



CEQA INITIAL STUDY

Zone Change 20;10-1 and Use Permit 20;10-2 Hoover Hideout
APN: 014-180-001

December 2022

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Project Overview

Project Title: Zone Change 20;10-1 and Use Permit 20;10-2 HideOut

Project Location: 43300 State Highway 88 Pioneer, CA 95666
(APN 026-060-018).

Property Owner(s) Thomas and Barbara Jean Hoover

Project Representative 135 Schober Avenue Jackson, CA 95642

Existing Zoning: R1A, Single-family Residential and Agriculture

Proposed Zoning: PD, Planned Development

General Plan Designation(s): OR, Open Recreation (existing)

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

Contact Person/Phone Number: Krista Ruesel, Planner
209-233-6380

Date Prepared: September 2022

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.) Caltrans District 10, California Fish and Wildlife/US FWS

PROJECT DESCRIPTION

The “Hoover HideOut Project (2023) Application” was submitted to the Planning Department with the intent of permitting commercial events at a 40-acre property located off of a private driveway at 43300 State Highway 88 Pioneer, CA 95666. The “Hoover HideOut Project (2023) Application” requests a Zone Change from the R1A, Single Family Residential and Agricultural District, to the PD, Planned Development District for APN 026-060-018 (ZC-20;10-1); and a Use Permit (UP-20; 10-2) for an event venue and vacation rental. Events are to take place from June through October (Peak Season), with up to 220 attendees (including staff) with two events per week, up to 35 events annually. Events are 4-5 days, with up to 175 total days allocated to events per year. APN 026-060-018

Background and Description of Project:

This Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines to review the request for a Zone Change for a ±38.30-acre parcel located at 43300 State Highway 88 in Pioneer, CA 95666. The Zone Change Request is to change from “R1A,” Single Family Residential and Agricultural to PD, Planned Development. This Initial Study is intended to evaluate potential environmental



impacts of the entire project applied for, including both the Use Permit and Zone Change project elements. As defined by the PD zoning, the uses applied for under the proposed Use Permit become the zoning district limitations under the specific PD zoning for the property. As such, the environmental review of the Use Permit and associated uses will inherently address all potential environmental impacts resulting from the zone change as well.

The scope of the project’s review and evaluation under CEQA is limited to the introduction of new uses and improvements. The baseline is established to include existing permitted and by-right uses under the existing zoning district of R1A, and any additional current uses of the property (i.e. scheduled events) and existing site conditions (structures and infrastructure). Environmental impacts under CEQA are evaluated based on changes from existing conditions, regardless of permitting status. As such, this document includes a narrative of the Existing Uses and Conditions of the site, and this Initial Study evaluates only what potential changes may be introduced and what impacts property could experience as a result of those changes. This Initial Study will not evaluate the use of existing property and improvements beyond which is allowed within the current zoning district of the property and utilization of property for Existing Uses which take place currently.

In short, this document shall examine the following:

1. **Required and Proposed Project Improvements**, which include (but are not limited to) the following:
 - a. Permitting of buildings,
 - b. Permitting of sewage disposal system(s),
 - c. Permitting of water system(s)
 - d. Food Service permitting
 - e. Road improvements to meet 15.30 or equivalent.
 - f. Obtaining a Commercial Encroachment from Highway 88
 - g. Permitting of Trailer Manager’s area (septic, water, power)
 - h. Property improvements to allow 220 people onsite for events
 - i. Programmatic changes to accommodate for events.
2. **Required Infrastructure and Permitting to Allow Existing Uses** include, but are not limited to the following:
 - a. Access road
 - b. Parking for events (beyond currently available)
 - c. Catering Kitchen improvements
 - d. Hot tub/pond safety improvements
 - e. Mitigations for land use impacts.

Existing Uses and Conditions:

The Hoover Hideout Project (2022) includes a Use Permit application for an event venue and vacation rental in addition to the proposed Zone Change to Planned Development. The following description is of existing uses of the property.

Standard Procedures

The facility is proposed to be open all year, divided between two “seasons”, “Peak Season (June-October)” and “Winter Season” (November-May). Peak Season will be characterized by hosted events and vacation rentals, including weddings, summer activities, and vacations with various outdoor activities available to



guests. Winter Season uses shall be limited to vacation rentals, with other uses consistent with that residential use of the property.

