



INITIAL ENVIRONMENTAL STUDY

Project Title: Martell Business Park Master Plan Amendment

Lead Agency Name and Address: Amador County  
 Planning Department  
 810 Court Street  
 Jackson, CA 95642

Project Location: The project site is located in an unincorporated area of western Amador County and is generally bounded by State Route 49, State Route 88, and State Route 104/Ridge Road.

Project Sponsor's Name and Address: Amador Ridge, LLC  
 PO Box 496014  
 Redding, CA 96049

General Plan Designation(s): Regional Service Center

Zoning: M, Manufacturing

Contact Person: Chuck Beatty, Planning Director  
 810 Court Street  
 Jackson, CA 95642

Phone Number: (209) 223-6380

Date Prepared: June 2019

See the attached Notice of Preparation (NOP) for project description information.

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**PURPOSE OF THE INITIAL STUDY**

Amador County (County) is processing an application for the Martell Business Park Master Plan Amendment (project; proposed project), which requests entitlements for a Master Plan Amendment, rezone, and amendment to the Special Use Permit. The zoning change would rezone the entire Master Plan area to PD, Planned Development. The update of the Master Plan exhibits and text also includes actual land development allowed to occur or that has occurred since the inception of the Master Plan. This includes modifications based on, but not limited to, the General Plan update approved in October 2016; developments that have occurred related to the Amador Ridge shopping center, Sierra West Business Park, and Amador Central Business Park; and infrastructure impacts of those projects. These changes represent existing conditions on the site.

**LEAD AGENCY**

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

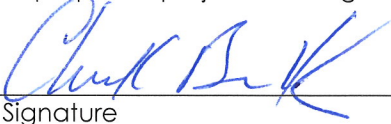
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages. Potentially significant impacts that are mitigated to “Less Than Significant” are not shown here.

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

DETERMINATION

On the basis of this 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 of the incorporated mitigation measures and 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.

  
 \_\_\_\_\_  
 Signature

July 24, 2019  
 \_\_\_\_\_  
 Date

Chuck Beatty  
 \_\_\_\_\_  
 Printed Name

Planning Director  
 \_\_\_\_\_  
 Title

**EVALUATION OF ENVIRONMENTAL IMPACTS**

Each of the responses in the following environmental checklist considers the whole action involved, including project-level, cumulative, on-site, off-site, indirect, construction, and operational impacts. A brief explanation is provided for all answers and supported by the information sources cited.

1. 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).
2. "Less Than Significant Impact" applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
3. "Less Than Significant Impact with Mitigation Incorporated" applies when the proposed project would not result in a substantial and adverse change in the environment after additional mitigation measures are applied.
4. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more Potentially Significant Impact entries when the determination is made, these issues would be addressed in the Environmental Impact Report (EIR).
5. "Potential New Impact or Increase Severity of Previous Significant Impact?" This is marked "No" where the impact has been adequately addressed in the Martell Business Park Master Plan Project EIR (SCH# 99102076) and further analysis is not required. Issue areas with a "Yes" entry would be addressed in the EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Potential New Impact or Increase Severity of Previous Significant Impact?
<b>1. AESTHETICS.</b> Except as provided in Public Resources Code Section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
c) In non-urbanized 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No

PROJECT IMPACTS AND MITIGATION MEASURES

- a, b) **No Impact.** The Martell Business Park Master Plan Draft EIR determined that there are no designated scenic corridors in the vicinity of the project site and there would be no impact related to impacts on scenic vistas or resources. The setting in the vicinity of the project site has not changed substantially since the prior EIR; there would be no new or more severe impacts related to scenic vistas or resources. These impacts will not be addressed in the Martell Business Park Master Plan Supplemental EIR. There would be no impact, and **there is no new or substantially more severe significant impact.**
  
- c) **No Impact.** Some development on the project site has occurred since the prior EIR. However, the development of the site as currently proposed would be similar to that originally envisioned for the site. In addition, the proposed changes to the Master Plan would be consistent with the existing development on the site and that considered for development in the prior EIR. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. There would be no impact, and **there is no new or substantially more severe significant impact.**

- d) **Less Than Significant Impact with Mitigation Incorporated.** The prior EIR determined that increased development on the site would add sources of light and glare to the project site that could negatively affect motorists on nearby state highways and air traffic to and from Westover Field airport. Mitigation measures 1, 2, and 3 were included in the Mitigation Monitoring and Reporting Program (MMRP) to reduce potential project light and glare impacts to less than significant and have been incorporated into this Initial Study as mitigation measures **AES-1**, **AES-2**, and **AES-3**. Because the proposed changes to the Master Plan would result in similar types of development with similar lighting as previously analyzed, these measures would have the same mitigating effect and the impact would be less than significant. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. With the implementation of mitigation measures **AES-1**, **AES-2**, and **AES-3**, **there is no new or substantially more severe significant impact.**

Mitigation Measures

**AES-1** The use of building materials that would cause sunlight to be reflected toward an aircraft engaged in takeoff or final approach shall be restricted within the Westover Field Airport Inner Approach/Departure Zone (Airport Safety Zone 2). (Prior Mitigation Measure 1; revised)

*Timing/Implementation:* Prior to issuing building permits

*Enforcement/Monitoring:* Amador County Planning Department

**AES-2** Night lighting shall be directed downward to shield potential illumination and/or glare on adjacent properties, and to reduce potential hazards to motorists. (Prior Mitigation Measure 2)

*Timing/Implementation:* Prior to issuing building permits

*Enforcement/Monitoring:* Amador County Planning Department

**AES-3** Where practical, landscaping shall be used to screen adjacent areas from spillover lighting. (Prior Mitigation Measure 3)

*Timing/Implementation:* Prior to issuing building permits

*Enforcement/Monitoring:* Amador County Planning Department



	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Potential New Impact or Increase Severity of Previous Significant Impact?
<p><b>2. AGRICULTURE AND FORESTRY RESOURCES.</b> 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 forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526 and by Government Code Section 51104(f)), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No

PROJECT IMPACTS AND MITIGATION MEASURES

- a, b) **No Impact.** The project site is designated by the California Department of Conservation (2016) Farmland Mapping and Monitoring Program (FMMP) as Urban and Built-Up Land, Grazing, and Other Land. No part of the project site is included in a California Land Conservation Act (Williamson Act) contract. This is consistent with the findings in the prior EIR. Therefore, implementation of the proposed project would not result in the conversion of any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a nonagricultural use, and no impact would occur. These impacts will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**
- c-e) **No Impact.** The project site does not contain any forestland or land zoned for forestland, timberland, or timberland production. Therefore, no impact would occur. These impacts will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Potential New Impact or Increase Severity of Previous Significant Impact?
<b>3. AIR QUALITY.</b> 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:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project is nonattainment under applicable federal or state ambient air quality standards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No

PROJECT IMPACTS AND MITIGATION MEASURES

a-c) **Potentially Significant Impact.** The proposed project would change some of the proposed land uses analyzed in the prior EIR. The amendment also includes a correction to the acreage of the project area, which is larger than assumed in the previous EIR. The proposed project could add sources of stationary and/or mobile criteria pollutants to the Mountain Counties Air Basin that differ from those identified in the prior EIR and has the potential to conflict with an applicable air quality plan, violate an air quality standard, and/or expose receptors to substantial pollutant concentrations. **These impacts will be addressed in the Martell Business Park Master Plan Supplemental EIR.**

d) **Less Than Significant Impact.** Effects related to the creation of objectionable odors affecting a substantial number of people were addressed in the prior EIR, which stated that the project site is designated and zoned for industrial development. Uses that may be considered objectionable due to the production or emission of odors are permitted under current County zoning ordinances. All commercial and industrial land businesses are required to comply with Amador County Air Pollution Control District (ACAPCD) rules and regulations that address nuisance and emissions, including Rule 205 – Nuisance (ACAPCD n.d.):

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which can cause injury, detriment, nuisance, or annoyance to any considerable number of persons, or to the public, or which endanger the comfort, repose, health or safety of any such persons, or the public, or which cause to have a natural tendency to cause injury or damage to business or property.

The proposed project would change some of the land uses analyzed in the prior EIR, which would be subject to ACAPCD Rule 205. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

**INITIAL STUDY CHECKLIST**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	New Impact or Increase Severity of Previous Significant Impact?
<b>4. BIOLOGICAL RESOURCES.</b> Would the project:					
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 US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No

**PROJECT IMPACTS AND MITIGATION MEASURES**

- a) **Less Than Significant Impact with Mitigation Incorporated.** Effects on special-status species were addressed in the prior EIR, which concluded that development of the plan area would result in a potentially significant impact on the valley elderberry longhorn beetle (VELB) and nesting raptors. The project site contains blue oak woodland habitat, nonnative grassland, and aquatic habitat in the on-site ponds.

A search of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database identified two plant species, big-scale balsamroot (*Balsamorhiza macrolepis*) and prairie wedge grass (*Sphenopholis obtusata*), which have California Native Plant Society listings of 1B.1 and 2B.2, respectively. Neither plant has a federal or state listing. As noted in the previous EIR, prairie wedge grass occurs in wet meadows and ponds above 900 feet. Because the ponds on the site were created, the EIR determined that the presence of prairie wedge grass was unlikely. Big-scale balsamroot occurs in chaparral, cismontane woodland, and valley and foothill grassland. Therefore, there is potentially suitable habitat on the project site for this species.

