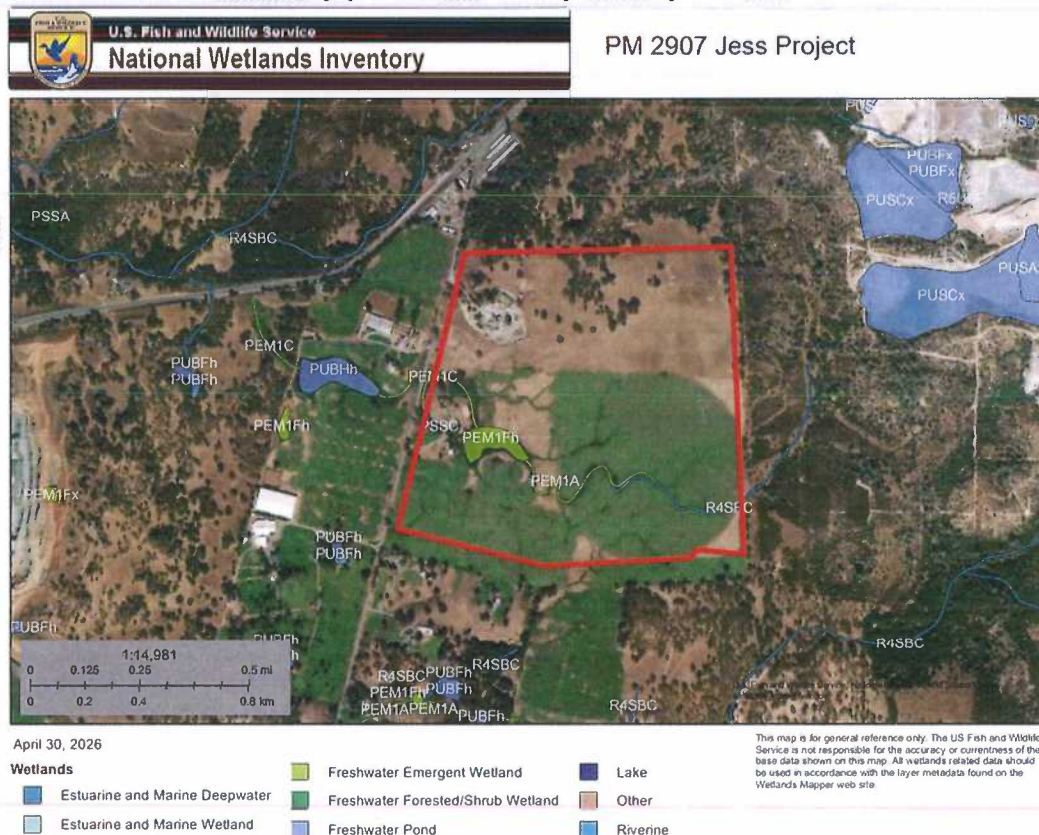
Figure 4a: CNPS Rare Plant Inventory (Quad List)

SCIENTIFIC NAME	COMMON NAME	FAMILY	BLOOMING PERIOD	FED LIST	STATE LIST	CA RARE PLANT RANK	CA ENDEMIC
<i>Arctostaphylos myrsinifolia</i>	lone manzanita	Ericaceae	Nov-Mar	FT	None	1B.2	Yes
<i>Calycadenia spicata</i>	spicate calycadenia	Asteraceae	May-Sep	None	None	1B.3	
<i>Procanthemum suffrutescens</i>	Bisbee Peak rush-rose	Cistaceae	Apr-Aug	None	None	3.2	Yes
<i>Trigonum apricum</i> var. <i>apricum</i>	lone buckwheat	Polygonaceae	Jul-Oct	FE	CE	1B.1	Yes
<i>Thymum pinnatisectum</i>	Tuolumne button-celery	Apiaceae	May-Aug	None	None	1B.2	Yes
<i>Thysanotus marmorata</i>	Stanislaus monkeyflower	Phrymaceae	Mar-May	None	None	1B.1	Yes
<i>Horkelia parryi</i>	Parry's horkelia	Rosaceae	Apr-Sep	None	None	1B.2	Yes
<i>Jepsonia heterandra</i>	foothill jepsonia	Saxifragaceae	Aug-Dec	None	None	4.3	Yes
<i>Navarretia myersii</i> ssp. <i>myersii</i>	pincushion navarretia	Polemoniaceae	Apr-May	None	None	1B.1	Yes

Figure 4b: Migratory Birds List (IPAC 2026)

Common Name	Species Name	Birds of Conservation Concern Listed	Other Conservation List
Bald Eagle	<i>Haliaeetus leucocephalus</i>	Non-BCC Vulnerable	Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.
Belding's Savannah Sparrow	<i>Passerculus sandwichensis beldingi</i>	BCC-BCR	
Black Swift	<i>Cyseloides niger</i>	BCC Rangewide (CON)	
Bullock's Oriole	<i>Icterus bullockii</i>	BCC Rangewide (CON)	
California Gull	<i>Larus californicus</i>	BCC Rangewide (CON)	
California Thrasher	<i>Toxostoma redivivum</i>	BCC Rangewide (CON)	
Clark's Grebe	<i>Aechmophorus clarkii</i>	BCC Rangewide (CON)	
Common Yellowthroat	<i>Geothlypis trichas sinuosa</i>	BCC-BCR	
Northern Harrier	<i>Circus hudsonius</i>	BCC-BCR	
Golden Eagle	<i>Aquila chrysaetos</i>	Non-BCC Vulnerable	Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.
Nuttall's' Woodpecker	<i>Dryobates nuttallii</i>	BCC-BCR	
Lawrence's Goldfinch	<i>Spinus lawrencei</i>	BCC Rangewide (CON)	
Oak Titmouse	<i>Baeolophus inornatus</i>	BCC Rangewide (CON)	
Santa Barbara Song Sparrow	<i>Melospiza melodia graminea</i>	BCC-BCR	
Tricolored Blackbird	<i>Agelaius tricolor</i>	BCC Rangewide (CON)	
Western Grebe	<i>Aechmophorus occidentalis</i>	BCC Rangewide (CON)	
Western Screech-owl	<i>Megascops kennicottii cardonensis</i>	BCC-BCR	
Wrentit	<i>Chamaea fasciata</i>	BCC Rangewide (CON)	
Yellow-billed Magpie	<i>Pica nuttalli</i>	BCC Rangewide (CON)	

Figure 4c: National Wetlands Inventory (U.S. Fish and Wildlife Service)



