

**CITY OF JACKSON
INITIAL STUDY OF ENVIRONMENTAL SIGNIFICANCE**

In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15063 (Initial Study), this Initial Study has been prepared for the proposed Conditional Use Permit and Variance for currently vacant property located on North Main Street (APN 020-171-014). Application has been submitted by Mr. Duane Venhuizen.

LEAD AGENCY: City of Jackson
Planning Department
33 Broadway
Jackson, CA 95642

PREPARED BY: Susan M. Peters, AICP
City Planner

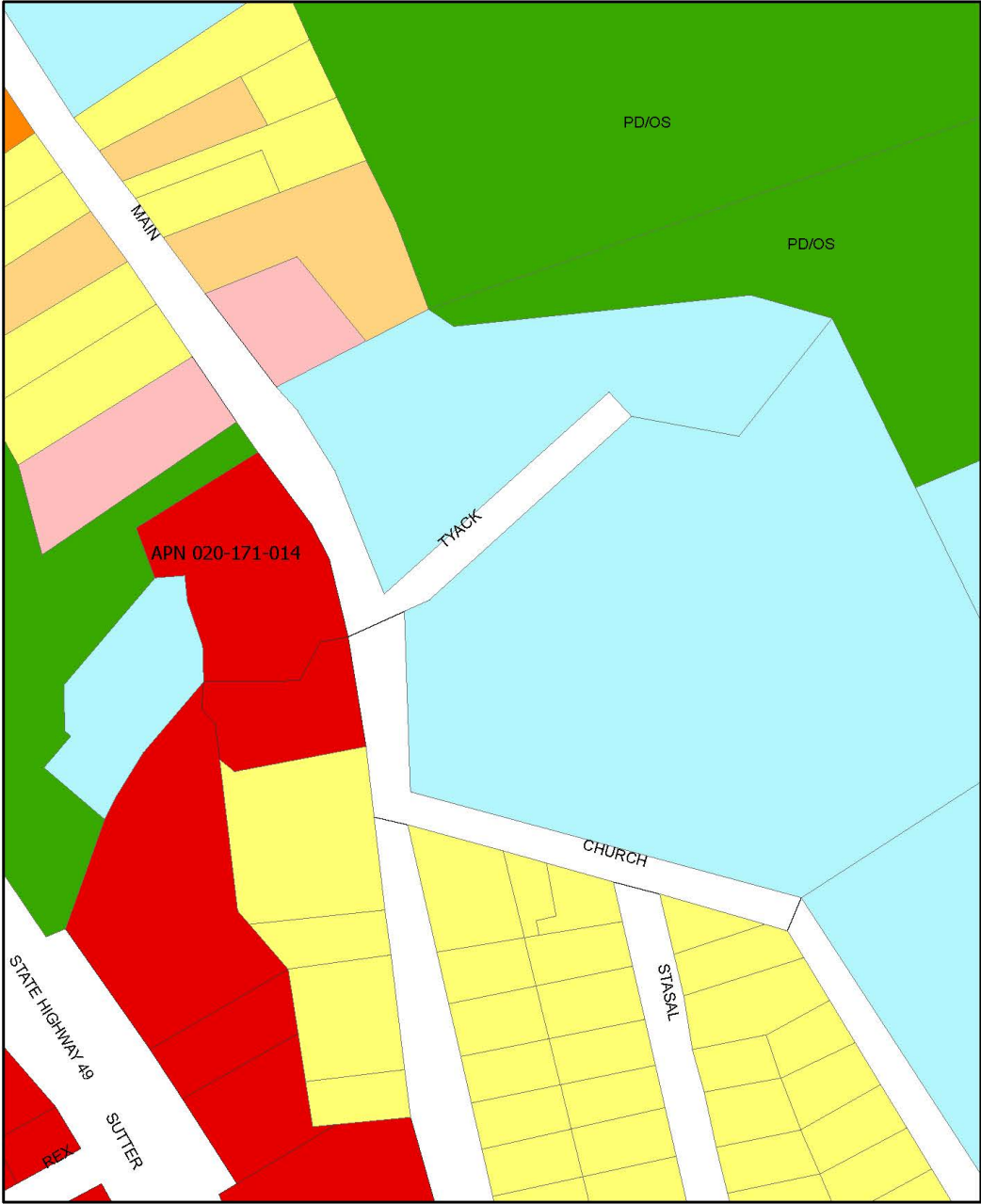
PROJECT DESCRIPTION: The applicant is proposing to develop one multifamily building with 12 residential units and a parking garage with 24 parking spaces. There will be an additional 6 uncovered guest parking spaces. The project site is approximately 30,410 square feet located on North Main Street across the North Fork of the Jackson Creek from the County Library (see attached vicinity map).

