

# CEQA INITIAL STUDY

UP-22;3-3 ACES Waste Use Permit Amendment 2022  
And ZC-22;3-1 Zone Change X to LM  
APN: 030-140-067

**June 2022**

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## Project Overview

|                               |   |
|-------------------------------|---|
| Project Title:                | Use Permit UP-22;3-3 Aces Waste Use Permit Amendment 2022 and Zone Change ZC-22;3-1 X to LM |
| Project Location:             | 19801 Berry Street Pine Grove, CA 95665   |
|                               | APN: 030-140-067  |
| Property Owner(s)             | Aces Waste Services, Inc.   |
| Zoning(s):                    | X, Special Use District. Proposed: LM, Light Manufacturing                                  |
| General Plan Designation(s):  | TC, Town Center   |
| Lead Agency Name and Address: | Amador County Planning Department<br>810 Court Street, Jackson, Ca 95642                    |
| Contact Person/Phone Number:  | Krista Ruesel, Planner<br>209-233-6380  |
| Date Prepared:                | June 2022   |

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

## PROJECT DESCRIPTION

This project is an amendment to Use Permit-81;7-9 for the Pine Grove Transfer Station to increase the permitted daily tonnage and daily traffic. These increases include the following

- Increased permitted daily tonnage from 99 tons per day (TPD) to 150 TPD
- Increased permitted daily traffic from 155 incoming and 5-10 outgoing hauling vehicles to 175 incoming and 15 outgoing hauling vehicles per day.

In addition to the Use Permit Amendment, the project includes a zone change to the County's LM, Light Manufacturing Zoning District (County Code Section 19.24.043), under which the existing and amended uses are considered consistent.

### Project Location

This project site is located along the major arterial of Highway 88 directly off of the county-maintained road, Berry St., within the unincorporated community of Pine Grove. The property is entirely within the unincorporated County and outside the boundaries or the sphere of influence of any incorporated municipality.



### **Site Characteristics**

The existing site is a single ±3.45-acre parcel. The property is characterized the existing Pine Grove Transfer Station currently permitted under Use Permit UP-81;7-9, with accessory structures. There is no proposed construction with this amendment.

### **Land Use**

Potential uses included those listed under the County Code Regulations under the LM Zoning District (19.24.043). There are no “by-right” uses under the LM district regulations. The LM Zoning District requires a conditional use permit for any uses under County Code Chapter 19.56 Use Permits. The zoning regulations under the LM District are included under Appendix A. For the purpose of this Initial Study, impacts are evaluated for the Use Permit Amendment and there are no identified impacts relative to the Zone Change. The LM Zoning requires a discretionary use permit for future uses and there is no introduction of new by-right uses through this zone change. Future changes in use that could potentially be allowed within the LM zoning would be independently evaluated for impacts as there is no reasonably foreseeable changes in use aside from that proposed through the Use Permit Amendment included in this project.

The existing X Zoning is incompatible with the existing Town Center, TC General Plan Designation of the property. The LM, Light Manufacturing Zoning District is compatible with the TC General Plan Designation.

### **Surrounding Land Uses**

Surrounding Uses include residential and commercial zones with all adjacent properties being R1, Single-family Residential and C1, Retail Commercial and Office. State Highway 88 is just south of the property, and the subject property and surrounding parcels are all designated as part of the TC General Plan area for the community of Pine Grove.

### **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 this project.

### **PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF MITIGATED MND/MMRP**

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

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

### **EVALUATION OF ENVIRONMENTAL IMPACTS PER CEQA:**



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



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of the initial evaluation:

|                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.  |
| <input type="checkbox"/>            | I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.  |
| <input type="checkbox"/>            | I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.   |
| <input type="checkbox"/>            | I find that the proposed project <b>MAY</b> 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 <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed. |
| <input type="checkbox"/>            | I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or <b>NEGATIVE DECLARATION</b> pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or <b>NEGATIVE DECLARATION</b> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.                                  |