Mitigation Measures

- BIO-1 Special-Status Species – Animals:** Special-status plant and animal species should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigations may include preservation and enhancement of on and/or off-site populations, transplanting individuals to a preservation area, or other actions, subject to the approval of CDFW or USFWS. In the event that any of the endangered, threatened, or special-status plant or animal species identified in the CEQA Initial Study for this project are discovered in the project area, all construction and ground-disturbing activity will be halted immediately. The property owner will then contact the US Department of Fish and Wildlife and Amador County Planning Department to establish additional mitigations according to industry-standard best management practices (BMPs) to mitigate for impacts to these species.
- BIO-2 Ground Disturbance Timing for Nesting Birds:** To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. The purpose of this survey is to determine the presence or absence of nests in an area to be potentially disturbed. If nests are found, a buffer depending upon the species and as determined by a qualified biologist in consultation with the California Department of Fish and Wildlife and shall be demarcated with bright orange construction fencing. Any vegetation clearing should be schedule outside of the avian nesting season (February 1 through August 31) or survey should be conducted immediately prior to vegetation removal. If active nests are found, vegetation removal should be delayed until the young fledge. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding or nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for ground disturbing activities occurring between September 2 and January 31.
- BIO-3 Special-Status Species – Plants:** Special-status plant populations should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individual plants to preservation area, or other actions, subject to the approval of CDFW, USFWS, or CNPS. Prior to any construction activity, a biological and/or rare plant survey may be required to be conducted to determine if there are any special-status plants within the project area and which may potentially be disturbed. If special-status species are identified, avoidance zones may be established around plant populations to clearly demarcate areas for avoidance. Where avoidance is infeasible, and the plant subject to removal or potential damage from construction, the project applicant shall develop and implement a mitigation plan pursuant to State and Federal regulation. The mitigation plan shall provide for no net loss of habitat and shall include, but is not limited to, relocation of the affected plants, replanting, and monitoring of relocated and planted specimens, or any other BMPs or conservation practices established by CDFW or USFWS
- BIO-4 Plant Survey:** Prior to any construction activity related to any discretionary project, a biological and/or rare plant survey shall be conducted to determine if there are any special-status plants within the project area and which may potentially be disturbed. Surveys shall be timed according to the blooming period for the target species, and known reference populations will be visited prior to surveys to confirm the species is blooming where known to occur. If special-status species are identified, avoidance zones may be established around plant populations to clearly demarcate areas for avoidance. Avoidance measures and buffer distances may vary between species, and the specific avoidance zone distance will be determined in coordination with the appropriate resource agencies. For individual specimens, highly visible temporary construction fencing shall be placed at least 10 ft. away from the drip line of the plant. No construction activity or grading would be permitted within the buffer zone. Where avoidance is infeasible, and the plant subject to removal or potential damage from construction, the project applicant shall develop and implement a mitigation plan pursuant to State and Federal regulation. The mitigation plan shall provide for no net loss of habitat and shall include, but is

not limited to, relocation of the affected plants, replanting, and monitoring of relocated and planted specimens.

BIO-5 Riparian and Wetland conservation – Complete avoidance of wetlands is conservatively recommended to ensure compliance with wetland laws. Site development shall implement erosion control plans, and best management practices (BMPs) that prevent the discharge of sediment into nearby drainage channels and wetlands. To the extent feasible, any intermittent creeks within the project vicinity shall be preserved, with a 50-foot buffer, limited to construction on either side of the creek. This buffer should be 50 feet in width on each side of the creek as measured from the edge of US Army Corps of Engineers jurisdiction. This mitigation measure shall not apply where it conflicts with hazardous site remediation required by orders from the Central Valley Regional Water Quality Control Board. If complete avoidance of potential jurisdictional Waters of the U.S. or wetlands is not practicable, a wetland delineation should be prepared and submitted to USACE for verification in order to determine the jurisdictional areas will be impacted, wetland permits and/or certification should be obtained from USACE, CDFW, and the RWQCB prior to placement of any fill (e.g. a culvert, fill slope, rock) within potential Waters of the U.S.

Source: California Department of Fish and Wildlife BIOS, U.S. Fish and Wildlife Service IPAC, California Department of Fish and Wildlife Habitat Conservation Planning, Migratory Bird Treaty Act, National Wetland Inventory, Planning Department, Foothill Resource Management Oak Woodland Study (2026).

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 pursuant to § 15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

Discussion:

(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.

A Cultural Resources Study provided by the applicant and completed by Historic Resource Associates found several historic resources located on the project site; however, the features are not significant resources per CEQA and CRHR under any of the criteria. Based on the Cultural Resources Study provided, the scope of the undertaking of the project is not expected to impact any known cultural resources.

Proposed mitigations **CULTR-1** and **CULTR-2** are included and will require additional study to be performed in the case that any ground-disturbing activity inadvertently reveals any paleontological, historic or pre-historic resources, or human remains. 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 In the case that human remains are discovered on site, the following steps must be taken in accordance with Amador County FEIR Mitigation Measure 4.5-15 Cultural Resources, per Section 7050.5 of the California Health and Safety Code. California law requires that no further disturbance shall occur until the County Coroner has made

the necessary findings as to origin and disposition of the remains and any grave goods. If the Coroner determines that no investigation of the cause of death is required and if the Native American heritage commission, which in turn will inform a most likely descendant, the descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods. The Amador County coroner shall, within two working days:

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

Source: Amador County Planning Department, Amador County General Plan Environmental Impact Report, Amador County Implementation Plan 2016, California Health and Safety Code, California Native American Heritage Commission (NAHC), CA Office of Historic Preservation, State of California Resources Agency Department of Parks and Recreation Primary Records (DPR 523A), Historic Resource Associates (March 2026).

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:

- A. No physical changes or new development is proposed through the parcel split project. Any new development allowed under the existing Use Permit or as a by right use within the existing zoning shall conform to the Amador County General Plan energy use requirements, and any other applicable requirements under the State of California. There is a **less than significant impact**.
- B. Many of the state and federal regulations regarding energy efficiency are focused on increasing building efficiency and renewable energy generation, as well as reducing water consumption and Vehicles Miles Traveled. Any future development will need to comply with Title 24 and CalGreen building code standards at the time of construction. Therefore, the proposed project would implement energy reduction design features and comply with the most recent energy building standards and would not result in wasteful or inefficient use of nonrenewable energy sources , therefore there is **no impact**.

Sources: Amador County Planning Department, Amador County Energy Action Plan.