Hours of operation for “activities” are proposed to be 6:00 am to 2:00 am during Peak Season.

A manager will be present for all rentals, events, and vacation rentals.

Amplified or live music may take place Tuesday and Saturday 6 pm to 2 am during peak season.

Events	<p>220 guest limit (total including event staff and vendors) with average events 130-150 attendees</p> <p>Two events per week, for up to 35 events annually. Each event may include outside vendors including food and/or beverage caterers, photographers, florists, DJs, (live and/or amplified music)</p> <p>Event Periods: 1)Monday-Thursday (4 days) or 2) Thursday- Monday (5 days)</p>
Camping	<p>Both Events and Vacation rentals include potential camping by invitation only. No hookups are provided. Camping takes place in an open meadow.</p> <p>30 adults, or 16 adults with vacation rentals. RV’s, or tents.</p>
Outdoor Activities	<ul style="list-style-type: none"> ○ Target practice area for firearms ○ Self-guided hiking trail on and around property ○ Winter activities include cross country skiing, snowshoeing, snowmobiling, downhill skiing, and self-guided and guided touring.

Existing Property Improvements

Structures and Gathering Areas	<ul style="list-style-type: none"> ○ 5000 SF Main Lodge 5 bedroom, 5.5 bathrooms ○ 2400 SF Multi-purpose building (Saloon) 1 bathroom, dry bar, kitchenette, 2 “sleeping areas” to be treated as “bedrooms.” ○ 700 SF Bunk house:1 prep/caterer’s kitchen, storage, 1 bathroom for vendors ○ 2100 SF Pole Barn (Dance Hall): open sided building ○ Outdoor wedding site (Outdoor Chapel and Gazebo, central isle and bench seating, 150 capacity, 1 bathroom ○ 220 SF Outdoor Dance floor: ○ Outdoor reception area with overhead lighting, 3 Exterior bathroom ○ 6 person hot tub behind saloon (winter season only) ○ 6 person sauna (winter season only) ○ Soaking tub in granite above lake with gated access from second floor of lodge ○ Owner’s area: 4-5 trailers for 2-5 people with 2-3 owners/staff members present at all times. These are long-term RV spaces, and will include necessary hookups, evaluated under CEQA
Parking and Access	<ul style="list-style-type: none"> ○ Guest parking area (meadow) for 130 vehicles, ADA parking near dance hall and lodge ○ Shuttle service is available for some events, usually accommodating for approximately half of the maximum guests for larger events (approx.. 110 of the 220 maximum guests).



	<ul style="list-style-type: none"> ○ 20 ft. wide driveway 1.5 miles long via a 50 ft. wide easement through private and public lands. (15.30) also easement rights
Infrastructural Improvements and Support Services	<ul style="list-style-type: none"> ○ Well 100 gpm ○ 1500 gallon storage tank onsite ○ Well pump ±15 gpm ○ Electricity: generators with battery backup. 2 diesel generators (12 kw, and 20kw). 2 storage tanks hold 400 gallons diesel in single-wall metal tanks ○ Sewage disposal system (county approved) ○ Solid Waste disposal is serviced by ACES on a weekly basis. A 4-yd. dumpster is provided during peak season
Fire Suppression Systems	<ul style="list-style-type: none"> ○ 1 acre lake ○ Dry fire hydrants by the lake is (1-2 million gallons).

Required and Proposed Project Improvements

The majority of environmental analysis will examine the impacts of the various conditions of approval for this project. **These include bringing the buildings, roads and turnouts, and access up to code, as well as ensuring adequate water supply, sewage disposal, and services to support the current level of uses employed on the property.**

Project Location

This project is located in the northeastern portion of the County of Amador, south of State Highway 88, also known as the Carson Pass Hwy, and accessed via non-exclusive easement. The closest community to the property is the resort community of Kirkwood, located approximately 10 miles northeast of the project site off of Highway 88. The project is located entirely within the unincorporated area of Amador County, and is not served by any public water or sewer services.