The prior EIR included a biological assessment of these species and determined that mitigation was required to reduce the impacts on raptors and VELB habitat. Mitigation measures 4.1.1(a) and 4.1.1(b) require that subsequent development projects conduct a preconstruction breeding-season survey for raptors. If active nests are found during these surveys, the mitigation requires the creation of a non-disturbance zone. VELB-related mitigation measures 4.1.2(a) and 4.1.2(b) require fencing around elderberry shrubs during construction and the creation of a VELB mitigation plan in any instance that avoidance is infeasible. These mitigation measures would ensure a less than significant impact on nesting raptors and VELB and are incorporated into this Initial Study as mitigation measures **BIO-1**, **BIO-2**, **BIO-3**, and **BIO-4**. Mitigation measure **BIO-5** is included to reduce potential effects on big-scale balsamroot, if present. With the implementation of these mitigation measures, the Martell Business Park Master Plan Amendment would not create new adverse effects on special-status species. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

- b) **Less Than Significant Impact.** Effects on riparian habitat or other sensitive natural communities were addressed in the prior EIR, which concluded that development of the plan area would result in a less than significant impact on the loss of blue oak/foothill pine woodland. The prior EIR stated that the loss of wildlife habitat from development of the plan area would be relatively small, especially when considered in terms of the many thousands of acres of undeveloped land remaining in Amador County. Although the number of oaks to be lost from development of the plan area is unknown, when cumulatively compared to the number of oaks in foothill habitats in Amador County, the potential loss resulting from project implementation would not be substantial. Based on this information, the prior EIR concluded that there was a less than significant impact related to riparian habitat or other sensitive natural communities. Therefore, no mitigation measures were required for these impacts. The Martell Business Park Master Plan Amendment would not create new adverse effects on sensitive natural communities. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**
- c) **Less Than Significant Impact with Mitigation Incorporated.** Effects on wetlands were addressed in the prior EIR, which concluded that development of the plan area would result in a potentially significant impact on wetlands in the plan area. The prior EIR determined that mitigation was required to reduce the impact on the loss of wetlands and the deposition of pollutants and sediments in sensitive wetland habitats. Mitigation measures 4.1.5(a), 4.1.5(b), and 4.1.5(c) in the prior EIR, incorporated into this Initial Study as **BIO-6**, **BIO-7**, and **BIO-8**, include wetland-related mitigation: wetland delineations; the preservation of wetland swales/ponds where feasible by way of a 50-foot buffer; and the development of a wetland replacement plan. Wetland pollution-related mitigation measures 4.1.6(a), 4.1.6(b), 4.1.6(c), and 4.1.6(d), incorporated here as **BIO-9**, **BIO-10**,

**BIO-11**, and **BIO-12**, require compliance with Amador County's grading ordinance and National Pollutant Discharge Elimination System (NPDES) permits, and implementation of erosion control plans and plans employing best management practices that reduce the level of pollutants discharged into natural waterways and wetlands. Obtaining a verified wetland delineation, complying with County ordinances and NPDES permits, and implementing erosion control plans and plans employing best management practices are already required through existing regulations, so these requirements are not included in the current mitigation measures. With the implementation of mitigation measures **BIO-6** through **BIO-12** and compliance with existing regulations, the Martell Business Park Master Plan Amendment would not create new adverse effects on wetlands. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

- d) **Less Than Significant Impact.** Effects on migratory wildlife corridors were addressed in the prior EIR, which concluded that development of the plan area would result in a less than significant impact on migratory wildlife corridors: "The proposed project will disrupt the home range and dispersal movements of native terrestrial vertebrates now occurring in areas to be developed. ... These effects are not likely to substantially alter regional populations of residents or migratory animals." Therefore, no mitigation measures were required for these impacts. Due to the nature of the changes for the proposed Martell Business Park Master Plan Amendment, the project would not create new adverse effects on migratory wildlife corridors. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**
- e, f) **No Impact.** Effects on local policies or ordinances protecting biological resources and habitat conservation Plans (HCPs) were addressed in the prior EIR, which concluded that development of the plan area would result in no impacts related to local biological ordinances and HCPs because there are no HCPs or local policies or ordinances protecting biological resources in the plan area. Additionally, a search of the California Natural Diversity Database shows that there are no known occurrences of special-status or candidate species. Due to the nature of the changes for the proposed Martell Business Park Master Plan Amendment, the project would not create new adverse effects to local biological ordinances and HCPs. These impacts will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

#### Mitigation Measures

**BIO-1** Prior to the issuance of a building or grading permit for parcels containing or immediately adjacent to parcels containing oak woodland habitat, the applicant, in consultation with the California Department of Fish and Wildlife, shall conduct a preconstruction breeding-season survey (February 1 through August 31) of the same year that construction is planned to commence. The survey shall be conducted by a qualified biologist and include the construction site and its immediate vicinity to determine if any birds of prey are nesting on or directly adjacent to the construction site.

If the preconstruction survey identifies any nesting raptor species, implementation of mitigation measure **BIO-2** would be required. If no nesting raptor species are identified as a result of the preconstruction survey, no further nesting raptor mitigation is required. (Prior EIR Mitigation Measure 4.1.1 [a]; revised)

*Timing/Implementation: Prior to the issuance of a building or grading permit*

*Enforcement/Monitoring: Amador County Planning Department and Department of Transportation and Public Works*

**BIO-2** Any active nests discovered during the preconstruction survey shall be marked on a map. A no-disturbance buffer zone shall be delineated in the field by highly visible temporary construction fencing. No construction activity would be permitted within the buffer zone until the conclusion of the nesting season. The size of the no-disturbance buffer zone shall be determined in consultation with the California Department of Fish and Wildlife. (Prior EIR Mitigation Measure 4.1.1[b]; revised)

*Timing/Implementation: Prior to construction activities*

*Enforcement/Monitoring: Amador County Planning Department and Department of Transportation and Public Works*

**BIO-3** Prior to any construction activity on parcels adjacent to undeveloped land containing blue elderberry shrubs, highly visible temporary construction fencing shall be placed at least 10 feet away from the drip line of each blue elderberry shrub. No construction activity would be permitted within the buffer zone. (Prior EIR Mitigation Measure 4.1.2[a])

*Timing/Implementation: Prior to construction activities*

*Enforcement/Monitoring: Amador County Planning Department and Department of Transportation and Public Works*

**BIO-4** Where avoidance is infeasible, and the elderberry shrub is subject to removal or potential damage from construction, the applicant shall develop and implement a VELB mitigation plan in accordance with the U.S. Fish and Wildlife Service guidelines for unavoidable take of VELB habitat pursuant to Section 10(a) of the federal Endangered Species Act and a Section 10(a) permit for incidental take. The VELB mitigation plan shall provide for no net loss of VELB habitat and shall include, but not be limited to, relocation of blue elderberry shrubs, planting of blue elderberry shrubs, and monitoring of relocated and planted elderberry shrubs. (Prior EIR Mitigation Measure 4.1.2[b])

*Timing/Implementation: Prior to construction activities*

*Enforcement/Monitoring: Amador County Planning Department*

**BIO-5** Prior to construction activities, the presence or absence of big-scale balsamroot shall be determined through rare plant surveys conducted according to California Department of Fish and Wildlife (CDFW), California Native Plant Society (CNPS), and U.S. Fish and Wildlife Service (USFWS) protocols. 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 big-scale balsamroot is found in the project area, 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 (CDFW and USFWS).

If big-scale balsamroot is found in the project area and avoidance of the plants is not possible, additional measures such as seed collection and/or transplantation may be developed in consultation with the appropriate agencies (CDFW and USFWS).

*Timing/Implementation:* Prior to construction activities

*Enforcement/Monitoring:* Amador County Planning Department

**BIO-6** Prior to recordation of a Final Map for portions involving lots 23, 26, 27, 34, 37, 39, 40, 43, 48, 49 and 50 identified in Figure 3-8, a wetlands delineation shall be completed and verified by the United States Army Corps of Engineers. (Prior EIR Mitigation Measure 4.1.5[a])

*Timing/Implementation:* Prior to recordation of a Final Map

*Enforcement/Monitoring:* Amador County Planning Department

**BIO-7** To the extent feasible, the intermittent creeks and the main wetland swale/pond upslope of the elevated railroad bed shall be preserved, with a 50-foot buffer, limited to the construction of a recreational trail or other passive uses, 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. (Prior EIR Mitigation Measure 4.1.5[b]; revised)

*Timing/Implementation:* Prior to approval of improvement plans

*Enforcement/Monitoring:* Amador County Planning Department

**BIO-8** Wetlands shall be replaced at a ratio of 1 acre of replacement wetland for each acre of wetland permanently lost from development. Replacement wetlands shall be constructed according to a wetland mitigation/monitoring plan that has been developed by a qualified engineer in consultation with a biologist experienced in wetland restoration. The wetlands mitigation plan shall be consistent with the requirements of the USACE and the CDFW. (Prior EIR Mitigation Measure 4.1.5[c], revised)

*Timing/Implementation:* Prior to construction activities

*Enforcement/Monitoring:* Amador County Planning Department

**BIO-9** Site development improvement plans shall demonstrate compliance with Amador County's grading ordinance. (Prior EIR Mitigation Measure 4.1.6[a])

*Timing/Implementation:* Prior to approval of improvement plans

*Enforcement/Monitoring:* Amador County Planning Department

**BIO-10** Site development shall demonstrate compliance with National Pollution Discharge Elimination System (NPDES) permits administered by the State Water Resources Control Board (SWRCB). (Prior EIR Mitigation Measure 4.1.6[b]; revised)

*Timing/Implementation: During construction activities*

*Enforcement/Monitoring: Amador County Planning Department*

**BIO-11** Site development shall implement erosion control plans that prevent the discharge of sediment into nearby drainage channels and wetlands. (Prior EIR Mitigation Measure 4.1.6[c])

*Timing/Implementation: During construction activities*

*Enforcement/Monitoring: Amador County Planning Department*

**BIO-12** Site development shall implement plans employing best management practices (BMPs) that reduce the level of pollutants discharged into natural waterways and wetlands. (Prior EIR Mitigation Measure 4.1.6[d])

*Timing/Implementation: During construction activities*

*Enforcement/Monitoring: Amador County Planning Department*

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	New Impact or Increase Severity of Previous Significant Impact?
<b>5. CULTURAL RESOURCES.</b> Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in Public Resources Code Sections 21083.2 and 21084.1, and CEQA Guidelines Section 15064.5, respectively?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No

PROJECT IMPACTS AND MITIGATION MEASURES

a) **Less Than Significant Impact.** Effects on historical resources were addressed in the prior EIR, which concluded that development of the plan area would result in a less than significant impact on historical resources, based on an archeological inventory by KEA archaeologists:

- Project development could result in the removal of a rock wall or dam that appears on the NCIC base maps as "Feature 3." However, this dam was not associated with historical mining activities due to the absence of connections with a water conveyance system. Recording of the plan area has recovered the meaningful information regarding the dam's construction.
- The prior EIR concluded that 1.5 miles of the Amador Central Railroad main line are located within the project site and project development could result in construction of additional spur lines to serve existing or future uses within the plan area. A portion of the Amador Central Railroad track located outside the project site to the west has been recorded by California Department of Transportation (Caltrans) archaeologists and assigned a temporary resource number. Additional railroad spurs within the project site would not alter the integrity of the existing main line.

The prior EIR concluded that the project's impact on historical resources would be less than significant and no mitigation is required. Since the prior EIR was certified, actions have taken place concerning the remnants of the Amador Central Railroad main line:

- In 2000, the Amador Central Railroad extended through the southern portion of the Master Plan area and westerly down to lone.