\_\_\_\_\_  
Planning Department

\_\_\_\_\_  
Date



Figure A: Aerial View

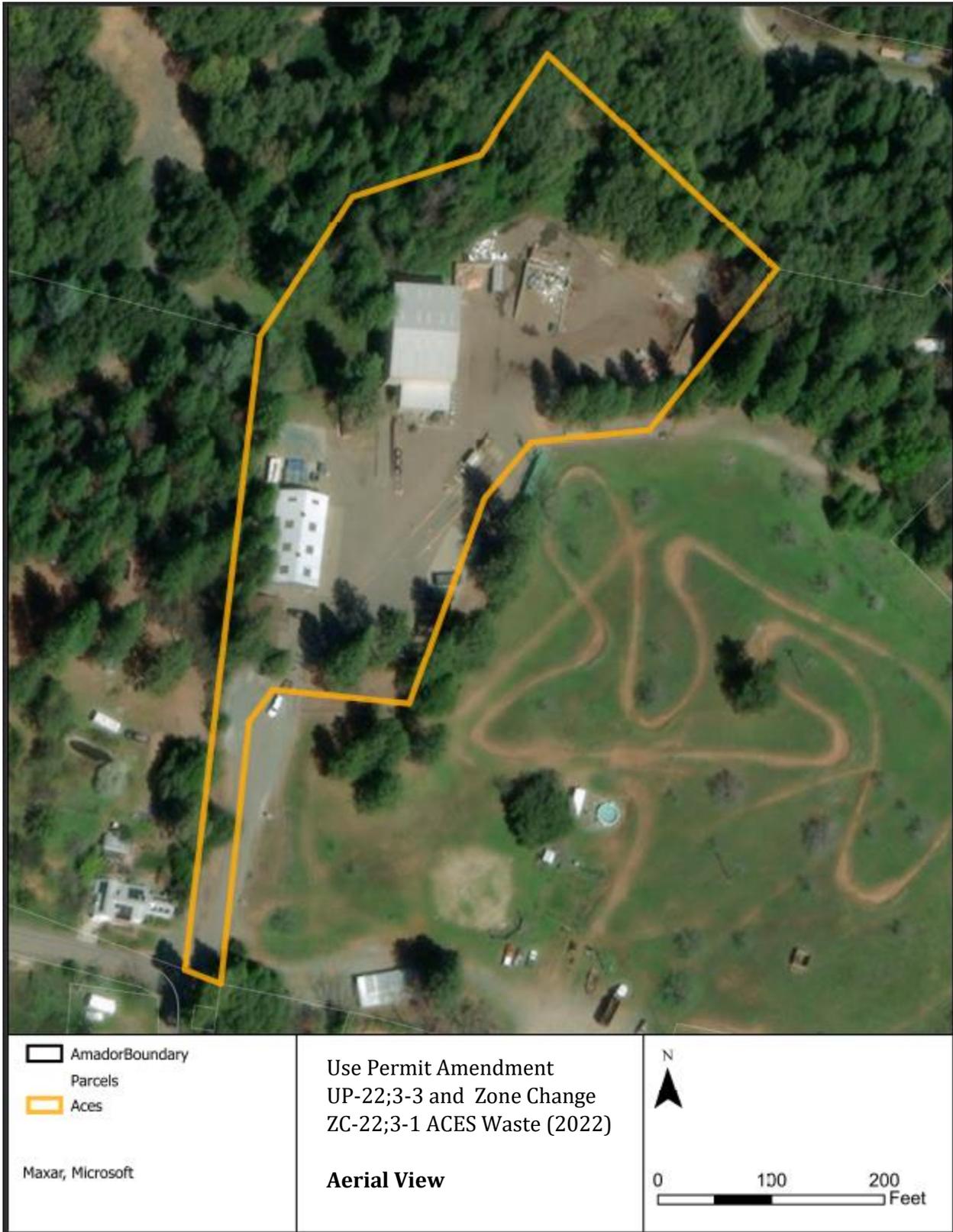




Figure B: Context Map

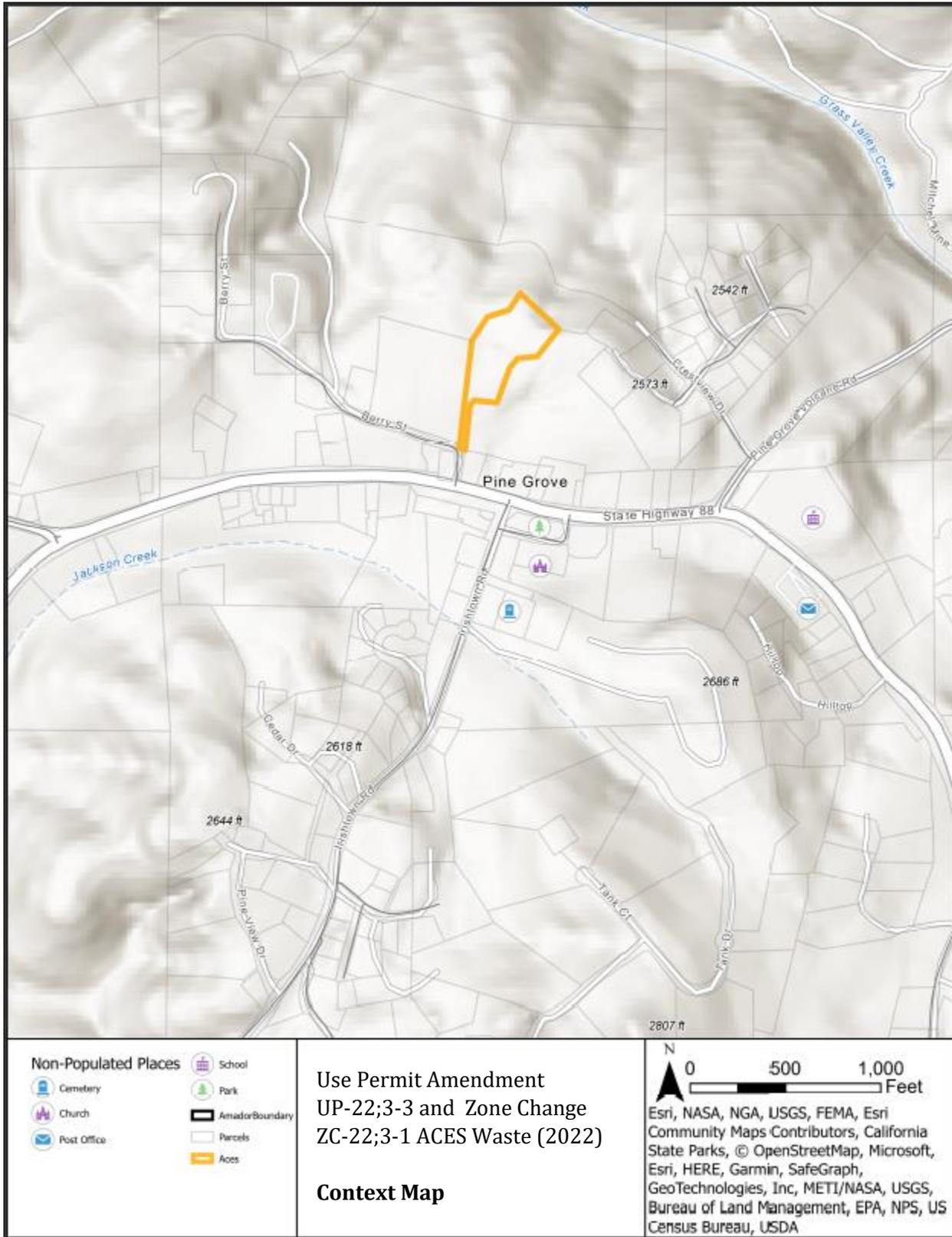




Figure D: Existing Zoning District(s)