The vacant property is zoned Commercial which, in accordance with Development Code, Article II, Section 17.12.030 requires a Conditional Use Permit to develop with residential uses. The property is also quite steep. Development Code, Article III, Chapter 17.36 prohibits construction on slopes over 30% without a variance.

EXISTING SETTING: The Sunview property is located in an area with a variety of land use designations and zoning however, the predominate uses are residential and public (cemetery, park and library). Surrounding properties are zoned and General Plan designated Public/Institutional to accommodate a cemetery to the east. Commercial and Residential to the south. Limited Commercial and Residential to the north; and Recreation and Public/Institutional to the west.

California Native American Tribes traditionally and culturally affiliated with the project are were notified of the proposed project pursuant to Public Resources Code section 21080.3.

Vicinity Map



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

Date: _____

Printed name: Susan M. Peters

For: City of Jackson

EVALUATION OF ENVIRONMENTAL FACTORS:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS -- 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"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) In 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Background:

The Project occurs in the foothills of the Sierra Nevada, in the middle of an urbanized area outside of the City of Jackson 2008 General Plan Land Use Element Visual Corridor Overlay. Additionally, the project is not located on a highway or route that is designated or eligible for designation as a scenic highway.

In 2011 The City of Jackson adopted Architectural Regulations intended to preserve the City architectural heritage. The Architectural Regulation provide design standards which apply City-wide.

Discussion of Impacts:

- a) Have a substantial adverse effect on a scenic vista?

The project site is not located in a scenic vista or within a state scenic highway. No Impact.

- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The project site is not located within a state scenic highway and there are no historic buildings on the site. There do not appear to be any rock outcroppings on the site however there are

some trees. Future development will have to conform to the City's Landscape Standards Ordinance which prohibits removal of any trees greater than 8 inches diameter at breast height (DBH) and replace at 3 to 1 for trees over 16 inches DBH. Implementation of this ordinance will protect the aesthetic quality of the site. Less than significant impact.

- c) Conflict with applicable zoning and other regulations governing scenic quality?

Any project resulting from rezoning or amending the General Plan Designation of the property will require review in accordance with the City of Jackson Architectural Regulations. Implementation of the design standards set forth in the Regulations will ensure that any redevelopment of the site will be consistent with the surrounding scenic quality. Less than significant impact.

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Improvements resulting from the proposed Conditional Use Permit and Variance will require lighting, however the City's Development Code, Article III, Chapter 17.43 – Lighting Regulations has regulations in place which, when implemented, will minimize any impact associated with the new light sources. Less than significant impact.

	Less Than Significant		
Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact

II. AGRICULTURE AND FORESTRY RESOURCES— In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts:

The proposed project site is located in an urbanized area. No Prime Farmland, Unique Farmland or Farmland of Statewide importance occur in the project area. The project area is not located in an area of forest land, timberland, or timberland zoned Timberland Production. No impact.

		Less Than Significant		
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (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"/> |

Background:

The project site is located within the Mountain Counties Air Basin and is under the jurisdiction of the Amador Air District. The Amador Air District has established rules and regulations which are designed to limit emissions generated by various activities and which identify specific pollution reduction measures that are to be implemented in association with various activities. Specifically, the Air District has promulgated Rule 218 for control of fugitive dust emissions during a variety of activities including construction. The rule defines fugitive dust as follows: "Fugitive dust for the purposes of this rule is also defined as the particulate matter entrained into the air which is caused from man-made and natural activities which is emitted into the air without first passing through a stack or duct designed to control flow, including, but not limited to, emissions caused by movement of soil, vehicles, equipment, and windblown dust." The intent of the rule is to control dust by water application, pavement, vegetation, etc. so that no visible dust is created. Violation of the rule could result in issuance of a notice of violation and assessment of penalties.

Discussion of Impacts:

- a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Amador County has not formally adopted an air quality management plan. While it is typical for the local air district to develop regional thresholds of significance for projects, in terms of criteria air pollutants the Amador Air District has not formally adopted recommended thresholds of significance for the evaluation of proposed projects that are subject to CEQA review. The Air District relies on its adopted rules and regulations to guide the analysis of air quality impacts

associated with criteria pollutants that could be generated during construction and operation of any project resulting from the proposed Conditional Use Permit and Variance. No impact.