- In 2004, Sierra Pacific Industries and Sierra Pine requested that the Surface Transportation Board (STB) abandon and discontinue use of the railroad.
- In 2005, the STB made a decision allowing the former railroad to be abandoned or used as an interim trail (STB 2005), subject to Section 106 consultation with the State Historic Preservation Officer (SHPO).
- Between 2005 and 2007, Sierra Pacific Industries coordinated with the SHPO as part of the Section 106 consultation. The portion of the former railroad within the Master Plan area was vacated. In 2010, the portion of the former railroad extending from beyond the plan area (westerly) and continuing to Lone was transferred to the Amador County Historical Society and the Recreational Railroad Coalition Historical Society.
- In 2008, the STB issued a decision that removed the Section 106 provisions from the 2005 STB decision (STB 2008).

Therefore, the project would not create new adverse effects on historical resources. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

- b, c) **Less Than Significant Impact with Mitigation Incorporated.** Effects on archaeological resources were addressed in the prior EIR, which concluded that development of the plan area would result in a potentially significant impact on archaeological resources. This determination was made because construction of the proposed SR 49/Industry Boulevard intersection could damage or destroy a recently recorded prehistoric archaeological site. Mitigation measure 4.2.1(a) in the prior EIR required establishing an Environmentally Sensitive Area (ESA) during the design and construction phases of the SR 49/Industry Boulevard intersection. The intersection of SR 49 and Industry Boulevard has since been constructed and the specified mitigation measure was completed. This mitigation measure will not be carried forward in the Martell Business Park Master Plan Supplemental EIR.

The prior EIR also concluded that previously undiscovered historic or prehistoric archaeological resources (including human remains) and/or paleontological resources may be present on the project site or in off-site areas where project-related work is conducted (such as the installation or improvement of utilities). Construction-related activity could potentially disrupt or destroy previously undiscovered archaeological and/or paleontological resources. Mitigation measures 4.2.4(a) and 4.2.4(b) were identified to reduce potential project effects to less than significant and have been incorporated into this Initial Study as mitigation measures **CUL-1** and **CUL-2**. The prior EIR also concluded that off-site work on utilities and infrastructure improvements for the Martell Business Park could impact previously undiscovered cultural resources. Mitigation measures **CUL-1** and **CUL-2** have been amended to also apply to off-site improvements. With the implementation of these measures, the Martell Business Park Master Plan Amendment would not create new adverse effects on archaeological resources, paleontological resources, or human remains than those disclosed in the previous EIR prepared for the project site. These impacts will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

Mitigation Measures

**CUL-1** Contractors and construction personnel involved in any form of ground disturbance for on- or off-site improvements (i.e., trenching, grading) shall be advised of the possibility of encountering subsurface paleontological resources, cultural resources, or human remains. If such resources are encountered or suspected, work within 100 feet of the discovery shall be halted immediately and the Amador County Planning Department shall be notified. A qualified professional archaeologist shall be consulted who shall assess any discoveries and develop appropriate management recommendations for treatment of the resource. A note to this effect shall be included on all excavation plans and grading permits. (Prior EIR Mitigation Measure 4.2.4[a]; revised)

*Timing/Implementation: Prior to and during construction activities*

*Enforcement/Monitoring: Amador County Department of Transportation and Public Works, and Planning Department*

**CUL-2** If bone is encountered during construction activities for on- or off-site improvements and the find appears to be human, construction work shall be halted and the Amador County Coroner shall be notified. If the coroner determines the human remains are of Native American origin, the coroner shall contact the Native American Heritage Commission. If the remains are determined to be of Native American origin, the Native American Heritage Commission shall attempt to identify the most likely descendant(s), and recommendations will be developed for the proper treatment and disposition of the remains in accordance with California Code of Regulations Section 15064.5(e) and Public Resources Code Section 5097.98. A note to this effect shall be included on all excavation plans and grading permits. (Prior EIR Mitigation Measure 4.2.4[b]; revised)

*Timing/Implementation: During construction activities*

*Enforcement/Monitoring: Amador County Department of Transportation and Public Works, and Planning Department*

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	New Impact or Increase Severity of Previous Significant Impact?
<b>6. ENERGY.</b> Would the project:					
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes

PROJECT IMPACTS AND MITIGATION MEASURES

a, b) **Potentially Significant Impact.** Potential impacts resulting from consumption of energy resources were not evaluated in the prior EIR. The proposed project could potentially cause wasteful, inefficient, or unnecessary consumption of energy resources, which has the potential to have a significant impact on the environment or conflict with an applicable plan adopted for the purpose of energy efficiency. **This issue will be addressed in the Martell Business Park Master Plan Supplemental EIR.**

INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	New Impact or Increase Severity of Previous Significant Impact?
<b>7. GEOLOGY AND SOILS.</b> Would the project:					
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the projects, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No

PROJECT IMPACTS AND MITIGATION MEASURES

- a) i) **No Impact.** The prior EIR concluded that no impacts related to earthquake fault rupture would result with development of the plan area. The project site is not in an area subject to a special study under the Alquist-Priolo Earthquake Fault Zone Act. Based on this information, the prior EIR concluded that there would be no impact related to earthquake fault rupture. The project site would cover the same area and the nature of the changes proposed for the Martell Business Park Master Plan Amendment would not create new adverse effects related to earthquake fault rupture. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**
- ii) **Less Than Significant Impact.** The prior EIR concluded that development of the plan area would result in a less than significant impact related to seismic ground shaking. The plan area is in an Earthquake Damage Zone I, which would experience a maximum intensity of II or III on the Modified Mercalli scale.<sup>1</sup> All future development would be designed and constructed in conformance with the California Building Code (California Code of Regulations, Title 24, Part 2), which requires buildings to be designed and constructed to meet specific seismic safety standards. Based on this information, the prior EIR concluded that there would be a less than significant impact related to strong seismic ground shaking. Therefore, no mitigation measures were required for this impact. Due to the nature of the changes for the proposed Martell Business Park Master Plan Amendment, the project would not create new adverse effects related to strong seismic ground shaking. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**
- iii) **Less Than Significant Impact.** The prior EIR concluded that development of the plan area would result in a less than significant impact related to seismic-related ground failure. Liquefaction has not been identified as a development constraint in the plan area. Based on this information, the prior EIR concluded that there would be a less than significant impact related to seismic-related ground failure. Therefore, no mitigation measures were required for this impact. The nature of the changes for the proposed Martell Business Park Master Plan Amendment would not create new adverse effects related to seismic-related ground failure. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**
- iv) **No Impact.** The prior EIR concluded that development of the plan area would result in no impacts resulting from landslides. Two-thirds of the project site is relatively flat and does not contain any steep slopes or other features that would result in landslides or mudflow hazards, so the potential for landslides or mudflows would be minimal. The nature of the changes for the proposed Martell Business Park Master Plan Amendment would not create new adverse effects related to landslides. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

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<sup>1</sup> Modified Mercalli scale II is defined as being felt only by a few persons at rest, especially on upper floors of buildings. Modified Mercalli scale III is defined as felt quite noticeably by persons indoors, especially on upper floors of buildings. Many people do not recognize it as an earthquake, standing motor cars may rock slightly, and vibrations are similar to the passing of a truck.



- b) **Less Than Significant Impact.** The prior EIR concluded that development of the plan area would result in a less than significant impact related to soil erosion. The project site is in an area identified as having no to slight erosion activity. Therefore, no mitigation measures were required for this impact. The nature of the changes for the proposed Martell Business Park Master Plan Amendment would not create new adverse effects related to soil erosion. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**
- c) **No Impact.** The prior EIR concluded that development of the plan area would result in no impacts related to unstable soil. The project site is not in an area that is considered problematic relative to fault displacement, landslides, subsidence, erosion activity, expansive soils, or erosion activity, nor is the immediate area surrounding the project site subject to these effects. The nature of the changes for the proposed Martell Business Park Master Plan Amendment would not create new adverse effects related to unstable soil. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**
- d) **No Impact.** The prior EIR concluded that development of the plan area would result in no impacts related to expansive soil. The prior EIR noted that the plan area is not located on expansive soil, as identified in Table 18-1-B of the Uniform Building Code and as depicted on the Known and Potential Subsidence Areas map of the Amador County General Plan Seismic Safety Element. Due to the nature of the changes for the proposed Martell Business Park Master Plan Amendment, the project would not create new adverse effects related to expansive soil. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**
- e) **No Impact.** Effects related to the use of septic tanks or alternative wastewater disposal systems were addressed in the prior EIR. It was concluded that, because project development will be served by a community wastewater system, development of the plan area would result in no impacts related to inadequate soil for septic tanks. Therefore, no mitigation measures were required to reduce impacts related to septic systems. The nature of the changes for the proposed Martell Business Park Master Plan Amendment would not create new adverse effects related to inadequate soil for septic tanks. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**
- f) **Less Than Significant Impact with Mitigation Incorporated.** Effects related to unique paleontological resources are discussed in the **Cultural Resources** section under questions b and c. The prior EIR concluded that previously undiscovered paleontological resources may be present on the project site or in off-site areas where project-related work is conducted (such as the installation or improvement of utilities). Construction-related activity could potentially disrupt or destroy previously undiscovered paleontological resources. Mitigation measures 4.2.4(a) and 4.2.4(b) were identified to reduce potential project effects to less than significant and have been incorporated into this Initial Study as mitigation measures **CUL-1** and **CUL-2**. With the implementation of these measures, the Martell Business Park Master Plan Amendment would not create new adverse effects on paleontological resources beyond those disclosed in previous EIR. Additionally, there are no unique geological resources within the Martell Business Park site. Therefore, no impacts on unique geological resources would occur. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	New Impact or Increase Severity of Previous Significant Impact?
<b>8. GREENHOUSE GAS EMISSIONS.</b> Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes

**PROJECT IMPACTS AND MITIGATION MEASURES**

- a, b) **Potentially Significant Impact.** Potential impacts resulting from project-related greenhouse gas emissions were not evaluated in the prior EIR. The proposed project could add sources of greenhouse gas emissions to the Mountain Counties Air Basin and to the state, which have the potential to have a significant impact on the environment or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. **This issue will be addressed in the Martell Business Park Master Plan Supplemental EIR.**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	New Impact or Increase Severity of Previous Significant Impact?
<b>9. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No
f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No

PROJECT IMPACTS AND MITIGATION MEASURES

a, b) **Less Than Significant Impact.** Potential hazards related to the routine transport, use, or disposal of hazardous materials and accident conditions involving the release of hazardous materials into the environment were addressed in the prior EIR, which concluded that development of the plan area would result in a less than significant impact. The EIR found that facilities use common hazardous materials that may be stored in the plan area outside in aboveground or underground storage tanks. However,