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) Directly or indirectly cause 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 geologic 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 direct or indirect 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:

- 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.
- Aii-iv. Property in Amador County located below the 6,000' elevation is designated as an Earthquake Intensity Damage Zone I, Minor to Moderate, which does not require special considerations in accordance with the Uniform Building Code or the Amador County General Plan, Safety, Seismic Safety Element Pursuant to Section 622 of the Public Resources Code (Chapter 7.5 Earthquake Fault Zoning). The State Geologist has determined there are no 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. Standard grading and erosion control techniques during grading activities would minimize the potential for erosion resulting to a **less than significant** impact.
- B. According to the project location as mapped in *Figures 7a* and *7b* by the Natural Resources Conservation Service (NRCS, 2026), the property where the project is located is characterized by approximately 157.2 acres of Buenavista-Mokelumne complex, 56.1 acres Red Bluff-Mokelumne complex, 4.7 acres Firebrick-Mokelumne complex, 1.7 acres water, and 0.6 acres Mokelumne-Xerofluvents, occasionally flooded complex. Grading permits are required for any earthmoving of 50 cubic yards or more, and are reviewed and approved by the County in accordance with Ordinance 1619 (County Code 15.40) with conditions/requirements applied to minimize potential erosion. Presence of the above listed soil types does not require additional regulatory action, nor does it

indicate special circumstances required under County Code. If future uses require grading, the grading shall be subject to regulation by the Amador County Building Department. With implementation of **Mitigation Measure HYD-1**, there is a **less than significant impact with mitigations incorporated**.

- C. Slopes most susceptible to earthquake-induced failure include those with highly weathered and unconsolidated materials on moderately steep slopes (especially in areas of previously existing landslides). The actuators of landslides can be both natural events, such as earthquakes, rainfall, and erosion, as well as human activities. Those induced by man are most commonly related to large grading activities that can potentially cause new landslides 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 material, the presence of groundwater, and degree of soil saturation. This project will not impact the stability of existing geological units or soil, nor impact potential landslides, lateral spreading, subsidence, liquefaction, or collapse. There is a **less than significant impact** of this project on the aforementioned conditions.
- D. Expansive or collapsible soils are characterized by the ability to undergo significant volume change (shrink and swell) as a result of variation in soil moisture content. Soil moisture content can change due to many factors, including perched groundwater, landscape irrigation, rainfall, and utility leakage. Requirement of a grading permit requires building inspection and grading permit issuance for any substantial earthmoving or construction of structures, and as it is unlikely that even if expansive soils are found at the project site, that there would be impacts detrimental to the project, property, or current uses with the current regulation implemented through construction. There is a **less than significant impact**.
- E. In accordance with Health and Safety Code 5411 and Amador County Code 14.12.140, wastewater from any residence, place of business, or other building or place where persons reside, congregate, or are employed, must be discharged to an approved method of wastewater treatment and disposal. The project parcel is currently served by an onsite septic system and one additional septic system is proposed with the project. There is a **less than significant impact with Mitigation measure GEO-1**.
- F. The proposed project would not destroy or greatly impact any known unique geological site or feature. There is a **less than significant impact**.

Mitigation Measure:

- GEO-1 Sewage Disposal:** In accordance with Health and Safety Code 5411 and Amador County Code 14.12.140, wastewater from any residence, place of business, or other building or place where persons reside, congregate, or are employed, must be discharged to an approved method of wastewater treatment and disposal. All future new or replacement sewage disposal systems to be constructed on the project parcel, shall be designed by a qualified professional to serve the intended use. The system shall be designed under permit from the Amador County Environmental Health Department and said system shall comply with Chapter 14 of the Amador County Code and the On-site Wastewater Treatment System Regulations adopted pursuant to Code.