- b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Earthmoving activities that have the potential to generate air pollutants will occur for a short period only during construction resulting from the Conditional Use Permit and Variance. No significant long-term emissions of air pollutants are anticipated from post-construction activities; therefore, the project's emissions potential is not considered to be cumulatively considerable. Less than significant impact.

- c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Amador Air District Rule 218 for control of fugitive dust emissions will be applied to those portions of the Site that will be disturbed by grading and construction equipment. Areas scheduled for disturbance will be thoroughly wetted in advance of ground disturbing activities, and during grading and construction additional water will be applied to control dust. Implementation of Amador Air District Rule 218 during construction will effectively reduce or eliminate the exposure of sensitive receptors to significant pollutant concentrations. Less than significant impact.

- d) Would the project create objectionable odors affecting a substantial number of people?

Neither the state nor federal governments have adopted rules or regulations for the control of odor sources. The Amador Air District (AAD) does not have an individual rule or regulation that specifically addresses odors; however, odors would be applicable to AAD Rule 205, Nuisance. Any actions related to odors would be based on citizen complaints to local governments and to the Amador Air District. The AAD has not identified recommended significance thresholds for the evaluation of odor impacts associated with proposed projects that are subject to CEQA.

Odor complaints, if any, associated with will be addressed on a case-by-case basis in accordance with AAD Rule 205 and local ordinances. Less than significant impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL -- Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion of Impacts:

*The CDFW's California Natural Diversity Database (CNDDDB) was queried for the Jackson Quad to determine the potential occurrence of special-status species in the site's vicinity. One Federally listed threatened species was identified - Valley Elderberry Longhorn Beetle (*Desmocerus californicus dimoprphus*). No special-status plant species were identified in Jackson Quad. Two animal Species of Special Concern were identified – Tricolored Blackbird (*Agelaius tricolor*) and Western Pond Turtle (*Emys marmorata*).*

The site is boarded on the west by the North Fork of the Jackson Creek however, no development is proposed in the creek or the floodplain. The site has no elderberry bushes but does support a small area of mature oak woodland. Regardless of the relative habitat quality of oak woodlands on the site, all trees over 8 inches diameter at breast height (DBH) are protected by the City of Jackson Development Code, Article III, Chapter 17.40 Landscape Standards. This ordinance requires Planning Commission approval for removal of any tree over 8 inches DBH and replacement at a three to one ratio for removal of trees over 16 inches DBH. Oak trees are to be replaced with oaks. Less than significant impact.

The City of Jackson does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES -- Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts:

There are no known historical, archaeological or paleontological resources on the site. Additionally the site has no known human remains. To ensure, however, that there are no project impacts on any cultural resources it is recommended that the applicant have a designated member of their tribe monitor the grading activities. No impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. ENERGY -- 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Discussion of Impacts:

Temporary increases in energy use (i.e. fuel) would be required during any future construction activities. Project energy use would primarily consist of energy consumption for space heating and cooling, use of appliances and transportation energy use associated with increases in vehicle trips to and from the site. All building energy needs would be met by electricity supplied by Pacific Gas and Electric. Project construction would be temporary and minor in terms of energy use. Compliance with CCR Title 24 Energy Efficiency Standards would result in an energy-efficient building. For these reasons the project's energy impacts are considered less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. GEOLOGY AND SOILS -- 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.

- ii) Strong seismic ground shaking?

- iii) Seismic-related ground failure, including liquefaction?

- iv) Landslides?

- b) Result in substantial soil erosion or the loss of topsoil?

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Discussion of Impacts:

- a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure including liquefaction, or landslides?

The project site is located in a seismically inactive area, therefore the potential for risk associated with earthquakes, ground shaking or seismic-related failure is minimal. No impact.

- b) Would the project result in substantial soil erosion or the loss of topsoil?

Potential future construction on the site may result in soil erosion however the placement and maintenance of Best Management Practices (BMPs) will ensure erosion and sedimentation are reduced or eliminated. Less than significant impact.

- c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The project site is not in an area of instability nor do future improvements have the potential to cause the instability or failure of existing soils. No impact.

- d) Would the project be located on expansive soil?

The project area is located on soils of the Auburn soil series and is not considered to be an expansive soil by the California Building Code. No impact.

- e) Would the project 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?