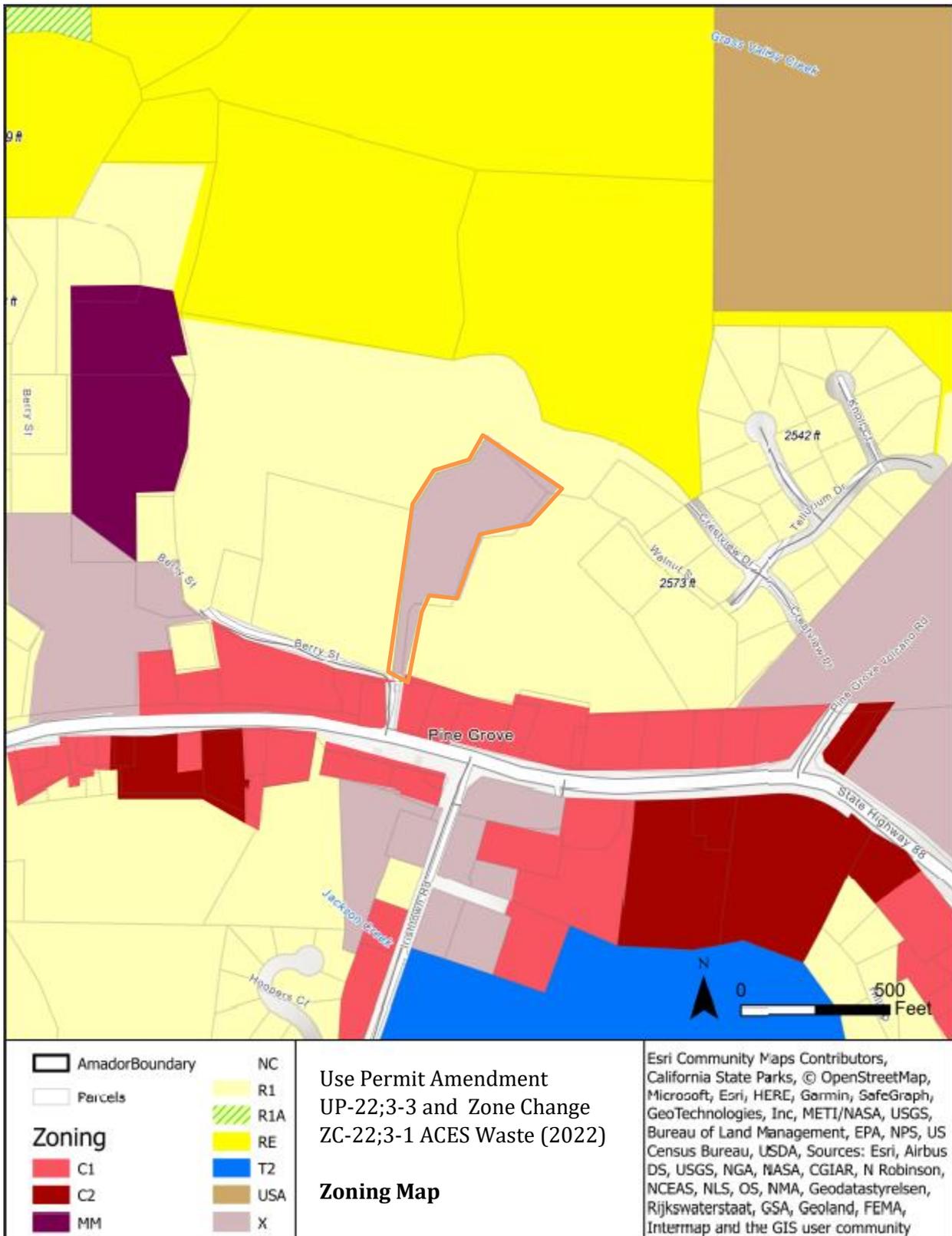
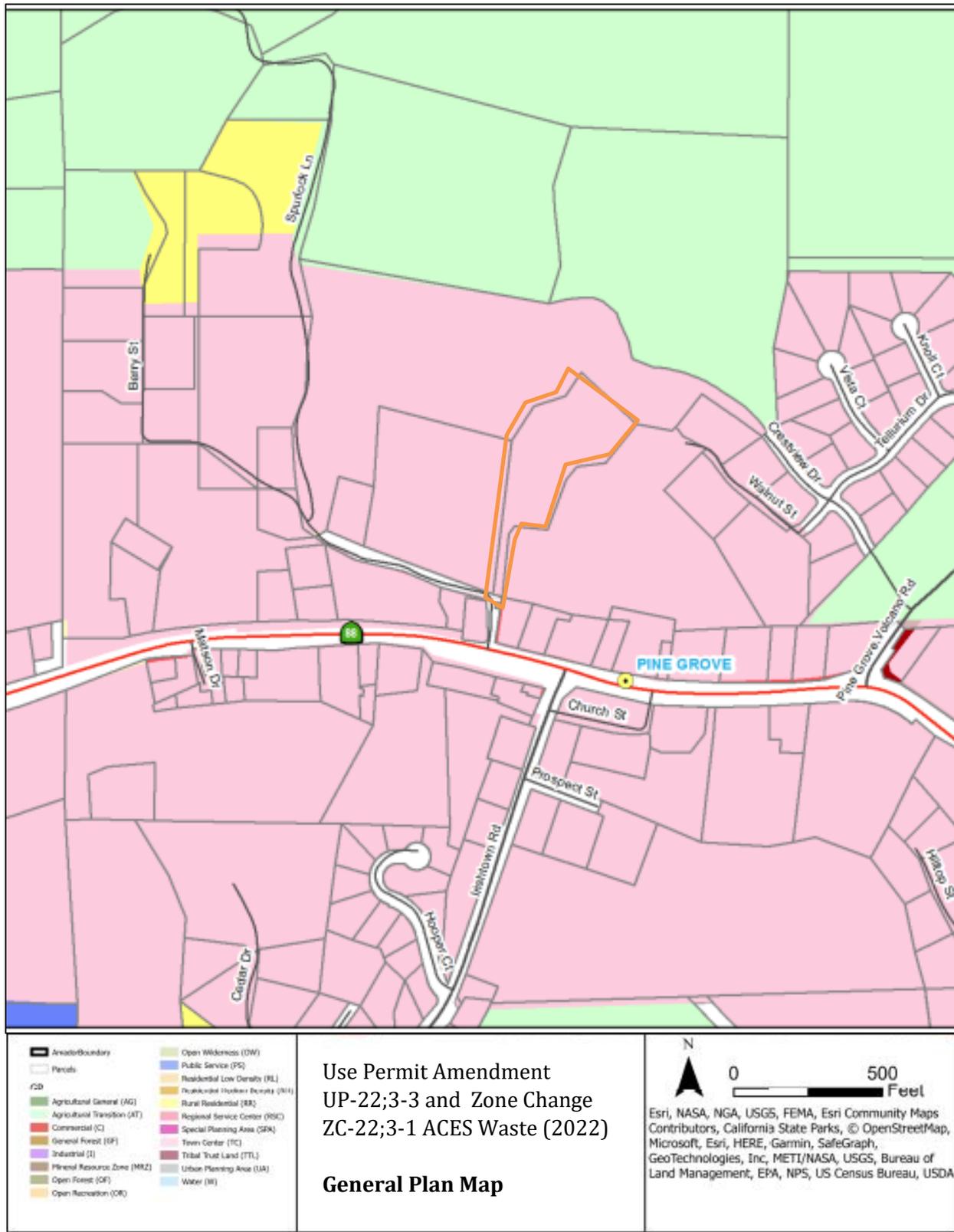




Figure F: Existing General Plan Designation





**Chapter 1. AESTHETICS**

| Would the Project:   | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). Would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" 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"/>            |

**Discussion/Conclusion/Mitigation:**

- A. Scenic Vistas: For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. A substantial adverse impact to a scenic vista would be one that degrades the view from such a designated location. No governmentally designated scenic vista has been identified within the project area. In addition, no specific scenic view spot has been identified in the project area. Therefore, there is **no impact**.
- B. Scenic Highways: The project is not located within a designated scenic highway corridor. There is **no impact**.
- C. There are no officially designated scenic vistas in the project area. The zone change would allow an expansion of uses which would not aesthetically affect the property. There are **no impacts**.
- D. Existing sources of light are from nearby residences and other various commercial uses, as well as traffic along the roadways. The project may result in increased traffic along roadways however this increase would be **less than significant**.