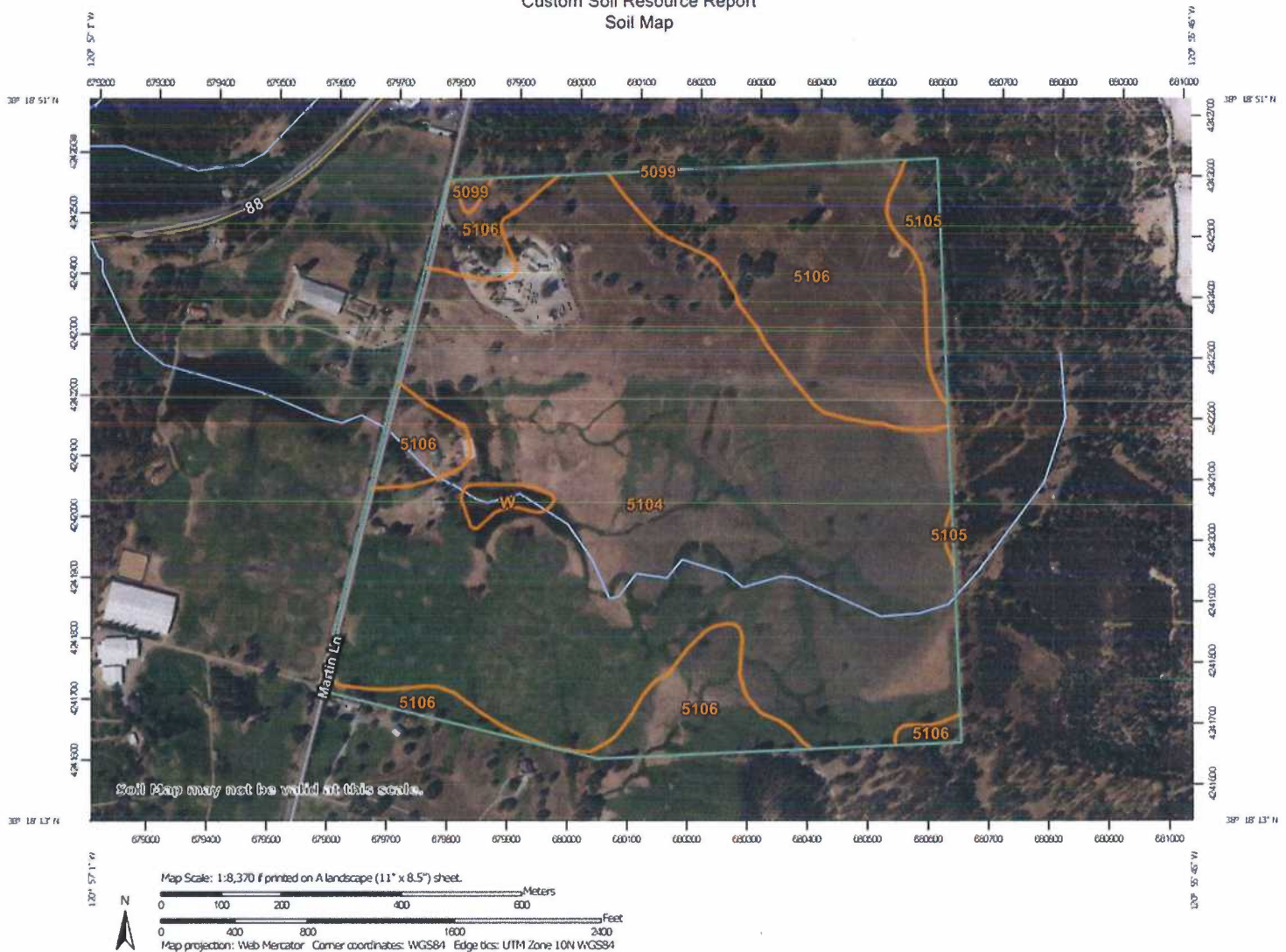
Figure 7a: Soil Map Unit Legend

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
5099	Mokelumne-Xerofluvents, occasionally flooded complex, 0 to 6 percent slopes	0.6	0.3%
5104	Buonavista-Mokelumne complex, 0 to 6 percent slopes	157.2	71.4%
5105	Firebrick-Mokelumne complex, 2 to 30 percent slopes	4.7	2.1%
5106	Red Bluff-Mokelumne complex, 3 to 15 percent slopes	56.1	25.5%
W	Water	1.7	0.8%
Totals for Area of Interest		220.2	100.0%

Figure 7b: Soil Map

Custom Soil Resource Report Soil Map



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

Chapter 8. GREENHOUSE GAS EMISSIONS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion:

A-B This project is not anticipated to generate substantial increase in emissions. The project would not generate significant greenhouse gas emissions or result in significant global climate change impacts. Additionally, development on the project site would be subject to Title 24, California Building Code, which includes CalGreen standards. These standards include mandatory measures that addresses planning and design, energy efficiency, water efficiency/conservation, material conservation and resource efficiency, and environmental quality. Impacts would be **less than significant**.

Sources: Amador County General Plan, Amador County Municipal Codes, Assembly Bill 32 Scoping Plan.

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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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 or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Discussion:

- A-B. It is not anticipated that large quantities of hazardous materials would be permanently stored or used within the project site, outside what is already permitted under Use Permit UP-89;4-3 Amador Transit Mix for the existing concrete batch plant. However, if large quantities are stored at the project site, outside of the existing permitted uses, the owner would be required to obtain a Hazardous Materials Business Plan. It is more likely that only small quantities of publicly-available hazardous materials (e.g., gasoline, diesel fuel, hydraulic fluid, solvents, oils, paint and maintenance supplies) will be routinely used within the project site for personal vehicle maintenance/repair and basecamp uses. However, these materials are not be used in sufficient strength or quantity to create a substantial risk of fire or explosion or otherwise pose a substantial risk to human or environmental health. Impacts would be **less than significant**.
- C. The nearest schools to the project site is Lone Junior High School and Lone Elementary School located approximately three miles from the project site. It is unlikely that the proposed project would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste that would impact these schools. Impacts are **less than significant**.
- D. The project site does not appear on any hazardous material site lists compiled pursuant to Government Code Section 65962.5. In May 2026, Amador County staff searched the following databases for known hazardous materials contamination at the project site:
- Superfund Enterprise Management System (SEMS) database

- Department of Toxic Substances Control's Envirostor database for cleanup sites and hazardous waste permitted facilities
- Geotracker search for leaking underground fuel tanks

The project site does not appear on any of the above lists, nor are there any hazardous material contamination sites anywhere near around the site. As such there would be **no impacts**.

- E. The nearest public use airport to the project site is the Westover Field Airport located in Martell, located approximately nine 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. Amador County has an adopted Local Hazard Mitigation Plan (LHMP), updated in May 2020. The proposed project does not include any actions that physically interfere with any emergency response or emergency evacuation plans. There is a **less than significant impact**.
- G. The proposed project is located directly off Martin Lane, a County-maintained road. Amador County has an adopted Local Hazard Mitigation Plan (LHMP), updated in May of 2020. The proposed project does not include any actions that physically interfere with any emergency response or emergency evacuation plans. There is a **less than significant impact**.

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; or				
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:

- A The proposed project is not expected to significantly increase the impermeable surfaces on-site and would not result in a significant increase in urban storm water runoff. The County requires a grading permit (County Code Chapter 15.40) for any earthmoving in excess of 50 cubic yards. This requirement is included as **Mitigation Measure HYD-1**. The impacts are **less than significant with mitigation incorporated**.
- B The project is not located within the service area of an existing public water system. The project is not located in an area of the County recognized as challenging in terms of groundwater yield. The project will not increase the residential density of the parcel and is unlikely to demand unusually high amounts of water resulting in a **less than significant impacts**.
- C
- i. During construction-related activities, specific erosion control and surface water protection methods for each construction activity would be implemented on the project site by construction personnel. The type and number of measures implemented would be based upon location-specific attributes (i.e., slope, soil type, weather conditions). These control and protection measures, or BMPs, are standard in the construction industry and are commonly used to minimize soil erosion and water quality degradation. Application of BMPs administered through the construction process would minimize the potential increase of surface runoff from erosion. Impacts would be **less than significant**.
 - ii. Any increase in impervious surface area from the additional area for build-out of the site is not anticipated to be enough to alter existing drainage patterns or cause offsite flooding. While an increase in stormwater runoff may be expected due to the reduced absorption rate created from new impervious surfaces added to the site, such as from structures, future development would be reviewed by the Amador County Public

Works Department to ensure any potential drainage concerns are addressed, and to ensure no net increase in stormwater runoff leaves the project site. Impacts would be **less than significant**.

iii. Potential future build-out would generate a minor increase in runoff from the future development of the site. Improvements are relatively small and conveyed through a system of existing roadside ditches and culverts to area waterways. The minor increase runoff would not exceed the capacity of the existing stormwater drainage systems or substantially increase polluted runoff. Impacts would be **less than significant**.

iv. The project site falls within Zone X, which is determined to be outside designated floodplains, as mapped by the Federal Emergency Management Agency. **No impact** would result.

D The project site is not located in an area that would be impacted by a seiche, tsunami, or mudflows, nor is it located near a levee or a dam. **No impact** would result

E Amador County does not have a water quality control plan or sustainable groundwater management plan. **No impact** would result.

Mitigation measures:

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

Sources: Environmental Health Department; Public Works Agency.