Site Characteristics

The existing site is a single ±40-acre legal parcel characterized by pine forest and subalpine environment. Current use of the property is a Vacation Rental by Owner (VRBO) and as an events venue. All of the existing improvements to the site listed above in the project description are proposed to be retained with the project (permitting of the existing uses). The property is located within the El Dorado National Forest on 40-acres at 7,200 ft. elevation. Existing site conditions are outlined above under the general project description. Tragedy Creek is located to the east of the project site and an unnamed creek and pond are located on the property. Existing access is from State Highway 88 to the project site by a 50-ft wide non-exclusive easement 1.5 miles in length. The roadway is not closed during the winter when access to the site is restricted to “snow cats or” snowmobiles.

Land Use

The PD Zoning district does not have explicit by-right uses, instead, the purpose of the PD district is to provide procedures for the consideration and regulation of areas suitable for proposed comprehensive development with detailed development plans. Uses allowed within the PD zoning district become defined and limited by those uses approved within the Use Permit application, upon which the zone change’s



approval is contingent upon. **In short, the rezone request to PD will render all uses subject to the approved Use Permit and conditions.**



Surrounding Land Uses

Surrounding Uses include forest and residential areas, with all adjacent properties being zoned OS, Open Space or R1A, Single-family Residential and Agricultural. This property and all surrounding properties have the General Plan designation of either OR, Open Recreation (5-acre minimum), or GF, General Forest (40-acre minimum). The project parcel is not to be adjusted in size or area through this project. The parcel directly west of the project parcel is independently owned and the surrounding parcel(s) on the north, east, and south are all owned and managed by the Federal Bureau of Reclamation (BLM).

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.

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" 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 MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<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 NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Planning Department