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



**Chapter 2. AGRICULTURE AND FOREST RESOURCES**

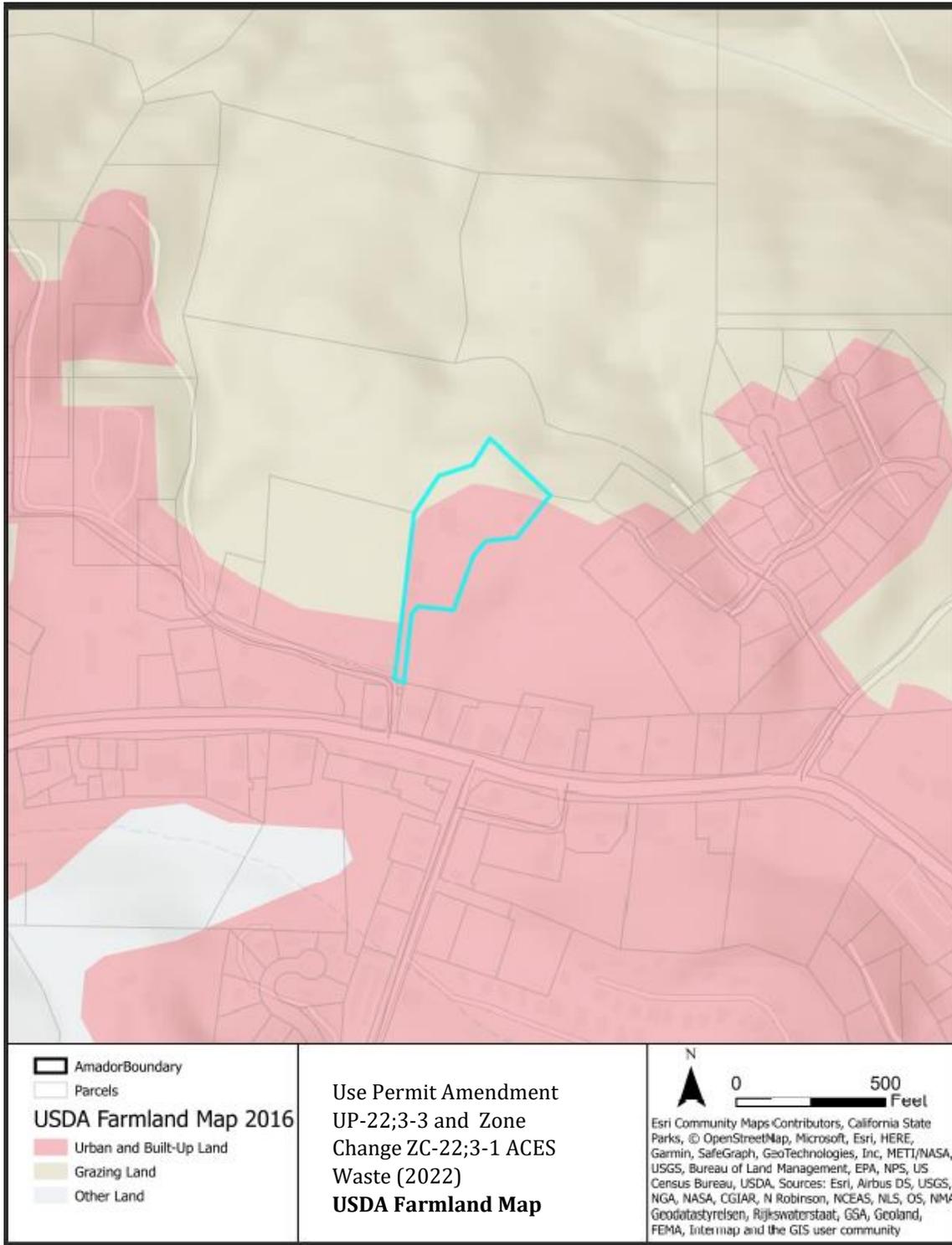
| <p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the CA Dept. of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:</p> | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|---|------------------------------|-------------------------------------|
| <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 CA Resources Agency, to non-agricultural use?</p>   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC §12220(g)), timberland (as defined in PRC §4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?</p>   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion/Conclusion/Mitigation:**

- A. Farmland Conversion: The project site is occupied entirely by areas classified as Grazing Land and Built Up Land as determined by the USDA Department of Conservation (2016). There is **no impact**.
- B. There is no conflict with an existing Contract. There is **no impact**.
- C. The area is not zoned for forest land or timberland nor utilized for forest land or timber production, therefore there is **no impact**.
- D. The area is not considered forest land, or zoned as forest land or timberland, therefore there is **no impact**.
- E. This project does not introduce any inconsistent uses not otherwise mitigated for. There is **no impact** to farmland or forest land through this project.



Figure 2a: California Important Farmland (USGS)



**Source:** California Important Farmland: 1984-2016 Map, California Department of Conservation; Amador County General Plan; Amador County Planning Department.



### Chapter 3. AIR QUALITY

| Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:   | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|---|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard, result in substantial increase of any criteria pollutant, or substantially contribute to an existing or projected air quality violation under an applicable local, federal, or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (example: Odors) adversely affecting a substantial number of people?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion/Conclusion/Mitigation:**

- A. The project site is within the jurisdiction of the Amador Air District. Amador Air District is responsible for attaining and maintaining compliance with the NAAQS and CAAQS in the Mountain Counties Air Basin (MCAB) through the regulation of pollution emissions from stationary and industrial sources. The expansion of uses under this Use Permit amendment would still be subject to regulation and pollutant emission limitations imposed by Amador Air district. There is **a less than significant impact** to implementation of any applicable air quality plans.
- B. The existing development climate of the area is a combination of commercial and residential uses. Future development of the property would be required to comply with the General Plan regarding construction emissions and related project-level emissions. Conditions are include to minimize vehicle idling times to reduce air quality impacts, consistent with County requirements however this project independently will not introduce significant impacts exceeding any thresholds of significance. There is **a less than significant impact** relative to air quality standards.
- C. Sensitive receptors are uses that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The project is located within the unincorporated community of Pine Grove. Though there are sensitive receptors a short distance from the project site, the project itself does not introduce any significant increases of air pollution or environmental contaminants which would affect the surrounding populations, as the uses are already permitted and the increases would still be subject to meeting regulatory standards. For these reasons, there would be no substantial increase the exposure of sensitive receptors to substantial pollutant concentrations. There is **a less than significant impact**.
- D. The proposed project would not generate any significantly objectionable odors beyond that which is permitted under the existing use permit for the existing transfer station. Future uses under the LM zoning would be independently evaluated under separate environmental review. This project results in **a less than significant impact**.

**Source:** Amador Air District, Amador County Planning Department, Amador County General Plan Mitigation Measure 4.3.



**Chapter 4. BIOLOGICAL RESOURCES**

| Would the project:  | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|---|------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CA Dept. of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the CA Dept. of Fish and Game or U.S. Fish and Wildlife Service?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                                | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>     | <input checked="" 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 type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion/Conclusion/Mitigation:**

- A., B., and C. The project consists of a solely operational change which would not require expansion of existing infrastructure or additional ground disturbing activity. There **is no impact** to special-status species in the area
- D. The proposed project would not conflict with local policies adopted for the protection biological resources. As the site is not experiencing any changes, there is no impacts to Oak Woodlands. **No impact** would occur.
- E. Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. **No impact** would result.



### Chapter 5. CULTURAL RESOURCES

| Would the project:  | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|---|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site?                                  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                          | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion/Conclusion/Mitigation:**

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

Cultural resources include prehistoric and historic period archaeological sites; historical features, such as rock walls, water ditches and flumes, and cemeteries; and architectural features. Cultural resources consist of any human-made site, object (i.e., artifact), or feature that defines and illuminates our past. Prehistoric resources sites are found in foothill areas, areas with high bluffs, rock outcroppings, areas overlooking deer migratory corridors, or above bodies of water. Grading and other soil disturbance activities of previously undisturbed land on the project site have the potential to uncover historic or prehistoric cultural resources. In the case that any ground disturbing or construction activity is proposed in the future which does encroach onto any previously undisturbed land, additional environmental review would be necessary including but not limited to requiring the developer to halt construction upon the discovery of as-yet undiscovered significant prehistoric sites, documenting and/or avoiding these resources, informing the County Planning Department, and consultation with a professional archeologist.