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:

A-B The proposed project would not divide an established community and the proposed parcel map project is consistent with the General Plan designations of AG, Agricultural General and I, Industrial. The proposed project does not conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The proposed project is consistent with the intent of the Amador County General Plan's Land Use Element and its goals and objectives. Therefore, **no impacts** are expected.

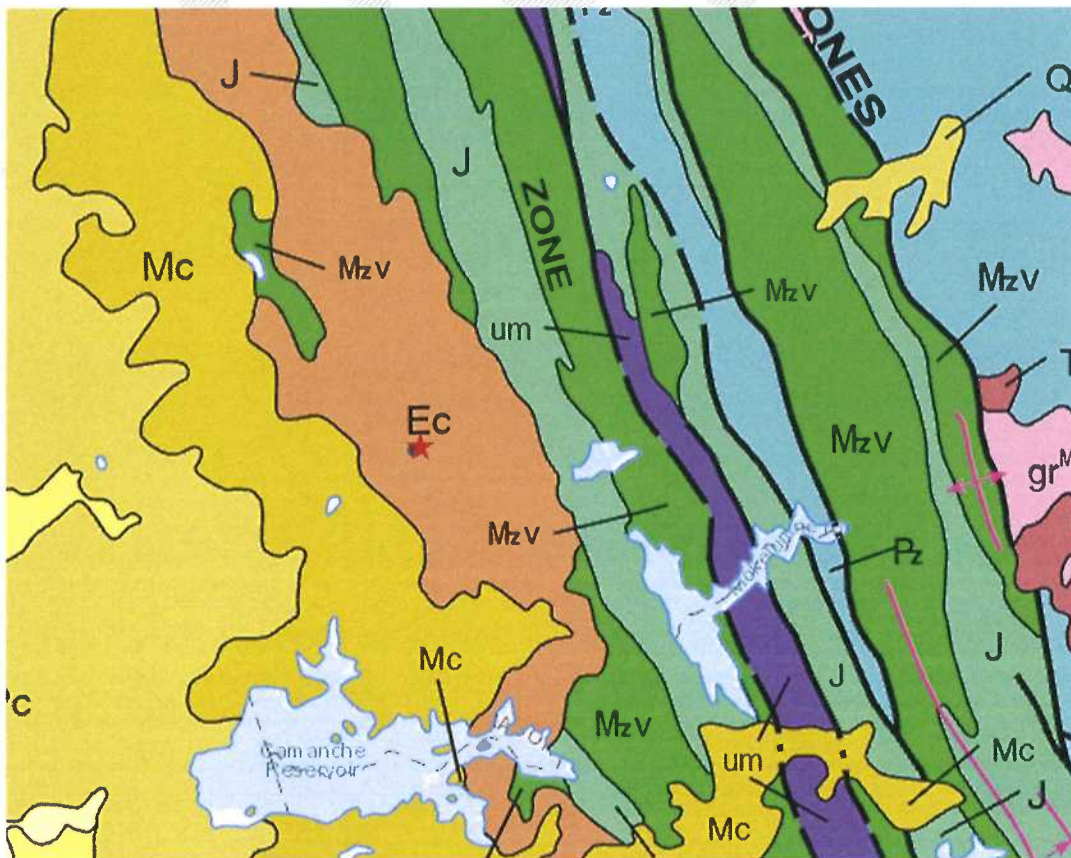
Sources: Amador County General Plan, Amador County Municipal Codes.

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 a 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 plan?	☐	☐	☒	☐

Discussion:

A - B According to the California Division of Mines and Geology Mineral Land Classification Map, this project is located in the Sutter Creek 15' Quadrangle, Amador, and Calaveras Counties, California and has a reported SMARA Study Area, conducted in 1983. The CGS Geologic map of California (Figure 12a), the project site is located on Eocene nonmarine sandstone, shale, and conglomerate; moderately to well consolidated. This project would not restrict access to any mineral resources on site as the property is relatively small and the surrounding areas are developed with rural residential and agricultural uses, in addition to the existing and permitted concrete batch plant. This project will not encroach onto any of the other properties and therefore not interfere with any present or future access to known mineral resource areas. There is a **less than significant impact** to any mineral resources.