Date



Figure A: Regional Map and Project Location

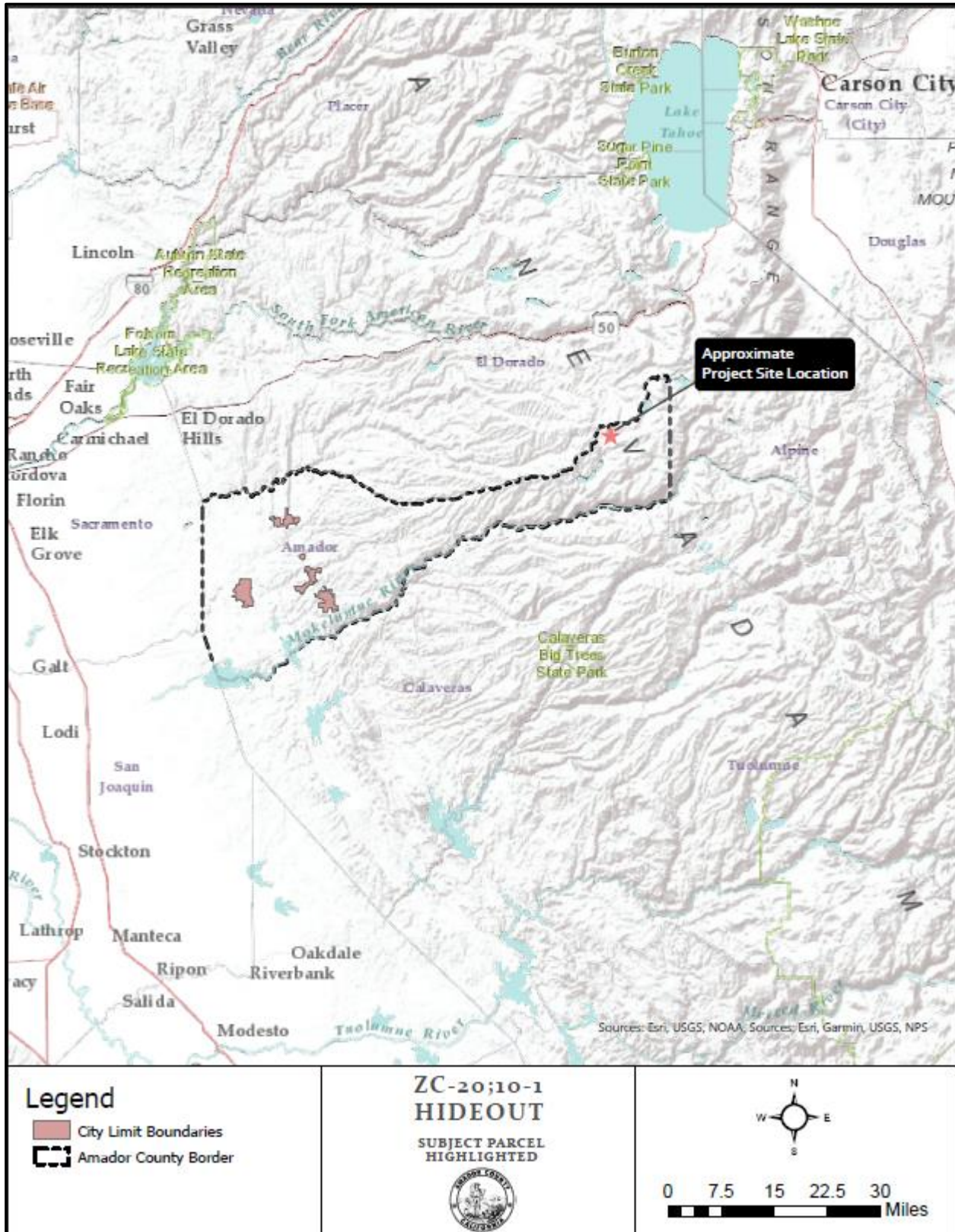