Discretionary permits for projects “that could have significant adverse impacts to prehistoric or historic-era archeological resources” in areas designated by the Amador County General Plan as being moderate-to-high cultural resource sensitivity are required to have a Cultural Resource Study prepared prior to project approval, per Mitigation Measures 4.5-1a, 4.5-1b, and 4.5-2 of the Amador County Implementation Plan. There is no physical change to the property and operational changes do not have the capability of affecting cultural resources on the property. There is a **less than significant impact** to cultural resources.

**Source:** Amador County Planning Department, Amador County General Plan Environmental Impact Report, Amador County Implementation Plan 2016, California Health and Safety Code, California Native American Heritage Commission (NAHC), CA Office of Historic Preservation, State of California Resources Agency Department of Parks and Recreation Primary Records (DPR 523A), Records Search Results for APNs: 015-220-065 NCIC, Amador County Planning Department.



**Chapter 6. ENERGY**

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

**Discussion/Conclusion/Mitigation:**

- A. Long-term project construction or long-term operational changes resulting in substantial energy use shall conform to the Amador County General Plan energy use requirements, and any other applicable requirements under the State of California. There is a **less than significant impact**.
- B. The only local energy plan is the Energy Action Plan (EAP) which provides incentives for homeowners and business owners to invest in higher-efficiency energy services. The project would not conflict with or obstruct any state or local plan for energy management, therefore there is **no impact**.

**Sources:** Amador County EAP, Amador County Planning Department.



**Chapter 7. GEOLOGY AND SOILS**

| Would the project:   | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:  |                                |   |                                     |                                     |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iv) Landslides?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Directly or indirectly destroy a unique geological site or feature?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Discussion/Conclusion/Mitigation:**

- A. The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no active faults are located on or adjacent to the property, as identified by the U.S. Geologic Survey mapping system. Therefore, **no impact** would occur. The State Geologist has determined there are no known sufficiently active or well-defined faults or areas subject to strong ground shaking, liquefaction, landslides, or other ground failure in Amador County as to constitute a potential hazard to structures from surface faulting or fault creep. The project location has not



been evaluated for liquefaction hazards or seismic landslide hazards by the California Geological Survey. There is **no impact**.

- B. There is no proposed grading through this project. If future uses require grading, that grading shall be subject to regulation by the Amador County Building Department. This project has **no impact** related to grading.
- C. Slopes most susceptible to earthquake-induced failure include those with highly weathered and unconsolidated materials on moderately steep slopes (especially in areas of previously existing landslides). The actuators of landslides can be both natural events, such as earthquakes, rainfall, and erosion, and human activities. Those induced by man are most commonly related to large grading activities that can potentially cause new slides or reactivate old ones when compacted fill is placed on potentially unstable slopes. This project will not impact the stability of existing geological units or soil, nor impact potential landslides, lateral spreading, subsidence, liquefaction or collapse. There is **no impact** of this project on the aforementioned conditions.
- D. Expansive or collapsible soils are characterized by the ability to undergo significant volume change (shrink and swell) as a result of variation in soil moisture content. Soil moisture content can change due to many factors, including perched groundwater, landscape irrigation, rainfall, and utility leakage. Requirement of a grading permit requires building inspection and grading permit issuance for any substantial earthmoving or construction of structures, and as it is unlikely that even if expansive soils are found at the project site, that there would be impacts detrimental to the project, property, or current uses with the current regulation implemented through construction. There is **no impact**.
- E. There is no proposed changes in water or wastewater usage, and no grading is included with this project. There is **no impact** to wastewater.
- F. The proposed project would not destroy or greatly impact any known unique geological site or feature. There is **a less than significant impact**.

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



**Chapter 8. GREENHOUSE GAS EMISSIONS**

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

**Discussion/Conclusion/Mitigation:**

- A. This project is not anticipated to generate substantial increase in emissions. The project would not generate significant greenhouse gas emissions or result in significant global climate change impacts. The implementation of standard best management practices limits vehicular idling times consistent with the Amador County General Plan. There is **a less than significant impact**.
- B. There is no applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Any increase in emissions would comply with regulations and limits established by the California Air Resources Board (CARB) and Amador Air District. Therefore there is **no impact**.

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



**Chapter 9. HAZARDS AND HAZARDOUS MATERIALS**

| Would the project:   | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input 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, or otherwise introduce potential hazards to residents or property?           | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment? Or otherwise be influenced by other notable hazards? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?             | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion/Conclusion/Mitigation:**

A. Hazardous Materials Transport and Handling: The project does not significantly increase risk to the public or the environment through the routine transport, use, or disposal of hazardous materials. Conditions require the implementation of standard practice regarding regulation of potential Hazardous substance transportation however impacts of this project are **less than significant**.



- B. Hazardous Materials Upset and Release: Potential impacts of hazardous material handling, transport, or release through this project is mitigated by oversight of the Amador County Environmental Health department pursuant to state law. There is a **less than significant impact**.
- C. Schools would not be exposed to hazardous materials, substances, or waste due to the project, and there would be a **less than significant impact**.
- D. Pursuant to Government Code Section 65962.5, the project site was queried for past-to-current records regarding information collected, compiled, and updated by the Department of Toxic Substances Control and Secretary for Environmental Protection (EPA) evaluating sites meeting the "Cortese List" requirements. The project site also was also searched on the California EPA's Superfund Enterprise Management System (SEMS) database and the US EPA Facility Registry Service (FRS). CalEPA GeoTracker identified two LUST Cleanup sites within 1000 ft. of the project site however both are closed cases.

The project does not propose any significant changes in use, intensity, or major construction, which would increase the number nor amounts of hazardous materials on-site above acceptable levels otherwise regulated by the Environmental Health and Waste Management department, nor would the proposed amendments substantially increase the probability of sensitive receptors being exposed to any hazardous materials. There is a **less than significant impact** regarding hazardous materials on site.

- E. The proposed project is located outside the safety compatibility zones for the area airports, and due to the significant distance from the project site, there is no impact to people working on the project site. The impact is **less than significant**.
- F. The proposed use will not negatively affect the airport or airport usage, nor will the project be negatively affected in turn. There is no impact to safety hazards associated with airport operations are anticipated to affect people working or residing within the project site. Impacts are **less than significant**.
- G. The proposed project is located directly off of Berry St., a County-maintained road directly off of State Highway 88, one of the County's main arterials. Amador County has an adopted Local Hazard Mitigation Plan (LHMP), updated in January of 2014. The proposed project does not include any actions that physically interfere with any emergency response or emergency evacuation plans. There is a **less than significant impact**.

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



## Chapter 10. HYDROLOGY AND WATER QUALITY

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

### Discussion/Conclusion/Mitigation:

- A. The proposed project would not increase the impermeable surfaces on-site and would not result in a significant increase in urban storm water runoff. The County requires a grading permit (County Code Chapter 15.40) for any earthmoving in excess of 50 cubic yards. The impacts are **less than significant**.