Cal/OSHA regulations would minimize the potential for inadvertent releases that could affect the environment. Therefore, no mitigation measures were required for this impact. Compliance with Cal/OSHA regulations would ensure that the changes for the proposed Martell Business Park Master Plan Amendment would not create new public hazards related to the routine transport, use, or disposal of hazardous materials and accident conditions involving the release of hazardous materials into the environment. These impacts will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

- c) **No Impact.** The prior EIR concluded that development of the plan area would result in no impacts related to hazardous emissions within one-quarter mile of an existing or proposed school. The EIR found that no public or private K–12 grade school is present or planned within one-quarter mile of the plan area. The nearest public or private school site is Independence High, located north of SR 104, more than one-quarter mile from the nearest project boundary. The changes for the proposed Martell Business Park Master Plan Amendment would not create new impacts related to hazardous emissions within one-quarter mile of an existing or proposed school. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**
- d) **Less Than Significant Impact with Mitigation Incorporated.** Hazards to the public or the environment related to the project being located on a listed hazardous materials site were addressed in the prior EIR, which concluded that development of the plan area would result in a potentially significant impact because the plan area is on a listed hazardous materials site. The plan area is listed on the California Department of Toxic Substances Control CalSites database as a site requiring further remedial action. Phase I and II Environmental Site Assessments were completed for the plan area; three areas were identified as being subject to remediation efforts required by the Central Valley Regional Water Quality Control Board (RWQCB). Mitigation measure 4.3.1 (a) in the prior EIR required remediation or closure to the satisfaction of the Central Valley RWQCB and the Amador County Department of Environmental Health prior to redevelopment and occupancy in the areas subject to the Waste Discharge Requirements for clean closure.

Since the prior EIR was certified, the Central Valley RWQCB (2014) issued order R5-2014-0025, Waste Discharge Requirements for Sierra Pacific Industries – Martell Division Facility Closure, and Post Closure Operation and Maintenance Amador County. The three identified hazardous material sites associated with former lumbermill and wood manufacturing operations are identified in this order, and remediation is in progress.

The first site is an ash disposal area where ash from the burning of wood waste and a cogeneration plant was deposited. The ash disposal area is located southeast of the Ampine manufacturing facility, shown on **Figure 9-1**. The ash disposal area has been capped in place with an engineered cap and side slopes. In 2012, a Revised Final Post-Closure Maintenance and Monitoring Plan (RPFMMP) and Addendum was approved by the Central Valley RWQCB (AMEC 2012). The RPFMMP requires inspection, monitoring, and maintenance of the site for 30 years. To allow access to the ash disposal area and prevent new development from damaging the engineered waste disposal area cap and drainage system, mitigation measure **HAZ-1** would require land use covenants and/or deed restrictions to be recorded for any lots in the Martell Business Park that contain any part of the ash disposal area, and/or where development would compromise the integrity of the engineered waste disposal area cover and drainage system, and/or where development would impede access to the site for monitoring and maintenance. The deed restrictions

would prohibit any action that would conflict with the requirements of the RFPMP, including trenching or planting deep-rooted trees near the cap. An easement to access the ash disposal site for monitoring and maintenance purposes shall also be recorded and granted to the Central Valley RWQCB. Mitigation measure **HAZ-2** would require deed restrictions to be recorded for any lot that contains a groundwater monitoring well, and a monitoring well protection plan for any activity that could affect a monitoring well.

The second site identified in the Central Valley RWQCB order is a former cogeneration plant fuel stockpile area located southwest of and adjacent to the ash disposal area, as shown on **Figure 9-1**. This area has undergone remediation and has been clean closed. There are no restrictions to development related to the former fuel stock pile area, with the exception of restrictions related to monitoring wells required by mitigation measure **HAZ-2**.

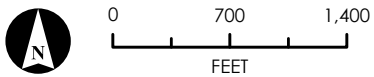
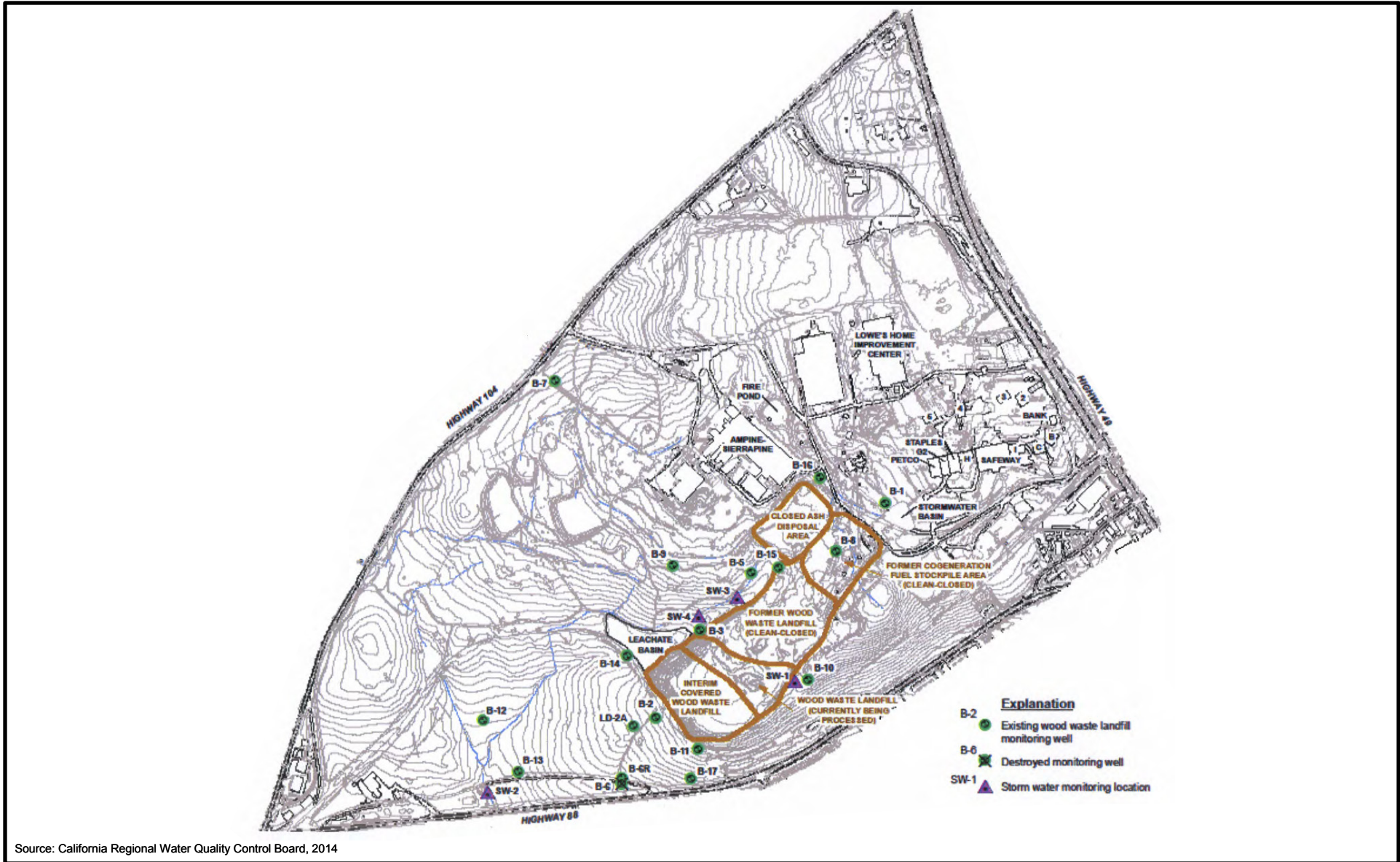
The third site identified in the Central Valley RWQCB order is a former wood waste landfill, leachate basin, and drainage channel, as shown on Figure 9-1. Closure operations for the landfill site started in 2002 and a portion of the site has been clean closed. Remaining remediation includes the continued removal of wood waste, and removal of contaminated silt from the leachate basin and drainage channel. In accordance with the Central Valley RWQCB order, closure of the site is required by the end of 2021. Mitigation measure 4.3.1(a) from the prior EIR has been revised to refer to the current Central Valley RWQCB order R5-2014-0025 and incorporated as mitigation measure **HAZ-3**.

An additional cleanup site in the Martell Business Park is a former lumber fungicide dip tank. This site is adjacent to an existing Lowe's store; see **Figure 9-2**. Past remediation activities included the removal of contaminated soil, the installation of groundwater monitoring wells, and sampling of groundwater. A report, titled *Former Dip Tank Area Groundwater Sampling Report*, was submitted to the Central Valley RWQCB and concluded that contamination remaining from the former dip tank does not pose a significant human health risk to commercial works; a closure request was made for the site (AMEC 2015). However, the Central Valley RWQCB has not yet approved closure of the site, and further access to the monitoring wells identified in **Figure 9-2** may be required. Mitigation measure **HAZ-2** would require land use covenants and/or deed restrictions to be recorded for any lot that contains a groundwater monitoring well and a monitoring well protection plan for any grading activity that may affect a monitoring well.

With the implementation of mitigation measures **HAZ-1**, **HAZ-2**, and **HAZ-3**, the project would not create a hazard to the public or the environment related to location on a listed hazardous materials site. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

- e) **Less Than Significant Impact.** Potential hazards to project workers or residents due to the proximity of a public use airport were addressed in the prior EIR, which concluded that development of the plan area would result in a less than significant impact related to such safety hazards. The project site is less than 2 miles west of Westover Field airport. Portions of the project site are within Airport Safety Zone 2 (Inner Approach/Departure Zone), Zone 3 (Inner Turning Zone), and Zone 4 (Outer Approach/Departure Zone). The prior EIR determined that the risk of safety hazard for people would not be a significant impact because building and occupation permits issued for parcels located within Airport Safety Zone 2 or 3 would be subject to the restrictions of the airport's Land Use Compatibility Plan (ACALUC 1999). Therefore, no mitigation measures were required for this impact.