Figure B: Context Map

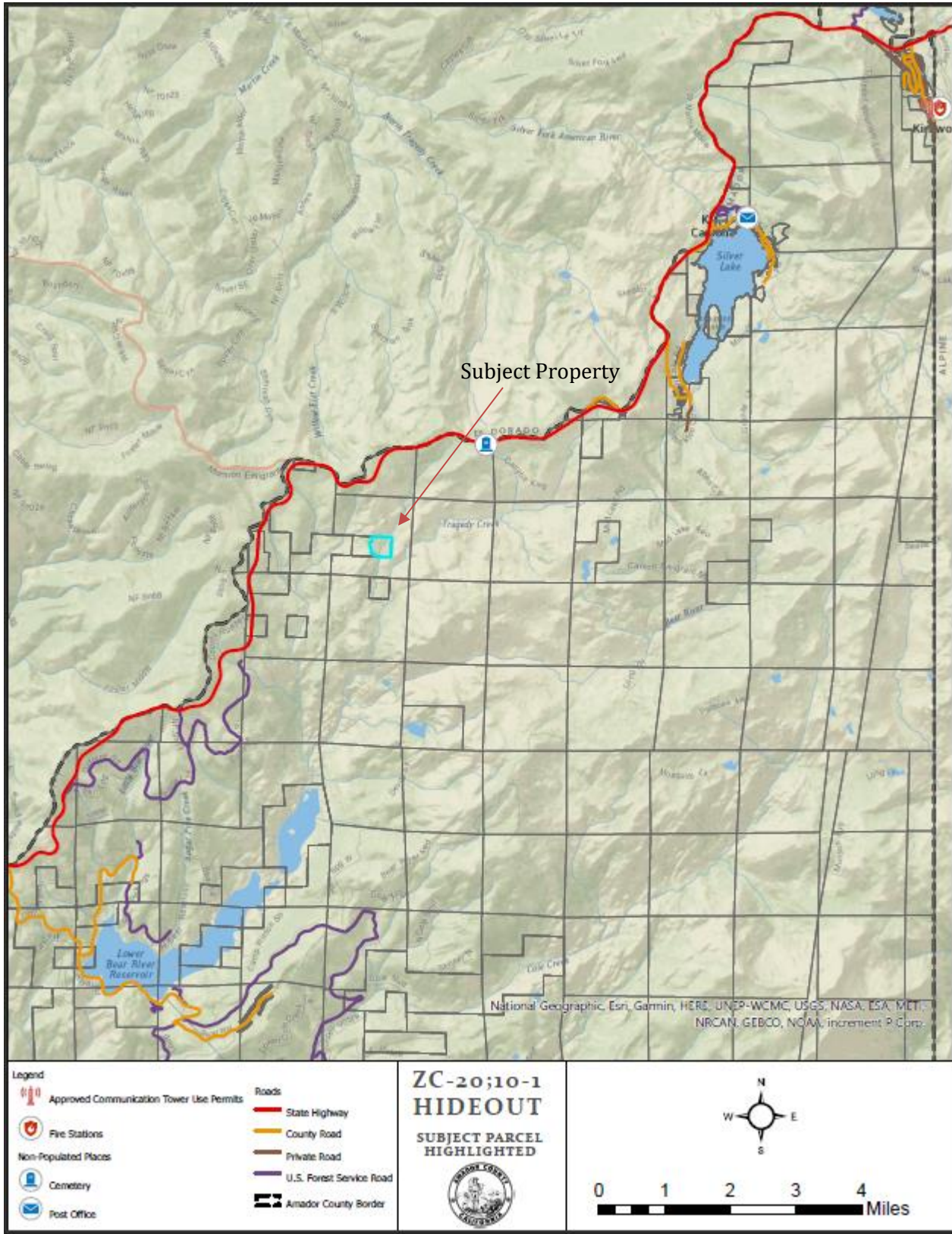




Figure C: Existing Zoning District(s)