- B. The proposed project would not significantly require the use of, or otherwise interfere with, available groundwater supplies. There is a **less than significant impact**.
- C. i-ii The proposed project is not projected to significantly contribute to any increase in erosion, siltation, surface runoff, or redirection of flood. There is a **less than significant impact**.
- iii The project would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. There is a **less than significant impact**.
- iv The project is located in Flood Zone X, meaning that the northern portion of the site is outside of the Standard Flood Height Elevation and of minimal flood hazard (Zone X). The proposed project does not involve the construction of housing on the property. **Impact are less than significant** with respect to placing housing within a 100-year flood hazard area for this project.
- D. There is no known risk mapped on the California Department of Conservation CGS Information Warehouse regarding landslides. This zone change which does include expansion of uses but not propose specific changes of use or additional development therefore a **less than significant impact** to/from flood flows.
- E. The project would not substantially degrade water quality through its operation. Conditions of additional project approval include submission of plans to the Amador County Environmental Health Department, obtainment of a Grading Permit through the Amador County Building Department. There is a **less than significant impact** regarding water quality resulting from this project.
- F. It is highly unlikely that the project would be subject to inundation by seiche, tsunami, or mudflow as the project site is not in any FEMA mapped DFIRM Flood Zones. There would not be substantial risk for property or people through the failure of levees or dams introduced by this project, therefore there is a **less than significant impact** regarding risk or loss.
- G. There is no existing water quality control plan or sustainable groundwater management plan in the vicinity of this project. Compliance with SGMA would be required for future water usage. There is a **less than significant impact**.

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



**Chapter 11. LAND USE AND PLANNING**

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

**Discussion/Conclusion/Mitigation:**

- A. The subject property currently includes an existing transfer station and recycling center. The proposed project would not divide an established community and is consistent with the General Plan designation of TC, Town Center. The existing transfer station services the community of Pine Grove and is one of two transfer stations situated within Amador County. The request included in this project is intended to increase services to residents to accommodate for increased needs. There is no proposed major change in density or services to nearby residences. The increased uses under the Use Permit are consistent with previous uses and the proposed LM zoning district is compatible with the existing Town Center General Plan designation. The proposed changes in zoning is consistent with the existing character of the land and community. There is **a less than significant impact**.
- B. The project includes the zone change to LM which is consistent with the General Plan designation of TC. There is no by-right use included under the LM zoning and future projects under the LM zoning would be required to go through discretionary approvals. There is a **less than significant impact**.
- C. The project site is not included in any adopted habitat conservation plans or natural community conservation plans. Therefore, the project would not conflict with any such plans and **no impact** would result.

**Sources:** Amador County General Plan, Amador County Municipal Codes, Amador County Planning Department.



**Chapter 12. MINERAL RESOURCES**

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

**Discussion/Conclusion/Mitigation:**

A & B This project would not restrict access to any mineral resources on site. This project will not encroach onto any of the other properties and therefore not interfere with any present or future access to known mineral resource areas. There are no proposed structures or changes in use, therefore there is **a less than significant impact** to any mineral resources.

**Source:** Amador County Planning Department, California Geological Survey <https://maps.conservation.ca.gov/cgs/gmc/>; Wagner, D.L., Jennings, C.W., Bedrossian, T.L., and Bortugno, E.J.; Geologic map of the Sacramento quadrangle, California, 1:250,000: California Division of Mines and Geology, Geologic Map 1A; 1981.



**Chapter 13. NOISE**

| Would the project:  | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Contribute to substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Contribute to substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion/Conclusion/Mitigation:**

- A. The project would result in noise increases related to the traffic increase however the nature of those noises is not different than that which is already experienced by the property. There is **a less than significant impact**.
- B. There are no additional uses which would propose the use of heavy equipment for an extended period of time aside from that which would be expected and which is currently experienced on the property with the existing transfer station there is **a less than significant impact**.
- C & D. Noise levels generated would not exceed applicable noise standards established in the General Plan, and the property would be subject to Amador County noise regulations (Chapter 9.44). There is **a less than significant impact**.
- E & F Public and private airports would not be impacted by this project. **No impact** would result.

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



**Chapter 14. POPULATION AND HOUSING**

| Would the project:  | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|---|------------------------------|-------------------------------------|
| a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion/Conclusion/Mitigation:**

A The project would not increase the developmental density allowed on the affected property. There is **no impact**.

B & C There is no change in housing stock proposed by or resulting from this project. There is **no impact**.

**Sources:** Amador County Planning Department.



**Chapter 15. PUBLIC SERVICES**

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

**Discussion/Conclusion/Mitigation:**

- A The project site is currently served by the Amador Fire Protection District. The nearest fire station is AFPD 114 and CDF 80 (Zion), both located within 1000 ft. of the project site.. Mutual aid agreements coordinate protection service between City or Community Fire Protection Jurisdictions, and CalFire. A **less than significant impact** related to fire protection services would occur.
- B The project site is currently served by the Amador County Sheriff’s Department. The nearest Sheriff station is located at 700 Court St., Jackson, which serves the unincorporated area of the County. Mutual aid agreements coordinate police action between City and County police protection service. California Highway Patrol (CHP) also provides police protection associated with the State Highways; the nearest highways to this project are CA State Hwy 88 located directly south of the project site. As these various agencies all provide various police and emergency services, this project would not result in the provision of or need for new or physically altered sheriff or police protection facilities. There is a **less than significant impact** to police protection services.
- C&D Because the demand for schools, parks, and other public facilities is driven by population, the proposed project would not significantly increase demand for those services at this time as the property is not going to experience any change in housing or population. As such, the proposed project would result in a **less than significant impact** on these public services.
- E This project is an expansion of the uses under an existing functional transfer station. This project assists in alleviating demands on existing solid waste processing/transfer facilities. There is a **less than significant impact**.

**Sources:** Amador County Planning Department.



**Chapter 16. RECREATION**

| Would the project:   | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|---|------------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>     | <input checked="" 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 type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion/Conclusion/Mitigation:**

A&B The proposed project would not significantly affect use of existing facilities, nor would it require the construction or expansion of existing recreational facilities at his time. The proposed project would have a **no impact** on recreational facilities.

**Source:** Amador County Planning Department.



**Chapter 17. TRANSPORTATION / TRAFFIC**

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

**Discussion/Conclusion/Mitigation:**

A&B The proposed project would not cause a substantial increase in traffic, reduce the existing level of service, or create any significant congestion at any intersection nor would it conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Caltrans, Amador County Department of Transportation and Public Works, and other applicable transportation agencies have been included in circulation of this project. Any significant changes in use would require appropriate



encroachments onto the main roads to the property, which falls on the responsibility of the property owner to obtain. There would be a **less than significant impact**.