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



DESCRIPTION OF MAP UNITS		TERTIARY VOLCANIC ROCKS		MESOZOIC METAVOLCANIC ROCKS		PALEOZOIC PLUTONIC ROCKS	
QUATERNARY DEPOSITS		TERTIARY PLUTONIC ROCKS		MESOZOIC PLUTONIC ROCKS		PRECAMBRIAN ROCKS	
Qs	Extensive marine and nonmarine sand deposits, generally near the coast or desert playas	TV	Tertiary volcanic flow rocks, minor pyroclastic deposits	mv	Undivided Mesozoic volcanic and metavolcanic rocks. Andesite and rhyolite flow rocks, greenstone, volcanic breccia and other pyroclastic rocks, in part strongly metamorphosed. Includes volcanic rocks of Franciscan Complex, basaltic pillow lava, diabase, greenstone, and minor pyroclastic rocks	g ^h	Paleozoic and Permian-Triassic granitic rocks in the San Gabriel and Klamath Mountains
Q	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated	TV ⁺	Tertiary pyroclastic and volcanic mudflow deposits	g ^h	Mesozoic granite, quartz monzonite, granodiorite, and quartz diorite	pc	Conglomerate, shale, sandstone, limestone, dolomite, marble, gneiss, hornfels, and quartzite, may be Paleozoic in part
Qs	Selected large landslides	TV ⁺	Tertiary intrusive rocks, mostly shallow (hypabyssal) plugs and dikes	um	Ultramafic rocks, mostly serpentine. Minor peridotite, gabbro, and diabase, chiefly Mesozoic	pc	Complex of Precambrian igneous and metamorphic rocks. Mostly gneiss and schist intruded by igneous rocks, may be Mesozoic in part
Qg	Glacial till and moraines. Found at high elevations mostly in the Sierra Nevada and Klamath Mountains	g ^h	Cenozoic (Tertiary) granitic rocks - quartz monzonite, quartz latite, and minor monzonite, granodiorite, and granite, found in the Kingston, Panamint, Amargosa, and Greenwater Ranges in southeastern California	gd	Gabbro and dark dioritic rocks, chiefly Mesozoic	g ^h	Precambrian granite, syenite, anorthosite, and gabbroic rocks in the San Gabriel Mountains, also various Precambrian plutonic rocks elsewhere in southeastern California
Qoa	Older alluvium, lake, playa, and terrace deposits	TK	Sandstone, shale, and minor conglomerate in coastal belt of northwestern California. Previously considered Cretaceous, but now known to contain early Tertiary microfossils in places	pr	Undated granitic rocks		
Qpc	Pleistocene and/or Pliocene sandstone, shale, and gravel deposits, mostly loosely consolidated						
QUATERNARY VOLCANIC ROCKS		MESOZOIC SEDIMENTARY AND METASEDIMENTARY ROCKS		PALEOZOIC SEDIMENTARY AND METASEDIMENTARY ROCKS		SYMBOL EXPLANATION	
Qv	Recent (Holocene) volcanic flow rocks, minor pyroclastic deposits	K	Undivided Cretaceous sandstone, shale, and conglomerate, minor nonmarine rocks in Peninsular Ranges	A	Undivided Paleozoic metasedimentary rocks. Includes slate, sandstone, shale, chert, conglomerate, limestone, dolomite, marble, phyllite, schist, hornfels, and quartzite	Contact between geologic units - approximately located	
Qv ⁺	Recent (Holocene) pyroclastic and volcanic mudflow deposits	Ku	Upper Cretaceous sandstone, shale, and conglomerate	Pm	Permian shale, conglomerate, limestone, dolomite, sandstone, slate, hornfels, and quartzite, minor pyroclastic rocks	Fault trace - solid where well located, dashed where approximately located or inferred, dotted where concealed and queried where continuation or existence is uncertain. Ball and bar on downthrown side (relative or apparent). Arrows indicate direction of lateral movement (relative or apparent).	
Qv	Quaternary volcanic flow rocks, minor pyroclastic deposits	Kl	Lower Cretaceous sandstone, shale, and conglomerate	C	Carboniferous shale, sandstone, conglomerate, limestone, dolomite, chert, hornfels, marble, and quartzite, in part pyroclastic rocks	Thrust fault (barbs on upper plate)	
Qv ⁺	Quaternary pyroclastic and volcanic mudflow deposits	KJ	Franciscan Complex. Cretaceous and Jurassic sandstone with smaller amounts of shale, chert, limestone, and conglomerate. Includes Franciscan melange, except where separated	D	Devonian limestone, dolomite, sandstone, and shale, in part tuffaceous	Regional strike and dip of stratified rocks	
TERTIARY SEDIMENTARY ROCKS		KJ ₁	Melange of fragmented and sheared Franciscan Complex rocks	SO	Saurom to Ordovician sandstone, shale, conglomerate, chert, slate, quartzite, hornfels, marble, dolomite, and phyllite, some greenstone	Regional strike and dip of stratified rocks (overturned)	
Tc	Undivided Tertiary nonmarine sandstone, shale, conglomerate, breccia, and ancient lake deposits	KJ ₂	Blueschist and semi-schist of Franciscan Complex	C	Carboniferous sandstone, shale, limestone, dolomite, chert, quartzite, and phyllite, includes some rocks that are possibly Precambrian	Anticlinal fold	
P	Pliocene marine sandstone, siltstone, shale, and conglomerate, mostly moderately consolidated	J	Jurassic shale and sandstone, minor conglomerate, chert, slate, limestone, and pyroclastic rocks			Synclinal fold	
M	Miocene marine sandstone, shale, siltstone, conglomerate, and breccia, moderately to well consolidated	T	Triassic shale, conglomerate, limestone, dolomite, sandstone, slate, hornfels, and quartzite; minor pyroclastic rocks			Monoclinal fold	
Mc	Miocene nonmarine sandstone, shale, conglomerate, and fanglomerate, moderately to well consolidated	sch	Schists of various types, mostly Paleozoic or Mesozoic age, some Precambrian				
Ob	Oligocene marine sandstone, shale, and conglomerate, mostly well consolidated	sl	Limestone, dolomite, and marble whose age is uncertain, but probably Paleozoic or Mesozoic				
Oc	Oligocene nonmarine sandstone, shale, and conglomerate, mostly well consolidated						
E	Eocene marine shale, sandstone, conglomerate, and minor limestone, mostly well consolidated						
Ec	Eocene nonmarine sandstone, shale, and conglomerate, moderately to well consolidated						
Ep	Pliocene marine sandstone, shale, and conglomerate, mostly well consolidated						
		MESOZOIC MIXED ROCKS		PALEOZOIC MIXED ROCKS			
		g ^h m	Mesozoic to Precambrian granitic and metamorphic rocks, mostly gneiss and other metamorphic rocks injected by granitic rocks	m	Undivided pre-Cenozoic metasedimentary and metavolcanic rocks of great variety. Mostly slate, quartzite, hornfels, chert, phyllite, migmatite, schist, gneiss, and minor marble		
				PALEOZOIC METAVOLCANIC ROCKS			
				Bv			
				Undivided Paleozoic metavolcanic rocks. Mostly flows, breccia, and tuff, includes greenstone, diabase, and pillow lavas, minor interbedded sedimentary rocks			

★ Approximate location of the project site

Sources: Planning Department, California Department of Conservation Division of Mines and Geology - Mineral Land Classification of the Camino and Mokelumne Hill 15' Quadrangles, El Dorado, 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:

- A Existing noise generating sources include the existing residential and agricultural uses in the vicinity as well as traffic along nearby roadways, and the existing concrete batch plant, permitted separately under UP-89;4-3 Amador Transit Mix. Noise levels contributed by the proposed project may include construction noise during future development and future residential and agricultural uses on the project site. Future potential construction noises associated with development of the project site would primarily be from the use of heavy equipment, generators, employee vehicle trips and power tools. Construction-related noises would be temporary and intermittent, and would not result in long-term noise impacts. In the event noise levels exceed applicable noise standards, the County will review complaints in accordance with the recently adopted Amador County Code Chapter 9.44 regarding nuisance noise. Impacts would be **less than significant**.
- B If uses associated with the proposed project would include the construction activity which may generate ground-borne vibration, noise, or use construction activities, construction would be required to comply with the provisions of General Plan. There are no additional uses which would propose the use of heavy equipment for an extended period of time beyond what is expected for construction, which would be temporary. There is a **less than significant impact**.
- C The public would not be significantly impacted by this project in relation to excessive noise from aircraft. The nearest public use airport is Westover Field, located approximately 9 miles away from the project site. There is a **less than significant impact**.

Source: Planning Department, 1990 Airport Land Use Plan for Westover Field, Amador County.

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:

A & B The proposed project would not result in the loss of existing housing, or cause an increase in the local population that would displace existing residents, necessitating the construction of additional housing. This project would separate the existing AG, Exclusive Agriculture-zoned parcel from the existing X, Special Use-zoned parcel and concrete batch plant, and not result in the increase in residential density. Future development activity would not involve construction of additional public roadways or infrastructure such as wastewater treatment facilities so as to indirectly induce population growth which results in a **less than significant impact**.