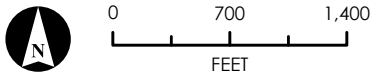
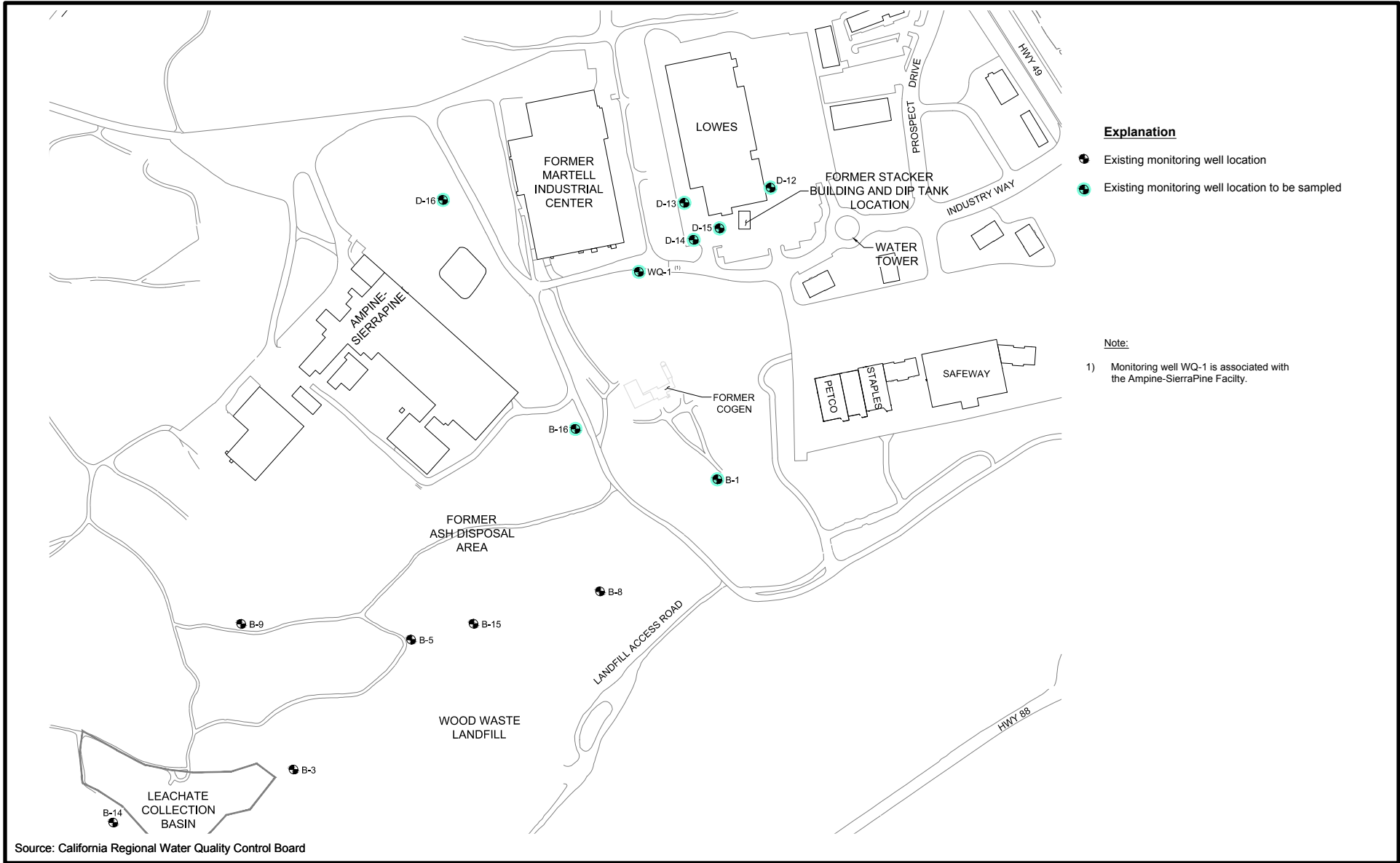
- f) In Safety Zone 1, residential uses are generally restricted. Nonresidential uses such as low-intensity light industrial land uses, as well as auto, aircraft, and marine repair services, are normally allowed within this zone. Safety Zone 2 permits agricultural, open space, wholesale horticultural production, recreational, and transportation uses. Safety Zone 3 permits those uses allowed in Safety Zone 2 as well as very low residential densities and low-intensity offices and commercial uses, while uses with higher concentrations of people and children are prohibited. Safety Zone 4 allows uses that are allowed in Zone 3, as well as restaurants, retail, and industrial uses. Higher-intensity retail uses and offices are to be avoided in this zone, while buildings and uses that result in larger assemblages of people and children are prohibited (ACALUC 1999). These uses are consistent with existing uses and those allowed in the project area. Therefore, the changes for the proposed Martell Business Park Master Plan Amendment would not create new safety hazards or excessive noise to project workers or residents due to the proximity of a public use airport. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**
- g) f) **No Impact.** The potential for impairment or interference with an adopted emergency response plan or emergency evacuation plan was addressed in the prior EIR, which concluded that development of the plan area would result in no impacts because there are no emergency response or evacuation plans in the project vicinity. The changes for the proposed Martell Business Park Master Plan Amendment would not create new adverse effects related to impairment or interference with an adopted emergency response plan or emergency evacuation plan. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**



**FIGURE 9-1**  
Hazardous Material Cleanup Areas and Monitoring Wells

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**FIGURE 9-2**  
Former Dip Tank Area and Monitoring Well Locations

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- g) **Less Than Significant Impact.** Effects related to wildland fire exposure were addressed in the prior EIR, which concluded that development of the plan area would result in a less than significant impact because existing roadways surrounding the plan area would serve as firebreaks and retard the spread of fire in the event a fire would erupt either on the project site or in surrounding woodland habitat. Therefore, no mitigation measures were required for this impact. The changes for the proposed Martell Business Park Master Plan Amendment would not create new adverse effects related to wildland fire exposure. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

Mitigation Measures

**HAZ-1** Prior to recordation of the Tentative Map, the County shall record a land use covenant and/or deed restriction for each lot containing any portion of the ash disposal site and engineered cap, or any lot where grading could affect drainage around the cap. The deed restriction shall specify all necessary prohibitions or restrictions, based on the project applicant's and/or the County's consultation with the Central Valley RWQCB concerning activities that could affect the integrity of the ash disposal area cap and drainage system, including trenching, excavation, or planting deep-rooted vegetation near the cap. An easement to access the ash disposal site for monitoring and maintenance purposes shall also be recorded and granted to the Central Valley RWQCB.

*Timing/Implementation: Prior to recordation of Tentative Map*

*Enforcement/Monitoring: Amador County Planning Department*

**HAZ-2** Prior to recordation of the Tentative Map, the County shall record a land use covenant and/or deed restriction for each lot containing a groundwater monitoring well. An easement to access each well for monitoring and maintenance purposes shall also be recorded and granted to the Central Valley RWQCB. The land use covenant and/or deed restriction shall specify all necessary prohibitions or restrictions concerning activities that could affect the integrity of the well, based on the applicant's and/or the County's consultation with the Central Valley RWQCB.

Prior to the approval of any grading plan, the project applicant shall precisely identify the locations of the existing and proposed groundwater monitoring wells within the project site [i.e., specific lot and precise location provided by a registered surveyor, accurate within 0.01 feet] that are or will be used in conjunction with hazardous site remediation or monitoring required by Central Valley RWQCB order R5-2014-0025, the ash disposal site Revised Final Post-Closure Maintenance and Monitoring Plan, or any future monitoring required for the former dip tank site.

If grading or other ground disturbance activities will occur at any well location within the project boundaries, the project applicant shall submit a groundwater monitoring well protection plan to the Central Valley RWQCB describing the required setback from the well to grading or excavation; how the well and access to the well will be protected throughout the life of the project; or, if that is not feasible, a proposal for abandoning and relocating the well. The County shall not allow grading or other ground disturbance at any location where there is a

groundwater monitoring well, until it has received approval from the Central Valley RWQCB for the proposed groundwater monitoring well protection plan or an approved relocated well.

*Timing/Implementation:*      *Prior to recordation of Tentative Map and prior to issuance of grading or building permits*

*Enforcement/Monitoring:*      *Amador County Planning Department and Department of Transportation and Public Works*

**HAZ-3**

Prior to issuance of a grading or building permit for a parcel subject to the Central Valley RWQCB Waste Discharge Requirements Order Number R5-2014-0025, the affected parcel shall meet remediation and/or monitoring requirements to the satisfaction of the Central Valley RWQCB and the Amador County Department of Environmental Health. (Prior EIR Mitigation Measure 4.3.1[a], revised)

*Timing/Implementation:*      *Prior to issuance of grading or building permits*

*Enforcement/Monitoring:*      *Amador County Planning Department*

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	New Impact or Increase Severity of Previous Significant Impact?
<b>10. HYDROLOGY AND WATER QUALITY.</b> Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:					
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No

PROJECT IMPACTS AND MITIGATION MEASURES

- a) **Less Than Significant Impact.** Effects related to the potential for violation of water quality standards or waste discharge requirements were addressed in the prior EIR, which concluded that development of the plan area would result in a less than significant impact, through compliance with the requirements contained in the required stormwater pollution prevention plan (SWPPP) and best management practices (BMPs). No mitigation measures were required for this impact. The proposed land use and zoning designation

changes would not create new adverse effects related to the violation of water quality standards or waste discharge requirements. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

- b) **No Impact.** Effects related to the decrease in groundwater supplies or interference with groundwater recharge were addressed in the prior EIR, which concluded that development of the plan area would result in no impact. Surface water resources supplied by the Amador County Water Agency would continue to serve the plan area, so future development would not increase the demand for groundwater through direct withdrawals. There are no large underground storage basins or large-scale development of groundwater resources in the vicinity of the plan area. The changes for the proposed Martell Business Park Master Plan Amendment would not create new adverse effects related to the decrease of groundwater supplies or interference with groundwater recharge. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**
- c) i- iii) **Less Than Significant Impact with Mitigation Incorporated.** Effects related to alteration of the existing drainage pattern of the plan area resulting in erosion were addressed in the prior EIR, which concluded that development of the plan area would result in a potentially significant impact. Development of the plan area would result in the grading and filling of an unnamed intermittent stream that drains into Rock Creek, according to the Jackson 7.5-minute US Geological Survey (USGS) quadrangle maps. Therefore, the project is subject to the permit requirements of Clean Water Act Section 404. Additionally, operation of future development in the plan area could degrade surface water quality, primarily due to runoff from paved and other impervious surfaces. The EIR concluded that compliance with the required General Construction Activity Stormwater Permit and the requirements contained in the project's SWPPP and BMPs would ensure that project construction activities would not violate any water quality standards.