- C The proposed project would not be located within any Westover Airport safety zones (Westover Field Airport Land Use Compatibility Plan Draft 2017). Therefore, the project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that would result in a safety risk. **No impact** would result.
- D The proposed project would not have significant impacts to transportation nor necessitate additional mitigation. An encroachment permit would be required accompanying any potential change in use which would affect or influence encroachments onto any County-maintained road, to the satisfaction of the Public Works Department. Encroachments must conform to the regulations found in Chapter 12.10 of County Code. Grading must conform to Chapter 15. there is a **less than significant impact**.
- E The proposed project must comply with the Fire and Life Safety Ordinance (Chapter 15.30). There is **less than significant impact**.
- F The project would not affect alternative transportation. Therefore, the proposed project is consistent with the policies, plans, and programs supporting alternative transportation, and there would be **no impact**.
- G Pursuant to CEQA Guidelines §15064.3, subdivision (b) the County's qualitative analysis of this project establishes there are no significant impacts to traffic. The project is located very close to the major arterial of Highway 88, therefore regulation of encroachment onto said highway is under Caltrans jurisdiction, which was notified throughout the processing of the application. There is **no impact** to the implementation of this project with respects to CEQA Guidelines §15064.3(b).

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



**Chapter 18. TRIBAL CULTURAL RESOURCES**

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

**Discussion/Conclusion/Mitigation:**

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

- (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
- (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

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

All tribes requesting notification for discretionary project submissions were notified of this project proposal. Any identified cultural resources or potentially significant resources would be preserved and avoided by future



development consistent with the provisions of the Amador County General Plan (2016). This project is an operational change which would have a **less than significant impact** on cultural resources.

**Sources:** Amador County Planning Department, California Public Resources Code; National Park Service National Register of Historic Places, North Central Information Center Records, Department of Parks and Recreation Record (2020), UAIC Recommendations (Attachment 1).



**Chapter 19. UTILITIES AND SERVICE SYSTEMS**

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

**Discussion/Conclusion/Mitigation:**

- A i. This project would not require a Stormwater Pollution Prevention Permit (SWPPP) from State Water Resources Control Board. There is a **less than significant impact**.
- A ii. Stormwater drainage on site will need to be redirected and will necessitate the project proponent obtain a grading permit (Chapter 15.40) through the Building Department in order to regulate stormwater drainage and runoff. As there is no proposed physical changes of the property proposed with this project there is **no impact**.



- Aiii-v. No new or expanded stormwater or drainage facility, electric power facility, natural gas facility, or telecommunications facility would be necessary over the course of this project and therefore would not cause any environmental effects as a result. There is **no impact**.
- B. The proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or result in the expansion of water or wastewater treatment facilities. Therefore, **a less than significant impact** related to these utilities and service systems would occur.
- C. The project is not located within the service area of an existing public water system. The impacts are **less than significant**.
- D. The project will not increase demands of any wastewater treatment provider beyond what existing systems are prepared to serve. There is a **less than significant impact**.
- E-G The project will not produce an increase in solid waste disposal needs beyond what would be addressed by County and State requirements therefore. There is a **less than significant impact**.

**Sources:** Amador County Planning Department, Amador County Environmental Health Department, Jackson Valley Irrigation District (JVID).



**Chapter 20. WILDFIRE**

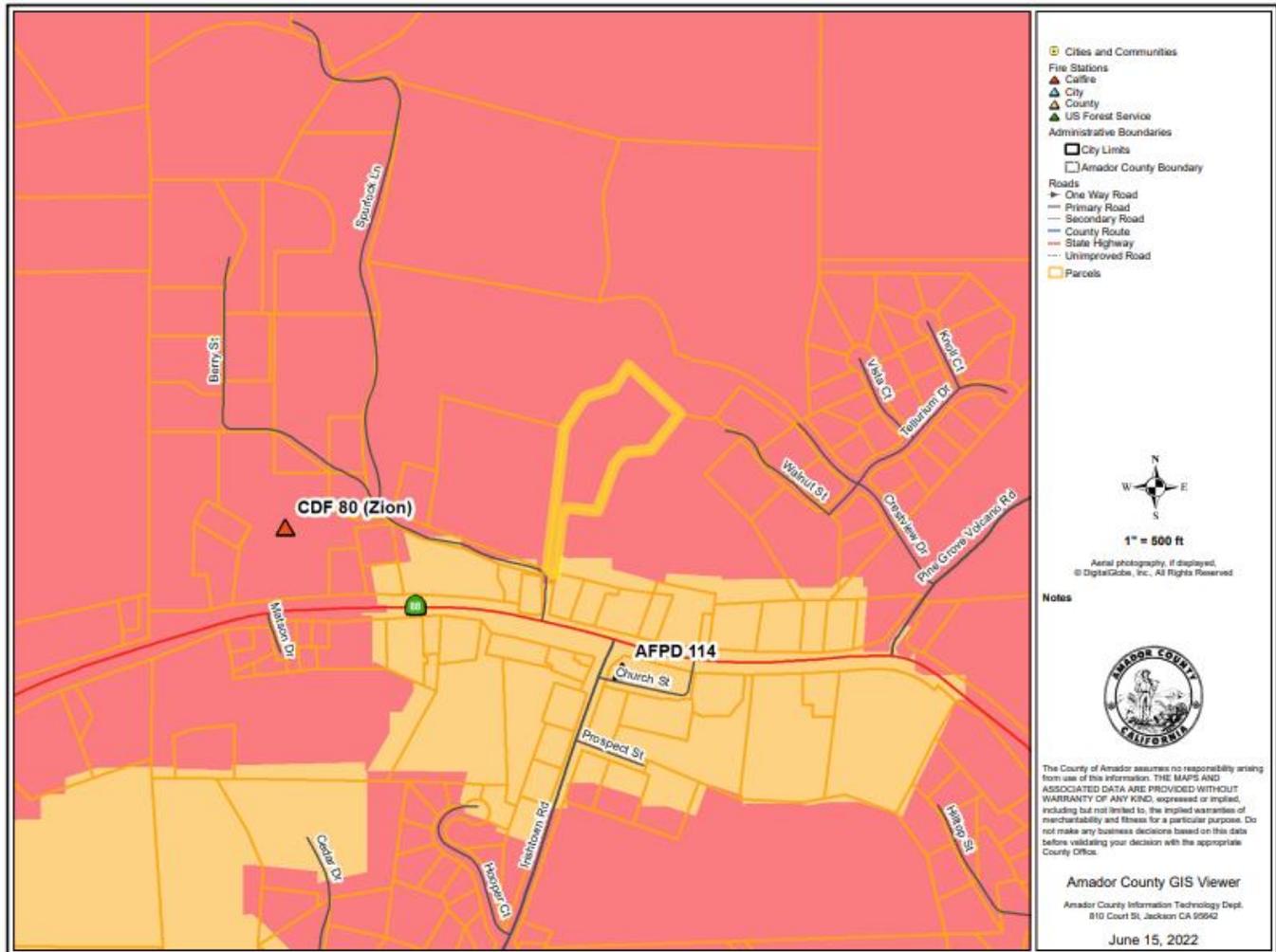
| If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:  | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> |
| e) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion/Conclusion/Mitigation:**

- A The project shall not impair any adopted emergency response plan or emergency evacuation plan. The increase in traffic is not going to significantly affect traffic along Highway 88 and Caltrans was consulted with the review of this project and did not have any technical objections or increased requirements resulting from the proposed traffic increase. Berry St. primarily serves this single parcel so the impacts on Berry St. would not significantly impact nearby property owners. There is **a less than significant impact**.
- B The project does not exacerbate wildfire risks through significant change in slope, prevailing winds, or other major factors. The project would not require the installation of emergency services and infrastructure that may result in temporary or ongoing environmental risks or increase in fire risk. Therefore there is **no impact**.
- C The project shall not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or impact the environment. The County requires compliance with 15.30 regarding fire access, therefore there is **a less than significant impact**
- D&E The project will not expose people or structure to any new significant risks regarding flooding, landslides, or wildland fire risk. The project is located in Very High Fire Risk Zone and therefore shall conform to all standard Fire Safety Regulations as determined by Amador County Fire Department and California Building Code. The project is located less than 1000 ft. from two fire stations and therefore will not require any increased fire protection due to this project. There is **a less than significant impact**.