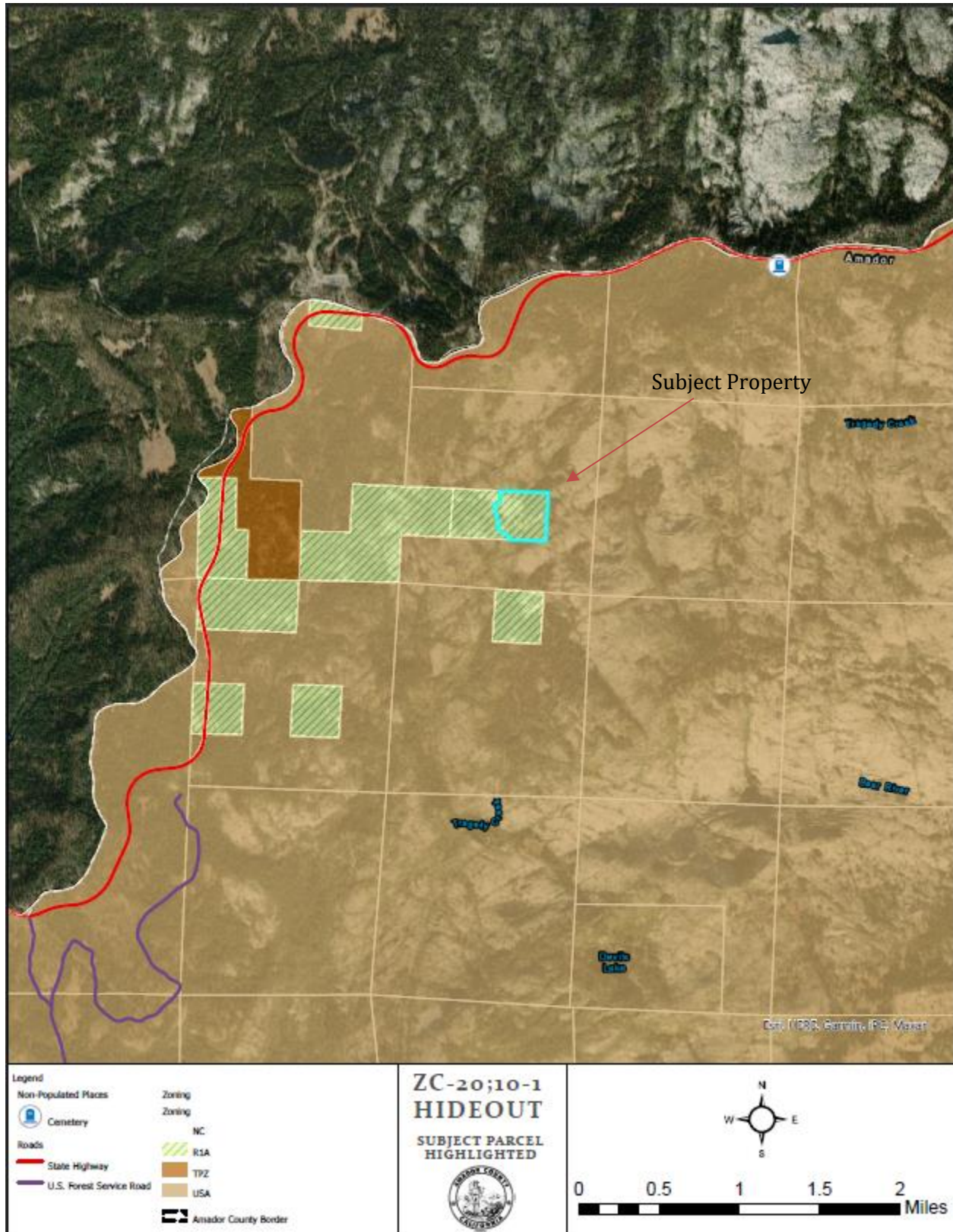




Figure D: Existing General Plan Designation(s)