The EIR concluded that operation of future development on the site could degrade surface water quality due to runoff from paved and other impervious surfaces. The EIR identified mitigation measure 5, requiring the implementation of appropriate stormwater runoff BMPs and design features to protect receiving water quality consistent with Amador County standards. This mitigation measure is incorporated into this Initial Study as mitigation measure **HYD-1**. Implementation of mitigation measure **HYD-1** would reduce impacts related to runoff from project operations to less than significant. The proposed Martell Business Park Master Plan Amendment would not create new adverse effects related to the alteration of the existing drainage pattern of the plan area resulting in erosion because the project would not result in a substantial increase in impervious surfaces compared to conditions anticipated in the prior EIR. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR.

The EIR concluded that future site-specific development of the plan area would result in an increase in the amount of impervious surface on the site, which would produce additional surface runoff and reduce the level of infiltration of surface water and groundwater recharge capability from the current conditions. The EIR identified mitigation measure 6, which requires drainage and grading plans for site-specific development that are consistent with the Amador County Service Area (CSA) Number 4 Drainage Master Plan. This mitigation measure has been incorporated into this Initial Study as mitigation measure **HYD-2**. Implementation of mitigation measure **HYD-2** would reduce impacts related to alteration of the existing drainage pattern of the plan area resulting in flooding,

contribution of runoff water, and other water quality degradation to less than significant. The changes for the proposed Martell Business Park Master Plan Amendment would not create new adverse effects related to the alteration of the existing drainage pattern of the plan area resulting in flooding, contribution of runoff water, and other water quality degradation. These impacts will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

- d) **No Impact.** Effects related to flooding, seiche, tsunami, or mudflow were addressed in the prior EIR, which concluded that development of the plan area would result in no impact. The plan area and surrounding area are in an area designated Zone X, as defined by the Federal Emergency Management Agency (FEMA). No portions of the plan area or surrounding area lie within a 100-year floodplain or floodway as designated by FEMA. Furthermore, due to the lack of large bodies of water near the plan area, it is not subject to seiche, tsunamis, or mudflows. The changes for the proposed Martell Business Park Master Plan Amendment would not create new adverse effects related to flooding, seiche, tsunami, or mudflow. These impacts will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**
- e) **Less Than Significant Impact with Mitigation Incorporated.** As previously discussed in the **Biological Resources** section, mitigation measures 4.1.6(a), 4.1.6(b), 4.1.6(c), and 4.1.6(d) require compliance with Amador County's grading ordinance and NPDES permits, and implementation of erosion control plans and plans employing BMPs that reduce the level of pollutants discharged into natural waterways and wetlands. All development resulting from the project would be required to follow these mitigation measures. Additionally, with implementation of mitigation measure **HYD-1**, site development would be required to implement stormwater runoff BMPs. With the implementation of these mitigation measures, the project would not conflict with any applicable water quality control plan or sustainable groundwater management plan. These impacts will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

Mitigation Measures

**HYD-1** 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. (Prior Mitigation Measure 5)

*Timing/Implementation:* Prior to issuance of building permits

*Enforcement/Monitoring:* Amador County Planning Department

**HYD-2** 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 Department of Transportation and Public Works 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. (Prior Mitigation Measure 6; revised)

*Timing/Implementation:* Prior to issuance of grading or building permits

*Enforcement/Monitoring:* Amador County Planning Department and Department of Transportation and Public Works

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	New Impact or Increase Severity of Previous Significant Impact?
<b>11. LAND USE AND PLANNING.</b> Would the project:					
a) Physically divide an existing community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
b) Cause a significant impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No

**PROJECT IMPACTS AND MITIGATION MEASURES**

a) **No Impact.** Effects related to physically dividing an established community were addressed in the prior EIR, which concluded that development of the plan area would result in no impacts. No new physical structures that would create a physical barrier within the community of Martell are proposed to transect any portion of the plan area. Additionally, there were no established communities on the project site; the existing structures on the project site are commercial and industrial land uses. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

b) **No Impact.** Effects related to conflict with applicable land use plans, policies, or regulations were addressed in the prior EIR, which concluded that development of the plan area would result in no impacts. The Amador County General Plan land use map current at the time of the prior EIR designated the plan area as Industrial, with corresponding Manufacturing District zoning. Therefore, the prior EIR concluded that the Master Plan would be consistent with the County General Plan and zoning for the plan area and would be similar in nature to the existing designations that surround the plan area. No mitigation measures were required for this impact.

The Amador County General Plan, as approved by the Board of Supervisors on October 4, 2016, designates the Martell Business Master Plan Area (also referred to as Martell Business Park) as a Regional Service Center (RSC). RSCs are described in the General Plan as larger-scale service centers with combinations of residences, commercial, industrial, and public service uses serving countywide needs and/or communities in nearby counties (Amador County 2016). The proposed project would continue the redevelopment of the Martell Business Master Plan Area in a manner consistent with the current RSC land use designation. The proposed project requests a change in zoning for the project site from M, Manufacturing District, to PD, Planned Development District. The proposed project also seeks to amend the Special Use Permit (Conditional Use Permit No. 99:7-6) for the uses proposed in the amended Master Plan. The proposed land uses in the amended Martell Business Park Master Plan are consistent with the General Plan land use designation of RSC. Therefore, the project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project and there would be no impact. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**



	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	New Impact or Increase Severity of Previous Significant Impact?
<b>12. MINERAL RESOURCES.</b> Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
b) Result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No

PROJECT IMPACTS AND MITIGATION MEASURES

a, b) **No Impact.** The prior EIR concluded that development of the plan area would result in no impacts on the loss of availability of a known mineral resource or resource recovery site. The State Mining and Geology Board has not classified or designated any mineral resources in the plan area pursuant to the Surface Mining Reclamation Act (SMARA). No active mines or mineral resources have been identified in the plan area or in the immediate surrounding area. The prior EIR concluded that the Master Plan will not impact mineral resources. No mitigation measures were required for these impacts. The Martell Business Park Master Plan Amendment would not create new adverse effects on mineral resources. These impacts will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	New Impact or Increase Severity of Previous Significant Impact?
<b>13. NOISE.</b> Would the project result in:					
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 of applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No
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 2 miles of a public airport or a public use airport, exposure of people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No

PROJECT IMPACTS AND MITIGATION MEASURES

a) **Less Than Significant Impact with Mitigation Incorporated.** Effects related to the generation of noise levels in excess of standards or a substantial permanent increase in ambient noise levels in the project vicinity were addressed in the prior EIR, which concluded that vehicular traffic noise generated as a result of future site-specific operations could elevate noise levels on roadways in the immediate project area. However, the roadways in the immediate project area comprise regional highway corridors; as such, Amador County, Sutter Creek, and Jackson General Plan land use designations abutting the regional highway corridors preclude residential or other noise-sensitive uses. The prior EIR also concluded that site-specific operations could generate stationary noise that exceeds existing ambient noise levels. The prior EIR identified mitigation measure 7, included here as **NSE-1**, which requires site-specific development that includes significant stationary noise sources to demonstrate through an acoustical study that the noise would not exceed the Amador County General Plan standards. The prior EIR concluded that the proposed project would not generate noise levels in excess of standards or result in a substantial permanent increase in ambient noise levels in the project vicinity, and these impacts would be less than significant with implementation of mitigation measure 7.

Changes proposed in the Martell Business Park Master Plan Amendment would not significantly increase vehicular traffic noise or stationary noise and, therefore, would not create additional noise impacts. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR.

Effects related to a substantial temporary or periodic increase in ambient noise levels in the project vicinity were addressed in the prior EIR, which concluded that during project construction, noise levels in the general project vicinity would increase temporarily. However, there are no residential areas, schools, or other sensitive receptors adjacent to the site that would be affected by noise from short-term construction activity, and the impact would be less than significant. No mitigation measures were required for this impact. Changes proposed in the Martell Business Park Master Plan Amendment would not result in any new or more severe temporary or periodic increase in ambient noise levels in the project vicinity. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

- b) **Less Than Significant Impact.** Effects related to the generation of excessive groundborne vibration or groundborne noise levels were addressed in the prior EIR, which concluded that some groundborne vibration associated with site-specific operations is anticipated. However, pursuant to Amador County Municipal Code (ACMC) Section 19.24.040, all uses that would generate groundborne vibrations are required to obtain and be subject to a use permit. The prior EIR concluded that compliance with the use permit requirements would reduce the impacts resulting from excessive groundborne vibration to less than significant. The proposed Martell Business Park Plan Amendment includes a request to rezone the plan area from M, Manufacturing District, to PD, Planned Development District. ACMC Section 19.24.040 does not apply to the PD zoning district; however, Section 19.24.038, PD district—Regulations and procedures, requires a use permit for all proposed developments. Uses that might be objectionable because of generation of vibration would require conditions to reduce such vibration, and will be considered by the Planning Commission before approving the permit.

Construction of plan area infrastructure or site-specific development would involve the use of construction equipment with the potential to produce groundborne vibration. For the purposes of this analysis, a peak particle velocity (PPV) descriptor with units of inches per second is used to evaluate construction-generated vibration for building damage and human complaints. Generally, a PPV of less than 0.08 inches per second does not produce perceptible vibration. At 0.1 inches per second PPV, continuous vibrations may be perceptible to people, but there would be no risk of architectural damage to normal buildings. A PPV of 0.2 inches per second is commonly used as a threshold for annoyance for people in buildings and is a level at which there is a risk of architectural damage to normal dwellings (Caltrans 2013). Typical vibration levels for common construction equipment are shown in **Table 13-1**.