The site will utilize the City's wastewater collection and treatment system. No impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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VIII. GREENHOUSE GAS EMISSIONS -- Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Future construction on the project will be required to comply with applicable Amador Air District rules and best management practices. Due to the proximity to public transportation, schools and services, traffic generated by the project is anticipated to be minimal. Less than significant impact.

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

The City of Jackson does not have regulations regarding the reduction of greenhouse gas emissions. No impact.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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IX. HAZARDS AND HAZARDOUS MATERIALS --
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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts:

- a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

- b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The proposed Conditional Use Permit and Variance does not provide for uses that would allow for production or the movement of hazardous materials to or from the site. No impact.

- d) Is the project 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, would it create a significant hazard to the public or the environment?

The project site is not listed on the State's designated list of hazardous waste substances sites (the Cortese list). No impact.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

According to the Airport Land Use Plan for Westover Field, Adopted October 1987 and amended July 1990, the project site is outside all Airport Safety Areas. No Impact.

- f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Future construction on the project site may result in temporarily rerouting vehicular traffic or decreasing the number of travel lanes during construction. This work would require an encroachment permit with traffic management requirements to address emergency access. Less than significant impact.

- g) Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

The site is in an urbanized area with no interface with wildlands. No impact.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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X. HYDROLOGY AND WATER QUALITY -- Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner which would; | | | | |
| (i) result in substantial erosion or siltation on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (iv) impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts:

- a) Would the project violate any water quality standards or waste discharge requirements?

Grading plans for future improvements will be professionally prepared and will include erosion and sediment control best management practices (BMPs) in accordance with City of Jackson codes and standards and as approved by the City Engineer. In addition, construction, ground disturbing and other covered activities will be regulated by the State's General Permit for Storm

Water Discharge Associated with Construction and Land Disturbance Activities (the Construction General Permit). Compliance with the Construction General Permit must be maintained throughout project construction and evidence of compliance will be required by the City. Erosion and sediment control BMPs will include permanent post-construction BMPs designed to minimize or eliminate post-construction impacts to storm water runoff quality. Less than significant impact.

- b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level?
- c) Would the project 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; result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flood flows?

Future construction on the project site will require professionally prepared grading and drainage plans which are reviewed and approved by the City engineer. Drainage plans will be required to demonstrate that project-related drainage improvements will ensure that post-project runoff quantities will not exceed pre-project quantities. By doing so, substantial erosion, siltation or flooding on- or off-site will not occur. Less than significant impact.

- d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

The project site is depicted on FEMA Flood Insurance Rate Map (FIRM) no 06005C0557F. A portion of the western boundary of the project site is within the Special Flood Hazard Area. No project activities are proposed in the portion of the site designated as being within the Special Flood Hazard Area. No impact.

- e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

There are no applicable water quality control plans or sustainable groundwater management plans affecting the site. No impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XI. LAND USE AND PLANNING - Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts:

The surrounding properties in the vicinity of the project site are predominately used for residential purposes. Other uses in the area include a park, library and cemetery – all of which are compatible with residences. Residential use of the site ensures that the community is not divided and there are no conflicts with adjacent uses. No impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XII. MINERAL RESOURCES – 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"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts:

The project does not propose to remove from the site or affect any known mineral resources. In addition, extraction of mineral resources may still occur beneath the project site without interference from or to the proposed activities or improvements. No impact.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. NOISE -- Would the project result in:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts:

- a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

In accordance with the City's noise ordinance, all future site work will be completed between the hours of 7:00 am and 9:00 pm on any day except Sunday, and between 9:00 am and 6:00 pm on Sunday. Construction activities during future site development have the potential to generate short-term increases in noise, however based upon historic experience with construction-related traffic and noise, the City does not anticipate objectionable levels to be associated with this project. Post-construction noise will be associated with residential use of the site. Compliance with the City's Noise Ordinance will minimize the significance of noise impacts. Less than significant.

- b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Neither future construction nor post-construction activities will include activities likely to produce significant or excessive groundborne vibration or noise (e.g. blasting, impact pile driving, etc.) that would produce excessive ground-borne vibration at excessive levels. Conventional construction and event activities will not produce excessive groundborne vibration or noise. No impact.

- c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project to excessive noise levels?

According to the Airport Land Use Plan for Westover Field, Adopted October 1987 and amended July 1990, noise contours associated with airport operations are oriented northeasterly and parallel with the runway. The 60db noise contour associated with airport operations is modeled to lie several miles south west of the project site, so airport noise levels at the project site will be significantly lower, and perhaps not detectable above ambient particularly during on-site activities. No Impact.