Source: Planning Department

Chapter 15. PUBLIC SERVICES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

Discussion:

- A. The project site is currently served by the Jackson Valley Fire Protection District (JVFPD). The nearest fire station is Buena Vista Fire Station 181 in the community of Buena Vista, approximately 4 miles away from the project site. Mutual aid agreements coordinate protection service between Community Fire Protection Jurisdictions and CalFire. No new development is proposed and a **less than significant impact** related to fire protection services would occur.
- B. The Amador County Sheriff's Office provides law enforcement service to the site. Implementation of the proposed project could increase service calls if additional commercial structures are built. It is anticipated that project implementation would not require any new law enforcement facilities or the alteration of existing facilities to maintain acceptable performance objectives. The project's increase in demand for law enforcement services would be partially offset through project-related impact fees resulting in a **less than significant impact**.
- C. The project site is located within the Amador County Unified School District. A development impact fee for school facilities will be assessed at the time of additional development on the project site. Impact fees would partially offset any potential impact to area school facilities resulting in a **less than significant impact**.
- D-E. The proposed rezone project would not greatly increase the number of residents in the County. Because the demand for schools, parks, and other public facilities is driven by population, the proposed project would not greatly increase demand for those services. As such, the proposed project would result in **less than significant impact** on these public services.

Source: Amador Fire Protection District, Sheriff's Office, Amador County Unified School District, Recreation Agency, Planning Department

Chapter 16. RECREATION – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
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:

A&B The proposed project would not increase the opportunity for residential development beyond what is currently allowed by the AG, Exclusive Agriculture and X, Special Use zoning districts. The proposed project would not significantly affect the use of existing facilities, nor would it require the construction or expansion of existing recreational facilities at this time. There is a **less than significant impact**.

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:

- A. The General Plan Mitigation Measure 4.14.1 requires the County to evaluate discretionary development proposals for their impact on traffic and transportation infrastructure and provision of alternative transportation, and requires applicants/ developments to pay into the traffic mitigation fee program(s) to mitigate impacts to roadways. The project does not conflict with any plan, ordinance, or policy establishing measure of effectiveness for the performance of the circulation system. The Level of Service Standard criteria as established in the Circulation Element is the established congestion management program in effect for the County. The proposed project would not cause a substantial increase in traffic, reduce the existing level of service, or create any additional congestion at any intersections. As such, level of service standards would not be exceeded and the project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Caltrans, Amador County Department of Transportation and Public Works, and other applicable transportation agencies have been included in circulation of this project. There would be a **less than significant**.
- B. The proposed project would not conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b). **No impact** would result.
- C. The proposed project does not include any design features that would create a hazard, such as sharp turns in the access road. The proposed project would be consistent with surrounding uses. Development of this property will require compliance with County Code 15.30 Fire and Life Safety or site-specific requirements to ensure adequate emergency access to the satisfaction of the County. Impacts are **less than significant**.
- D. The proposed project would not have significant impacts to transportation nor necessitate additional mitigation. If grading is required in excess of 50 cubic yards, a permit would need to be issued by the Building Department. Encroachments onto Martin Lane must conform to the regulations found in Chapter 12.10 of County Code. There is **less than significant impacts**.

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

Chapter 18. TRIBAL CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project 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), or	☐	☐	☒	☐
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:

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. All tribes requesting notification for discretionary project submissions were notified of this project proposal and did not submit any materials referencing tribal cultural resources affected by this project. If during the SB 18 consultation process information is provided that identifies tribal cultural resources, an additional Cultural Resources Study or EIR may be required. At this time, impacts are **less than significant**.

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

Chapter 19. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded 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:

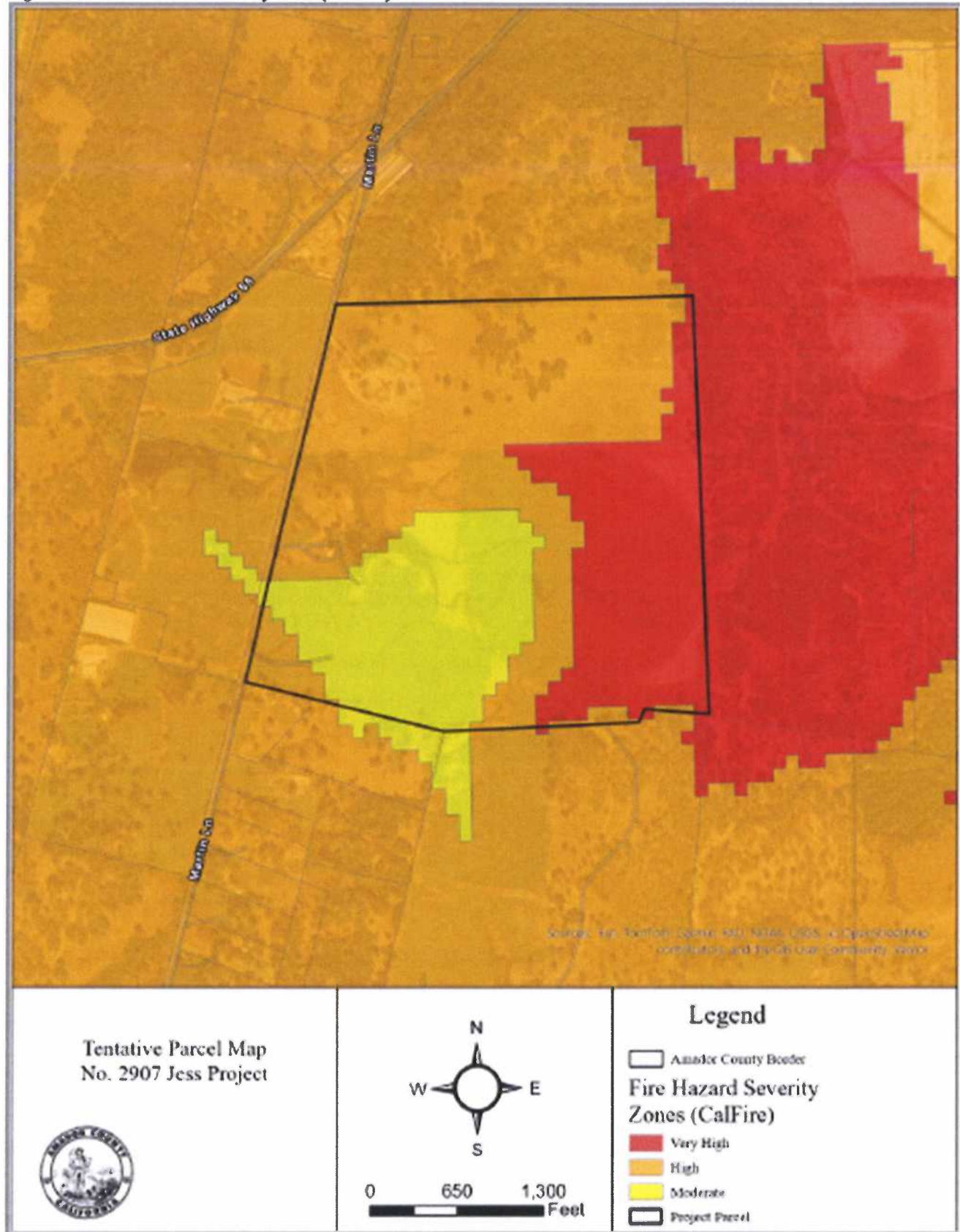
- A The project will not demand substantially more water, treatment or storm water drainage, electric power, natural gas, or telecommunications facilities than uses allowed by right. Where septic or connection to an existing wastewater system is not feasible, the County will require new development to demonstrate a means of wastewater collection, treatment, and reuse or disposal will be created that would be operated by an approved entity with adequate technical, financial, and managerial resources to assure safe and effective operation. Any such proposed method shall be consistent with goals and objectives of the General Plan as well as any planning goals of the operating entity. The impact is **less than significant**.
- B The project is not located within the service area of an existing public water system and the project will not increase the residential density of the parcel. The impacts are **less than significant**.
- C The project is not and will not be served by a wastewater treatment provider. **There is less than significant impacts.**
- D The project will not produce an increase in solid waste disposal needs beyond what would be addressed by County and State requirements. There is a **less than significant impact**.
- E Future potential construction will be required to comply with California Building Codes (Cal Green) that mandate construction and demolition recycling requirements and Chapter 7.27 of the Amador County Municipal Code which mandates recycling and diversion of construction and demolition debris. Compliance with these regulations will bring **impacts to less than significant levels**.