**TABLE 13-1  
TYPICAL CONSTRUCTION EQUIPMENT VIBRATION LEVELS**

Equipment	Peak Particle Velocity at 25 Feet (inches per second)
Vibratory Roller	0.210
Large Bulldozer	0.089
Loaded Truck	0.076
Jackhammer	0.035
Small Bulldozer/Tractor	0.003

Source: Caltrans 2013

The project site does not contain any sensitive receptors to groundborne vibration, such as schools, hospitals, and residences, nor does the project site contain any historic structures susceptible to damage by groundborne vibration. The closest sensitive receptor to the project site is a single-family home, 250 feet from the project property line across SR 49 to the east. Assuming vibration transmitted through typical soil, the expected vibration measured at the closest sensitive receptor from a large vibratory roller would be 0.017 inches per second PPV, below the level of perception of 0.08 inches per second PPV. Therefore, construction or operation of the proposed project would not result in exposure of persons to or generation of excessive groundborne vibration. The impact would be less than significant and will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

- c) **Less Than Significant Impact.** Effects related to exposure of people residing or working in the project area to excessive noise levels from a public airport or private air strip were addressed in the prior EIR, which stated that the project site is exposed to flights to and from the Westover Field airport to the east of the project site. The southwest portion of the project site that lies within the Airport Approach/Departure and Overflight Zones would be subject to land use restrictions which preclude exposure of people to excessive noise levels; the impact would be less than significant. Additionally, as indicated on the FAA (2018) VFR Sectional Map, there are no private air strips within 5 miles of the project site. The proposed Martell Business Park Master Plan Amendment includes some land use changes from those analyzed in the prior EIR. However, all land uses must comply with the applicable restrictions in the Airport Land Use Compatibility Plan for Westover Field (ACALUC 1999) and the impact would remain less than significant. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

Mitigation Measures

**NSE-1** Site specific development which includes potential noise generators may be required, prior to the issuance of building permit, to demonstrate through an acoustical study that site specific project design would adhere to Amador County General Plan Noise Element standards. (Prior Mitigation Measure 7)

*Timing/Implementation: Prior to issuance of building permits*

*Enforcement/Monitoring: Amador County Planning Department*

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

PROJECT IMPACTS AND MITIGATION MEASURES

- a) **Less Than Significant Impact.** Effects related to population growth were addressed in the prior EIR, which concluded that development of the plan area would result in a less than significant impact. Development of the plan area could attract new businesses to Amador County that may induce population growth in the county and its communities. Though the addition of new employment opportunities is likely to be associated with a modest population increase in the county, such an increase is not anticipated to be significant. As noted above, the proposed project is consistent with the adopted General Plan designation for the site, and the General Plan EIR assumed some growth associated with development of the site. No mitigation measures were required for this impact. The Martell Business Park Master Plan Amendment would not create new adverse effects related to the inducement of substantial population growth. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**
  
- b) **No Impact.** Effects related to the displacement of housing and people were addressed in the prior EIR, which concluded that development of the plan area would result in no impact because no housing is present on the project site. Therefore, no impact would occur and no mitigation measures were required for this impact. The changes for the proposed Martell Business Park Master Plan Amendment would not create new adverse effects related to the displacement of housing and people. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	New Impact or Increase Severity of Previous Significant Impact?
<b>15. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the 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 following public services:					
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No

**PROJECT IMPACTS AND MITIGATION MEASURES**

a) **Less Than Significant Impact.** Effects related to the provision of new or physically altered fire protection facilities due to the project were addressed in the prior EIR, which stated that the project site is within the Amador County Fire Protection District (ACFPD) but that first response would come nearby fire departments (including the California Division of Forestry [now the California Department of Forestry and Fire Protection (Cal Fire)], the Jackson Fire Department, and the Sutter Creek Fire Protection District) through mutual aid agreements. The ACFPD raised concerns that cumulative demand (including buildout of the proposed project) may exceed the capabilities of the existing equipment and personnel at neighboring fire districts that provide mutual aid. The prior EIR identified mitigation measure 4.4.2.1, which required payment of an applicable fire impact fee to be made prior to the issuance of a building permit. Amador County Code Section 7.72.020 requires a development fee for maintenance or expansion of fire protection services for any development within the ACFPD. Any fees paid would address funding for maintenance or expansion of fire protection facilities but would not address physical impacts associated with the provision of new or physically altered facilities. Therefore, mitigation measure 4.4.2.1 will not be carried forward.

The Amador County General Plan Draft EIR (2014) analyzed fire protection needs in the county and found that the ACFPD did not at the time have capacity to serve future development that could occur under the draft General Plan (including buildout of the Martell Business Park Master Plan). However, the General Plan EIR found that the impact on fire protection services would be reduced to less than significant because, through adopted General Plan policies, the County would establish service standards for fire protection, permit future development only in areas that meet those standards, and establish and collect the fees necessary to support fire services. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

b) **Less Than Significant Impact.** Effects related to the provision of new or physically altered police protection facilities due to the project were addressed in the prior EIR, which concluded that police protection for future development in the plan area would be adequately provided by existing resources of the Amador County Sheriff's Office, along

with mutual aid from the police departments of Jackson and Sutter Creek, and the California Highway Patrol. No mitigation measures were required for this impact. The proposed Martell Business Park Master Plan Amendment would not substantially alter the requirements for police protection analyzed in the prior EIR and would not result in the need for new or physically altered police protection facilities. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

- c, d) **No Impact.** Effects related to the provision of new or physically altered schools and parks due to the project were addressed in the prior EIR, which concluded that development of the project site would not result in any increased demand for public schools or parks and there would be no impact. The proposed Martell Business Park Master Plan Amendment would not substantially alter the demand for public schools or parks from that analyzed in the prior EIR and would not result in the need for new or physically altered facilities. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**
  
- e) **Less Than Significant Impact.** Effects related to the provision of other new or physically altered public facilities due to the project were addressed in the prior EIR, which determined that development of the project site would result in new roads in the plan area. These roads would be offered for dedication as public roads. No mitigation measures were required for these impacts. Though the proposed Martell Business Park Master Plan Amendment would include new infrastructure, such as roads, it would not result in any other new or physically altered public facilities that have the potential to create physical environmental effects beyond that identified in the previous EIR. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

**MARTELL BUSINESS PARK**

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

**PROJECT IMPACTS AND MITIGATION MEASURES**

a, b) **No Impact.** Effects related to increased use of recreation facilities or the construction or expansion of recreation facilities due to the project were addressed in the prior EIR. The project does not include any residential land uses and would not result in any significant population growth in the county (see subsection 14, **Population and Housing**, impact a). Therefore, the project would not result in the increased use of recreation facilities or the construction or expansion of recreation facilities. There would be no impact, and this will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**



	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	New Impact or Increase Severity of Previous Significant Impact?
<b>17. TRANSPORTATION</b> Would the project:					
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No

PROJECT IMPACTS AND MITIGATION MEASURES

- a, b) **Potentially Significant Impact.** The proposed project would change some of the proposed land uses analyzed in the prior EIR and could result in changes in traffic volumes on area roads that differ from those identified in the prior EIR. Project-generated traffic has the potential to conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, or to conflict with an applicable congestion management program. **These impacts will be addressed in the Martell Business Park Master Plan Supplemental EIR.**
- c) **Less Than Significant Impact.** Effects related to a change in air traffic patterns due to the project were addressed in the prior EIR. The proposed project is located within the Airport Land Use Compatibility Plan for Westover Field (ACALUC 1999). However, it is not anticipated that development on the project site would affect airport traffic patterns resulting in either an increase in air traffic or a change in location of air traffic patterns that results in substantial safety risks. Site-specific development on the project site that lies within the Airport Approach/Departure and Overflight Zones would be subject to building height restrictions and land use restrictions in the compatibility plan. No mitigation measures were required for this impact. The Martell Business Park Master Plan Amendment would not create new adverse effects on air traffic because no substantial changes in land use designations or zoning are proposed that would result in the placement of structures or building heights that would differ from the assumptions in the prior EIR. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**
- d) **Less Than Significant Impact.** Effects related to substantially increased hazards due to a design feature of the project were addressed in the prior EIR. Any roadway developed under the plan would be subject to County or Caltrans roadway standards. Adherence to County and Caltrans standards would ensure any roadway or roadway improvement would not result in increased hazards due to a design feature. No mitigation measures were required for this impact. The Martell Business Park Master Plan Amendment would not create new adverse effects related to substantially increased hazards due to a design feature of the project because the project roadways would comply with the appropriate agency's design standards. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**
- e) **Less Than Significant Impact.** Effects related to the potential for the project to result in inadequate emergency access were addressed in the prior EIR. Because there are established roadway systems along the perimeter of the project site, future development of the project site would not affect existing emergency access or access to nearby uses. All new development under the plan would be required to comply with County standards for the provision and maintenance of emergency access. The proposed project includes new connections to the surrounding roadways that would provide additional access in the case of an emergency. The Martell Business Park Master Plan Amendment would not create new adverse effects related to adequacy of emergency access project because no substantial changes that would limit access to the circulation system providing access to the plan area are proposed. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

- f) **Less Than Significant Impact with Mitigation Incorporated.** Effects on bicycle and pedestrian facilities were evaluated in the prior EIR, which concluded that impacts on pedestrian and bicycle facilities would be less than significant. The proposed Martell Business Park Master Plan amendment and rezoning would not substantially increase the demand for these facilities. The prior EIR concluded that impacts on transit facilities would be significant and identified mitigation measures to reduce impacts to less than significant (mitigation measures 4.5.2[a] and 4.5.2[b]), which are incorporated into this Initial Study as mitigation measures **TRA-1** and **TRA-2**. Implementation of these measures would facilitate the development of additional bus turnouts and shelters along SR 49 and dedication of an area within the project site for a park-and-ride lot to ensure consistency with the Martell Area Circulation Plan. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

Mitigation Measures

**TRA-1** Prior to recordation of a Tentative Map, the project applicant shall coordinate with the Amador Rapid Transit System to determine the feasibility of additional bus turnouts and shelters along State Route 49 (near the Trade Center Drive intersection) and State Route 104 (near the Ampine Avenue intersection). (Prior EIR Mitigation Measure 4.5.2(a), revised)

*Timing/Implementation: Prior to recordation of a Tentative Map*

*Enforcement/Monitoring: Amador County Transportation and Public Works Department*

**TRA-2** Prior to recordation of a Tentative Map, the project applicant shall coordinate with the Amador Transportation Commission to determine the feasibility of dedicating an area within the project site for the purpose of establishing a park-and-ride lot. (Prior EIR Mitigation Measure 4.5.2(b), revised)

*Timing/Implementation: Prior to recordation of a Tentative Map*

*Enforcement/Monitoring: Amador County Transportation and Public Works Department*

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	New Impact or Increase Severity of Previous Significant Impact?
<b>18. TRIBAL CULTURAL RESOURCES.</b> Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 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:					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No
b) 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 Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No

Tribal cultural resources are defined in CEQA as a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American tribe, which 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]).

**PROJECT IMPACTS AND MITIGATION MEASURES**

a, b) **Less Than Significant Impact.** The prior EIR did not specifically address tribal cultural resources. The County provided the project application materials to the three local tribes that have requested AB 52 notification on April 6, 2018, and a letter requesting the initiation of AB 52 consultation was sent concurrently with the Notice of Preparation for the proposed project.