Figure 20: Calfire Fire Hazard Severity Zones



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



**Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE**

| Would the Project:   | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively are considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?   | <input type="checkbox"/>       | <input 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"/> |

**Discussion/Conclusion/Mitigation:**

- A. The project will not degrade the quality of the environment and no habitat, wildlife populations, and plant and animal communities would be significantly impacted by this project. All environmental topics are either considered to have "No Impact," "Less Than Significant Impact,."
- B. In addition to the individually limited impacts discussed in the previous chapters of this Initial Study, CEQA requires a discussion of “cumulatively considerable impacts”, meaning the incremental effects of a project in connection with the effects of past, current, and probable future projects. These potential cumulatively considerable impacts may refer to those resulting from increased traffic to and from the general area, overall resource consumption, aesthetic and community character, and other general developmental shifts.

Evaluation of these potentially cumulative impacts may be conducted through two alternative methods as presented by the CA State CEQA Guidelines, the list method and regional growth projections/plan method. As this project is independent and unique to the County, the latter is most appropriately employed to evaluate an individual project’s contribution to potential cumulative significant impacts in conjunction with past, current, or reasonably foreseeable future projects. Thresholds of significance may be established independently for the project evaluated depending on potentially cumulative impacts particular to the project under review, but shall reference those established in the 2016 General Plan EIR and be supplemented by other relevant documents as necessary. According to CEQA Guidelines §15064.7, thresholds of significance may include environmental standards, defined as “(1) a quantitative, qualitative, or performance requirement found in an ordinance, resolution, rule, regulation, order, plan, or other environmental requirement; (2) adopted for the purpose of environmental protection; (3) addresses the environmental effect caused by the project; and, (4) applies to the project under review” (CEQA Guidelines §15064(d)). CEQA states that an EIR may determine a project’s individual contribution to a cumulative



impact, and may establish whether the impact would be rendered less than cumulatively considerable with the implementation of mitigation or reduction strategies. Any impacts would only be evaluated with direct associations to the proposed project. If cumulative impacts when combined with the impact product of the specific project are found to be less than significant, minimal explanation is required. For elements of the environmental review for which the project is found to have no impact through the Initial Study, no additional evaluation of cumulative impacts is necessary.

No past, current, or probable future projects were identified in the project vicinity that, when added to project-related impacts, would result in cumulatively considerable impacts. The intent of the project is to increase trash and recycling disposal services to residents. Current conditions (sub-sufficient service) prevent ACES from being able to service the amount of customers needing to dispose of waste. These increases would prevent ACES from having to turn away residents due to limitations on customers allowed daily. The cumulative impacts are less than significant.

- C. There have been no impacts discovered through the review of this application demonstrating that there would be substantial adverse effects on human beings directly or indirectly relating the project. There is no proposed development and the potential uses following approval of the project shall be sufficiently mitigated to reduce any potential impacts to a less than significant level through the Mitigation Monitoring and Reporting Program proposed with the project, therefore, there is a less **than significant impact**.

**Sources:** Chapters 1 through 21 of this Initial Study.

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

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



*Appendix A*

**19.24.043 LM light manufacturing district.**

**Intention--Applicability.** This district classification is intended to be applied to areas suited to normal operations of light industrial land uses, subject to such regulations as are necessary to protect the public health, safety, convenience and general welfare within the district and adjacent districts. All uses require an approved use permit from the county to ensure maximum public review of proposed projects. It is intended that a use permit be processed concurrently with a petition to rezone to the LM zone district. In the event a use is not established within a reasonable time, the county should adopt a resolution of intention to rezone the property in question to an appropriate zone district.

**Limitations--Conditions.** All activities allowed in the LM district shall be subject to the following limitations of their external effects and such limitations shall be a condition of all uses permitted in the district:

Objectionable noise or vibration created by or resulting directly or indirectly from any industrial machinery or process shall not be discernible at the lot boundaries.

Objectionable odors, glare of heat created by or resulting directly or indirectly from any use shall not be perceptible at any point beyond the lot boundaries.

Discharges into the atmosphere of air contaminants including, but not limited to, sulphur compounds, nitrogen compounds, smoke, dust, soot, noxious acids, fumes, particulate matter, or other emissions shall meet the standards and requirements of the local air pollution control district.

Water supply, sewage disposal, drainage, solid waste disposal, encroachments, and advertising structures shall conform to the applicable codes and standards of the county.

**Uses Permitted.** There are no land uses permitted without an approved use permit from the county.

**Uses Permitted Subject to First Securing An Approved Use Permit.** Light manufacturing uses which, in the opinion of county planning commission or board of supervisors, would be appropriate, compatible with the area, and consistent with the Amador County general plan and subject to such conditions and environmental impact restrictions, as the county may deem necessary to impose in the discretionary issuance of a use permit. All manufacturing uses shall be conducted within a building. Outside storage of material related to the manufacturing use may be permitted if shown to be clearly subordinate and incidental to the activity within the building and can be done so in a manner that is found by the county not to be unreasonably offensive to surrounding property owners or to the general public. The type of land uses which could be considered are those that may be more intensive than allowed in the C districts. However, the property may not be suitable for the uses allowed in the M or MM districts and therefore could be found compatible with adjacent residential or commercial zone districts.

**Parking.** For required parking for specified uses, see Section 19.36.010. Parking requirements for those uses with an approved use permit shall be determined in the use permit process.

**Minimum Parcel Size.** Minimum parcel size shall be determined on an individual case-by-case basis through the building permit, use permit, sanitation permit, zoning administration and land division review process. Future usability for other uses on the parcel shall be a consideration.



Front, Rear and Side Yard Setbacks. There shall be no front, side or rear yard setback requirements except where:

Otherwise required in this code;

As specified in a conditionally approved use permit;

The adjoining lot(s) is zoned residentially, in which case the abutting front, side or rear yard setback requirement shall be a minimum seventy-five feet from the property line;

Structures or use of land on all lots shall be reviewed by the county director of public works for sight-distance safety.

Height Restrictions. The height limitations shall be thirty-five feet except as otherwise provided in this code or in an approved use permit.

Percent Coverage. No more than eighty percent of the lot may be covered by permanent structures. (Ord. 985 §7, 1984; Ord. 776 §2, 1981).