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:

- A. The project shall not impair any adopted emergency response plan or emergency evacuation plan as the project and all potential future development shall be required to comply with Chapter 15.30. There is a **less than significant impact**.
- B. The project does not exacerbate wildfire risks through significant change in slope, prevailing winds, or other major factors. The project would not require the installation of emergency services and infrastructure that may result in temporary or ongoing environmental risks or increase in fire risk. Therefore, **impacts are less than significant**.
- C. No associated infrastructure that may exacerbate wildfire risk is proposed and no development is proposed at this time. ~~If future development is proposed compliance with 15.30 regarding fire access will cause impacts to be less than significant.~~
- D. The project will not expose people or structures to any new significant risks regarding flooding, landslides, or wildland fire risk. As shown in *Figure 20a*, the project site is located in an area deemed to be "Moderate," "High," and "Very High" Fire Hazard Severity Zone (Calfire) and shall conform to all standard Fire Safety Regulations as determined by Jackson Valley Fire Protection District and California Building Code. Compliance with said codes shall cause for **impacts to be less than significant**.

Figure 20a: Fire Hazard Severity Zone (CalFire)



Source: Amador County Planning, Amador County Office of Emergency Services, California Department of Forestry and Fire Protection.

Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to 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:

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

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

BIO-1 Special-Status Species - Animals

BIO-2 Ground Disturbance Timing for Nesting Birds

BIO-3 Special-Status Species - Plants

BIO-4 Plant Survey

BIO-5 Riparian and Wetland conservation

CULTR-1 Historic/Cultural Resources, if found, shall be protected consistent with General Plan Mitigation Measures 4.5-1 and 4.5-2;

CULTR-2 Human Remains, if discovered, shall be protected consistent with General Plan Mitigation Measure 4.5-3.

GEO-1 The permittee shall demonstrate compliance with Amador County Code Sections 14.12.130 regarding sewage disposal.

HYD-1 Grading Permits and Erosion Control

- B Pursuant to Section 15065(a)(3) of the CEQA Guidelines, a lead agency shall find that a project may have a significant impact on the environment where there is substantial evidence that the project has potential environmental effects "that are individually limited, but cumulatively considerable." As defined in Section 15065(a)(3) of the CEQA Guidelines, cumulatively considerable means "that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects."

As discussed in the individual sections, no development is proposed with the project; therefore, it would not generate significant dust and other particulate matter emissions with the implementation of Amador Air District

standard measures. Future development, would be required to identify and mitigate any air quality impacts from Toxic Air Contaminants (TAC) emitted during construction. Implementation of standard measures in accordance with the County's General Plan and Municipal Code, and other applicable plans, policies, regulation, and ordinances, for future development allowed by the project would not result in significant air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use, noise, population & housing, public services impacts, transportation/traffic, tribal cultural resources, or wildfire impacts, and would not contribute to cumulative impacts to these resources. The project would not impact aesthetics, agricultural and forestry resources or biological resources, hydrology and water quality, mineral resources, or recreation and therefore, it would not contribute to a significant cumulative impact on these resources resulting in a **less than significant cumulative impact**

- C Consistent with Section 15065(a)(4) of the CEQA Guidelines, a lead agency shall find that a project may have a significant effect on the environment where there is substantial evidence that the project has the potential to cause substantial adverse effects on human beings, either directly or indirectly. Pursuant to this standard, a change to the physical environment that might otherwise be minor must be treated as significant if people would be significantly affected. This factor relates to adverse changes to the environment of human beings generally, and not to effect particular individuals. While changes to the environment that could indirectly affect human beings would be represented by all of the designated CEQA issue areas, those that could directly affect human beings include air quality, hazardous materials, and noise. Implementation of the standard permit conditions and adherence to the Amador County General Plan, Municipal Code, and state and federal regulations described in these sections of the report, would avoid significant impacts. No other direct or indirect adverse effects on human beings have been identified resulting in a **less than significant cumulative impact**.

SOURCE: Chapters 1 through 20 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 Air Resources Board; California Department of Conservation; California Department of Forestry and Fire Protection; California Geologic Survey; Alquist-Priolo Earthquake Fault Zones; State Department of Mines & Geology; Amador County GIS; Amador County Zoning Map; Amador County Municipal Codes; Amador County Soil Survey; Amador Fire Protection District; Caltrans District 10 Office of Rural Planning; Commenting Department and Agencies. All sources cited herein are available in the public domain, and are hereby incorporated by reference.