The prior EIR identified a pre-contact archaeological site consisting of a scatter of lithic materials in the vicinity of the SR 49/Industry Boulevard intersection. The EIR included mitigation measure 4.2.1(a) establishing an Environmentally Sensitive Area to ensure avoidance of the resource. The SR 49/Industry Boulevard intersection has since been constructed; the specified mitigation measure has been completed and will not be carried forward. No further mitigation is required. No other pre-contact sites or resources were identified in the EIR. Based on the findings in the prior EIR and the substantial disturbance that has historically occurred on the site, it is assumed that there are no tribal cultural resources present on-site. This topic will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **It is assumed there is no new or substantially more severe significant impact.**

If during the AB 52 consultation process information is provided that identifies tribal cultural resources, this topic will be addressed in the Martell Business Park Master Plan Supplemental EIR.

**MARTELL BUSINESS PARK**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	New Impact or Increase Severity of Previous Significant Impact?
<b>19. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:					
a) Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No
c) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No

**PROJECT IMPACTS AND MITIGATION MEASURES**

a, c) **Less Than Significant Impact with Mitigation Incorporated.** The project site is served by the Sutter Creek Wastewater Treatment Plant (WWTP). The previous EIR determined that effects related to wastewater treatment requirements, construction of wastewater treatment facilities, or wastewater treatment capacity would be reduced to less than significant with the implementation of mitigation measures 4.4.3.1, 4.4.3.2, 4.4.3.3, and 4.4.3.4, incorporated in this initial study as **UTL-1, UTL-2, UTL-3, and UTL-4**. These measures require applicants to provide written confirmation from the wastewater treatment provider that adequate capacity exists to serve the project; applicants to enter into an agreement to pay a fair share

toward new or expanded wastewater treatment facilities; applicants to pay applicable connection fees; and that any areas outside CSA Number 4 service area be incorporated into the service area prior to issuance of a building permit.

The General Plan EIR (Amador County 2014) disclosed that the Sutter Creek WWTP was at the time operating at capacity due to elevated pollutant loads; no additional treatment capacity at the Sutter Creek WWTP was available. The City of Sutter Creek intended to replace the existing WWTP with a new treatment plant. The new treatment plant would accommodate wastewater flows generated in Amador City, the proposed Gold Rush project, Martell, and Jackson. The new treatment plant conveyance facilities would be sized to allow for future conditions and the conveyance of treated effluent to the Martell area and for reuse along the SR 88 corridor. The General Plan EIR noted several potential options to providing wastewater service for the Martell area. The Amador Water Agency was pursuing a contract with the City of Jackson for wastewater collection, conveyance, and treatment service and working with the City of Sutter Creek to obtain additional wastewater treatment capacity by either expanding the existing Sutter Creek WWTP or constructing a new plant on a site already purchased by the City of Sutter Creek. With implementation of **UTL-1, UTL-2, UTL-3, and UTL-4**, no new impacts would occur. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**

Stormwater drainage is addressed in the **Hydrology and Water Quality** section. There would not be significant changes to electric power, natural gas, and telecommunications facilities due to the changes proposed in the Martell Business Park Master Plan Amendment. **There is no new or substantially more severe significant impact.**

- b) **Less Than Significant Impact.** The prior EIR determined that impacts to water supply would be less than significant, but nonetheless included mitigation measure 4.4.5.1, included in this initial study as **UTL-5**, which requires the applicant to provide a letter of acceptance from the Amador Water Agency of a willingness to provide water and the capacity to do so before the recordation of a final subdivision map. The same requirements apply to any further development of Martell Business Park. The Amador Water Agency 2015 Urban Water Management Plan determined that the Agency expects to have adequate supplies to fully meet demand for normal years, single-dry years, and multiple-dry years (AWA 2015). Therefore, no additional impacts to water supply would occur. This impact will not be addressed in the Martell Business Park Master Plan Supplemental EIR. **There is no new or substantially more severe significant impact.**
  
- d, e) **Less Than Significant Impact.** The prior EIR determined that the project could be adequately served by the Buena Vista Landfill, but conditions have changed since that time. As discussed in the General Plan EIR, Class III waste generated in the County planning area, including the project site, is transported to the Kiefer Landfill. The General Plan EIR states that the Kiefer Landfill is operating below permitted capacity, and the closure date of that landfill is anticipated to be approximately 2064. Based on the landfill's capacity, the General Plan EIR found that the Kiefer Landfill has sufficient permitted capacity to meet the County's solid waste disposal needs based on development under the draft General Plan. Because development of the project site was included in the assumptions for the General Plan, this impact would be less than significant.

Additionally, at least 50 percent of construction and demolition debris generated by the project would be diverted from landfills as required by Cal Recycle diversion requirements. Furthermore, waste facilities in Amador County would be required to divert 75 percent of

municipal waste by 2020. The project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore, impacts to reduction goals would be less than significant. **There is no new or substantially more severe significant impact.**

Mitigation Measures

**UTL-1** The applicants shall demonstrate that adequate wastewater treatment facilities will be available to future uses on the project site prior to the recordation of the Final Subdivision Map. To demonstrate adequate wastewater treatment capacity, the applicant shall provide written confirmation from applicable wastewater treatment provider that wastewater treatment facilities will accept the wastewater from the build-out of the land uses on the project site. (Prior EIR Mitigation Measure 4.4.3.1)

*Timing/Implementation: Prior to recordation of the Final Subdivision Map*

*Enforcement/Monitoring: Amador County Planning Department*

**UTL-2** The applicant, developer and / or successors-in-interest shall enter into agreement with the wastewater treatment provider to pay their proportionate share of the cost to provide for wastewater treatment plant expansion or the construction of a new plant. (Prior EIR Mitigation Measure 4.4.3.2)

*Timing/Implementation: Prior to recordation of a Tentative Map*

*Enforcement/Monitoring: Amador County Planning Department*

**UTL-3** Payment of applicable sewer connection fees and long-term capital improvement fees, as required to provide funding for necessary off-site capital improvements. (Prior EIR Mitigation Measure 4.4.3.3)

*Timing/Implementation: Prior to recordation of a Tentative Map*

*Enforcement/Monitoring: Amador County Planning Department*

**UTL-4** Any area outside the CSA #4 service area for wastewater service shall be incorporated into the CSA #4 service area prior to issuance of a building permit. (Prior EIR Mitigation Measure 4.4.3.4)

*Timing/Implementation: Prior to issuance of building permit*

*Enforcement/Monitoring: Amador County Planning Department*

**UTL-5** Prior to recordation of any Final Subdivision Map, the applicant shall provide a letter of acceptance from the Amador Water Agency of a willingness to provide water and the capacity to do so, as specified by Amador County Ordinance §17.44.040. (Prior EIR Mitigation Measure 4.4.5.1)

*Timing/Implementation: Prior to recordation of the Final Subdivision Map*

*Enforcement/Monitoring: Amador County Planning Department*



	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	New Impact or Increase Severity of Previous Significant Impact?
<b>20. WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No

PROJECT IMPACTS AND MITIGATION MEASURES

- a) **No Impact.** The County does not have an emergency response plan or emergency evacuation plan other than the Long-Term Care Facility Evacuation Plan. If the project resulted in the development of a long-term care facility, the facility would be required to follow all applicable emergency and fire requirements. The project would not interfere with emergency evacuation of existing long-term care facilities.

In 2017, the state of California adopted an Emergency Plan, which outlines how the state would respond in an event of natural or man-made disaster. The project would not interfere with this plan. Effects related to the potential for the project to result in inadequate emergency access were addressed in the prior EIR. Because there are established roadway systems along the perimeter of the project site, future development of the project site would not affect existing emergency access or access to nearby uses. All new development under the plan would be required to comply with County standards for the provision and maintenance of emergency access. **There is no new or substantially more severe significant impact.**

- b) **No Impact.** The landform of the project site, as discussed in the prior EIR, is characterized as relatively level to gentle sloping terrain. Additionally, Amador County has a low annual average wind speed at less than 4 miles per hour (NREL 2012). The gentle terrain and low average wind speed would not contribute to wildfire risk, therefore, there would be no impact. **There is no new or substantially more severe significant impact.**
  
- c) **Less Than Significant Impact with Mitigation Incorporated.** The prior EIR discussed that the project would require fire prevention infrastructure and fire flows of at least 2,500 gallons before development could occur. As discussed in mitigation measures 4.4.1.1, 4.4.1.2, and 4.4.1.3, a fire sprinkler system would be installed in all buildings, fire hydrants would be installed on site, and fire apparatus access roads would be provided as part of the project. These mitigation measures would reduce overall fire risk within the project site and no new impacts would occur. **There is no new or substantially more severe significant impact.**
  
- d) **No Impact.** As discussed above, the project site is relatively level with gentle slopes. Therefore, the project site would not expose people or structures to downslope risks of post-fire flooding or landslides, and no new impact would occur. **There is no new or substantially more severe significant impact.**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	New Impact or Increase Severity of Previous Significant Impact?
<b>21. MANDATORY FINDINGS OF SIGNIFICANCE</b>					
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes

DISCUSSION

- a) **Less Than Significant Impact with Mitigation Incorporated.** As discussed in the prior EIR, the project could potentially impact fish and wildlife species; however, mitigation measures 4.1.1 to 4.1.6 would reduce any potential impacts to less than significant levels. As discussed in the **Biological Resources** section, the change to the project would not cause significant impacts with implementation of these mitigation measures, incorporated into this Initial Study as mitigation measures **BIO-1** to **BIO-12**. Construction-related activity could potentially disrupt or destroy previously undiscovered archaeological resources. Mitigation measures 4.2.4(a) and 4.2.4(b) were identified to reduce potential project effects to less than significant and have been incorporated into this Initial Study as mitigation measures **CUL-1** and **CUL-2**. The prior EIR also concluded that off-site work on utilities and infrastructure improvements for the Martell Business Park could impact previously undiscovered cultural resources. Mitigation measures **CUL-1** and **CUL-2** have been amended to also apply to off-site

improvements. With the implementation of these measures, the Martell Business Park Master Plan Amendment would not create new adverse effects on archaeological resources, paleontological resources, or human remains than those disclosed in previous EIR. **There is no new or substantially more severe significant impact.**

- b) **Potentially Significant Impact.** As discussed throughout this document, the changes proposed in the Martell Business Park Master Plan Amendment could potentially have cumulatively considerable effects on the environment as they relate to air quality, greenhouse gas emissions, wastewater treatment capacity, and traffic. **These impacts will be addressed in the Martell Business Park Master Plan Supplemental EIR.**
  
- c) **Potentially Significant Impact.** The proposed changes to the Martell Business Park Master Plan could change the amount of criteria pollutant and greenhouse gas emissions, which could potentially have environmental effects that would cause substantial adverse effects on human beings. **These impacts will be addressed in the Martell Business Park Master Plan Supplemental EIR.**

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