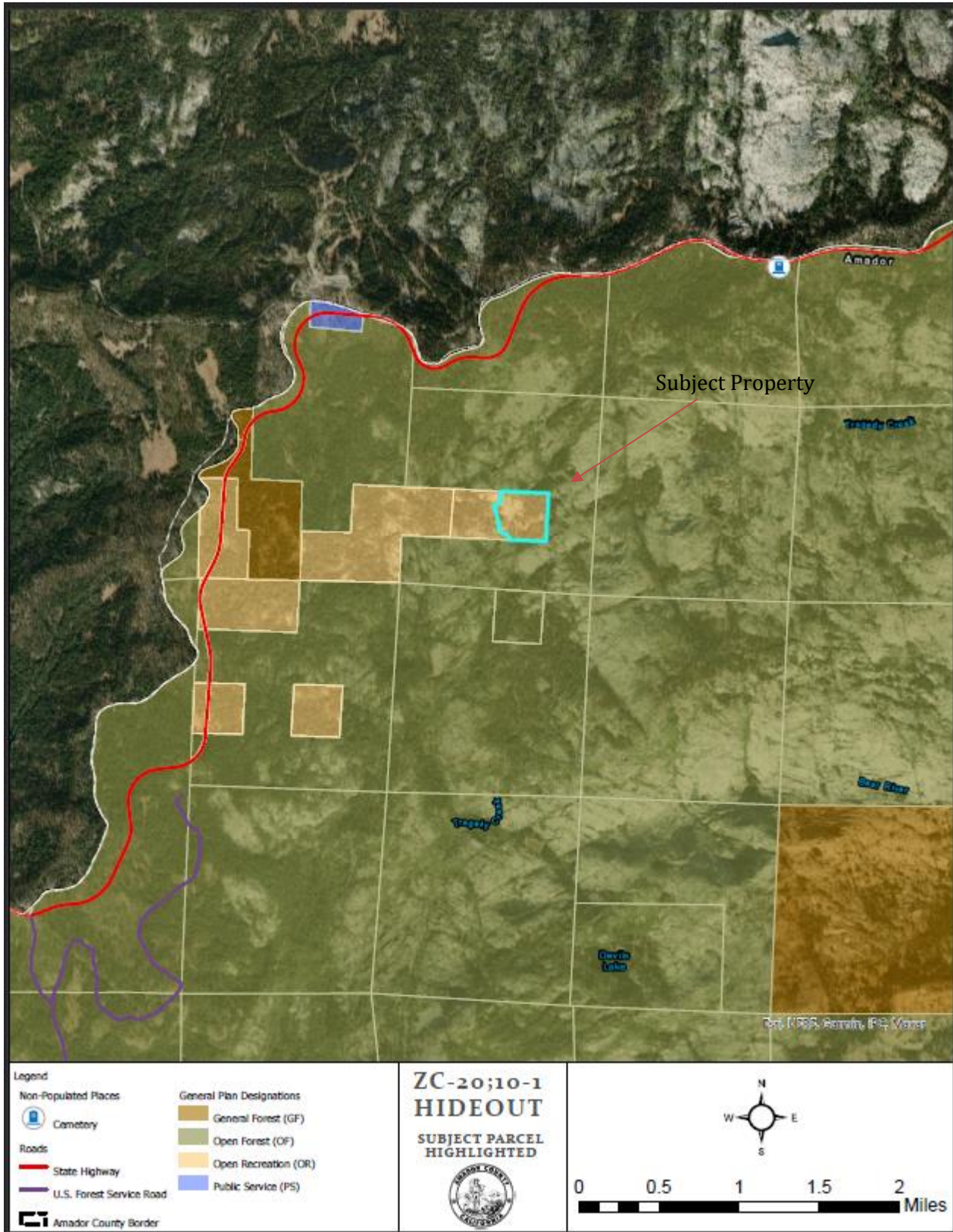




Figure E: Context Aerial View