	Less Than Significant		
Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact

XIV. POPULATION AND HOUSING -- Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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"/> |

Discussion of Impacts:

The location, distribution, density or growth rate of the population and housing will not be substantially affected or altered by the proposed project activities. No impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts:

Because of the small size of the development and proximity to services, impacts to fire and police protections services are not expected to be significant. Less than significant impact.

The proposed project generate increased use of schools and parks however, all facilities are operating under capacity. For this reason the impacts to both school and parks are not anticipated to cause a significant impact. Less than significant impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. RECREATION --

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion of Impacts:

The proposed project is not anticipated to increase the use of existing neighborhood and regional parks such that there would be accelerated deterioration or require new park facilities. Less than significant impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVII. TRANSPORTATION -- Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially increase hazards due to a geometric 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"/> |
| d) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts:

- a) Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

The project is consistent with adopted policies, plans, or programs supporting alternative transportation. This includes the Amador County Regional Transportation Plan and the Amador County Transportation Commission Bicycle and Pedestrian Plan. No impact.

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?

In the absence of models to estimate the vehicle miles traveled for the proposed project CEQA Guidelines Section 15064.3(b)3 allows for a jurisdiction to analyze a project's vehicle miles traveled qualitatively. This analysis evaluates factors such as the availability of transit and proximity to other destinations. The proposed project's proximity (approximately .1 miles) to an established Amador Transit stop (at the County Library) and the close proximity to the neighboring commercial and residential developments and the schools reduces the anticipated vehicle miles attributed to this project to a level of insignificance. Less than significant impact.

c) Would the project substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

There are no dangerous intersections or geometric design features in the vicinity of the project site. Ingress/egress to the site will be designed to City Standards which will ensure adequate safety measures. Less than significant impact.

d) Would the project result in inadequate emergency access?

The existing roads in the vicinity of the project site can accommodate emergency vehicles. No impact.

	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Potentially Significant Impact			

XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:

a) 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:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion of Impacts:

The site is currently vacant and has been disturbed by the placement and then relocation of a City waterline. No impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIX. UTILITIES AND SERVICE SYSTEMS -Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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"/> |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts:

- a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

The proposed project would utilize the City's existing water and wastewater services which both have capacity to accommodate residential use of the site. Implementation of the project will require professionally prepared grading and drainage plans which are reviewed and approved by the City engineer. Drainage plans will be required to demonstrate that project-related drainage improvements will ensure that post-project runoff quantities will not exceed pre-project quantities. Storm drainage improvements may include culverts, detention basins, grass-lined swales, or any number of other peak-reducing measures to control runoff quantities. Such facilities will be constructed on-site, in non-biologically sensitive areas, and will be designed by

professional engineers in consultation with the project biologist to ensure significant environmental effect will not occur as a result of construction. Less than significant impact.

- b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

The proposed project will be served by the City's water system via water purchased from the Amador Water Agency. The project applicant may have to participate in the Agency's "Wholesale Water Will Serve Commitment" program to ensure capacity. Less than significant impact.

- c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The proposed project will be served by the City's wastewater system which has capacity for the proposed commercial use. No impact.

- d) Would the project 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?

Solid waste collection service is provided to the City by ACES, a contract hauler who delivers collected waste to local transfer stations. Waste from transfer stations is segregated and non-recyclable refuse is disposed at Keifer Landfill in Sacramento County. The hauler reports that waste generated by the project will be minimal and that collection and disposal capacity exists to serve the project. No impact.

- e) Would the project comply with federal, state, and local statutes and regulations related to solid waste?

Solid waste will be collected and handled by ACES. ACES operates under contract to the City as a contract hauler. By contract, ACES must demonstrate that its operations are in continuous compliance with federal, state and local statutes and regulations. In addition, ACES's operations are routinely audited by a third-party service specializing in solid waste operations and its operations are routinely found to be compliant. No impact.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
| 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"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes? <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts:

The proposed project is not located in a state responsibility area or classified as very high severity zone. No impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Approval of the Conditional Use Permit and Variance request will not by itself have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Approval of the Conditional Use Permit and Variance will not by itself have impacts that are individually limited, but cumulative considerable as all cumulative environmental impacts that could result from implementation of the 2008 Land Use Element have been addressed in the EIR. The Conditional Use Permit proposal does not increase the residential growth potential of Jackson. Approval of the Conditional Use Permit request will not require mitigation to minimize impacts.