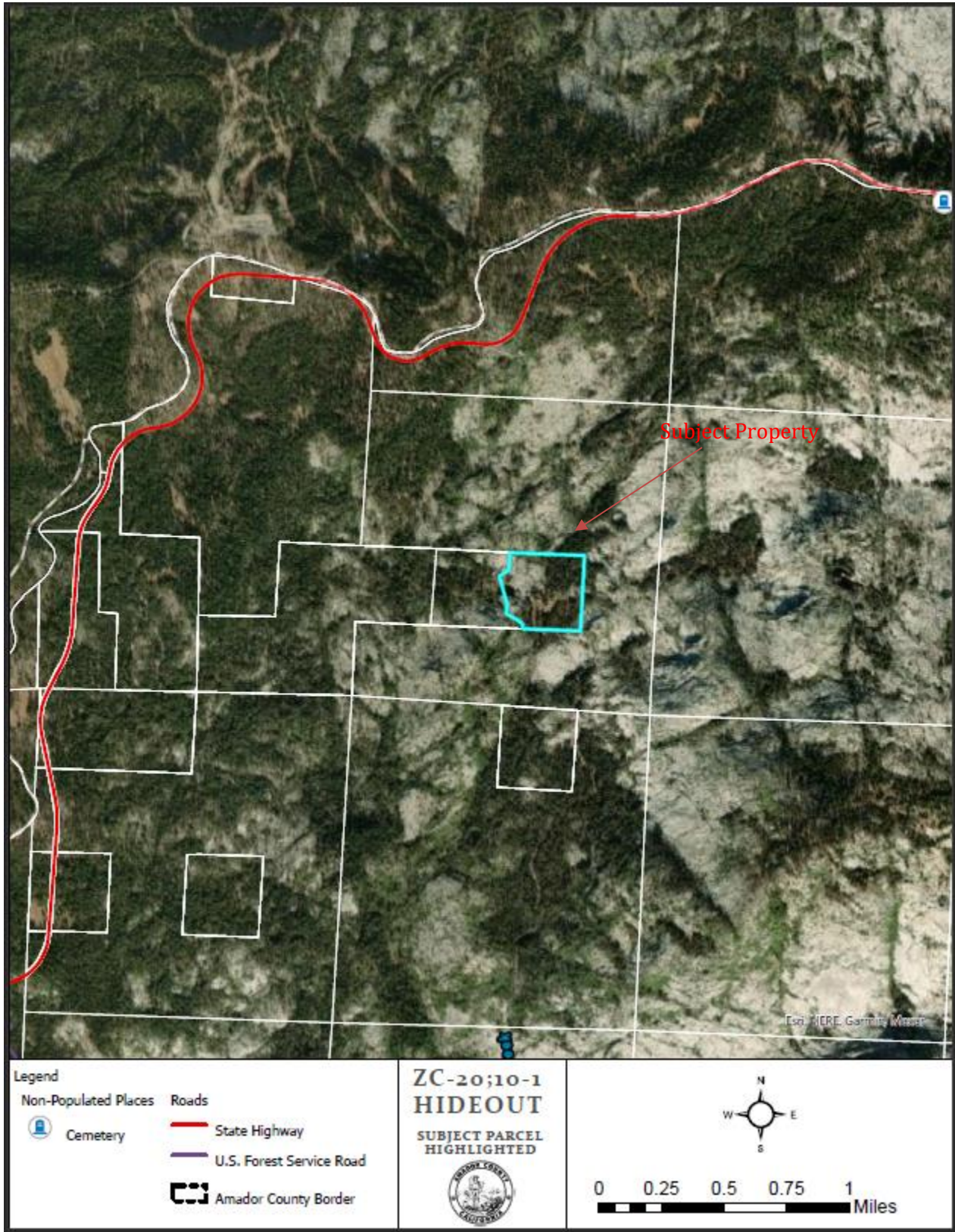
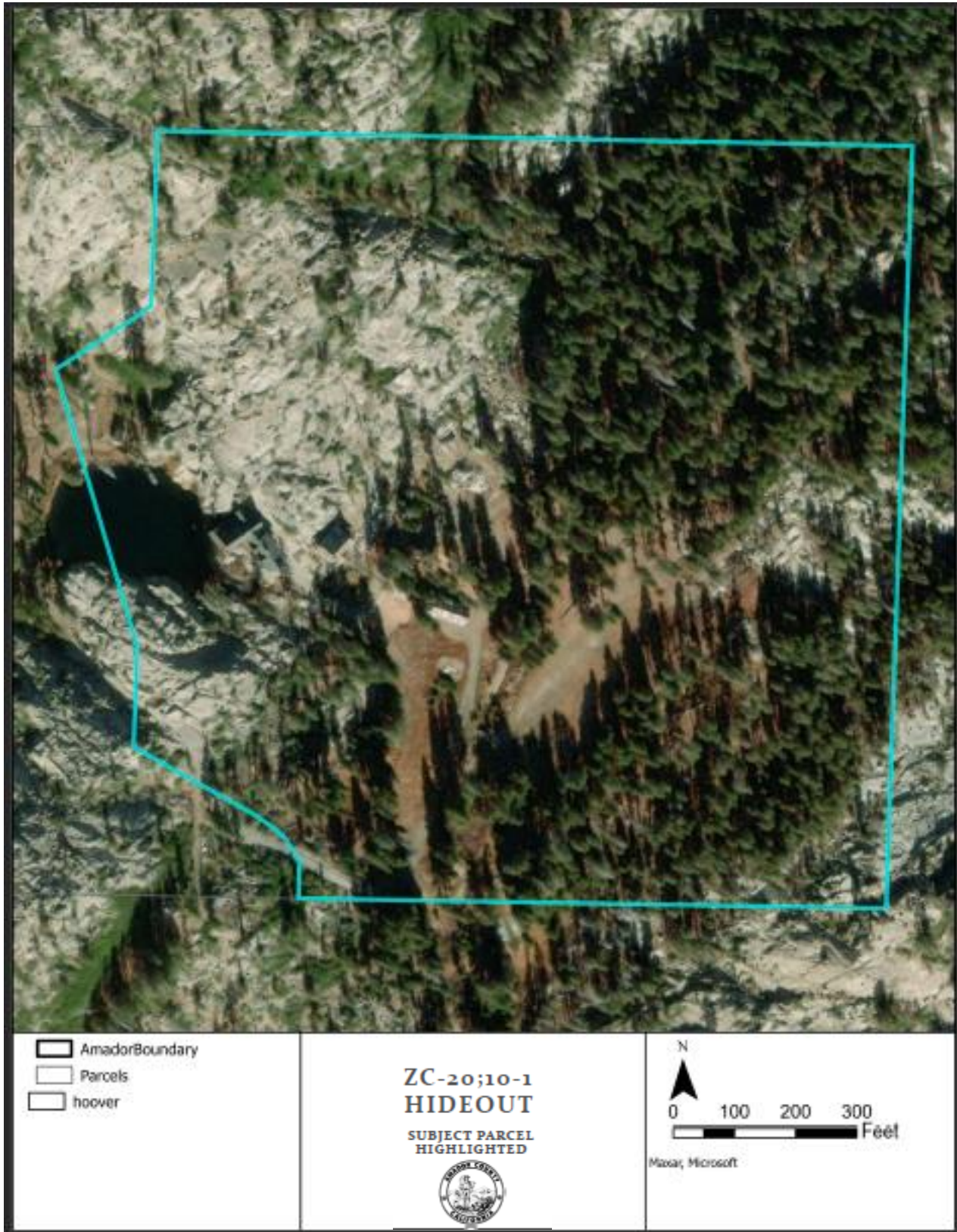




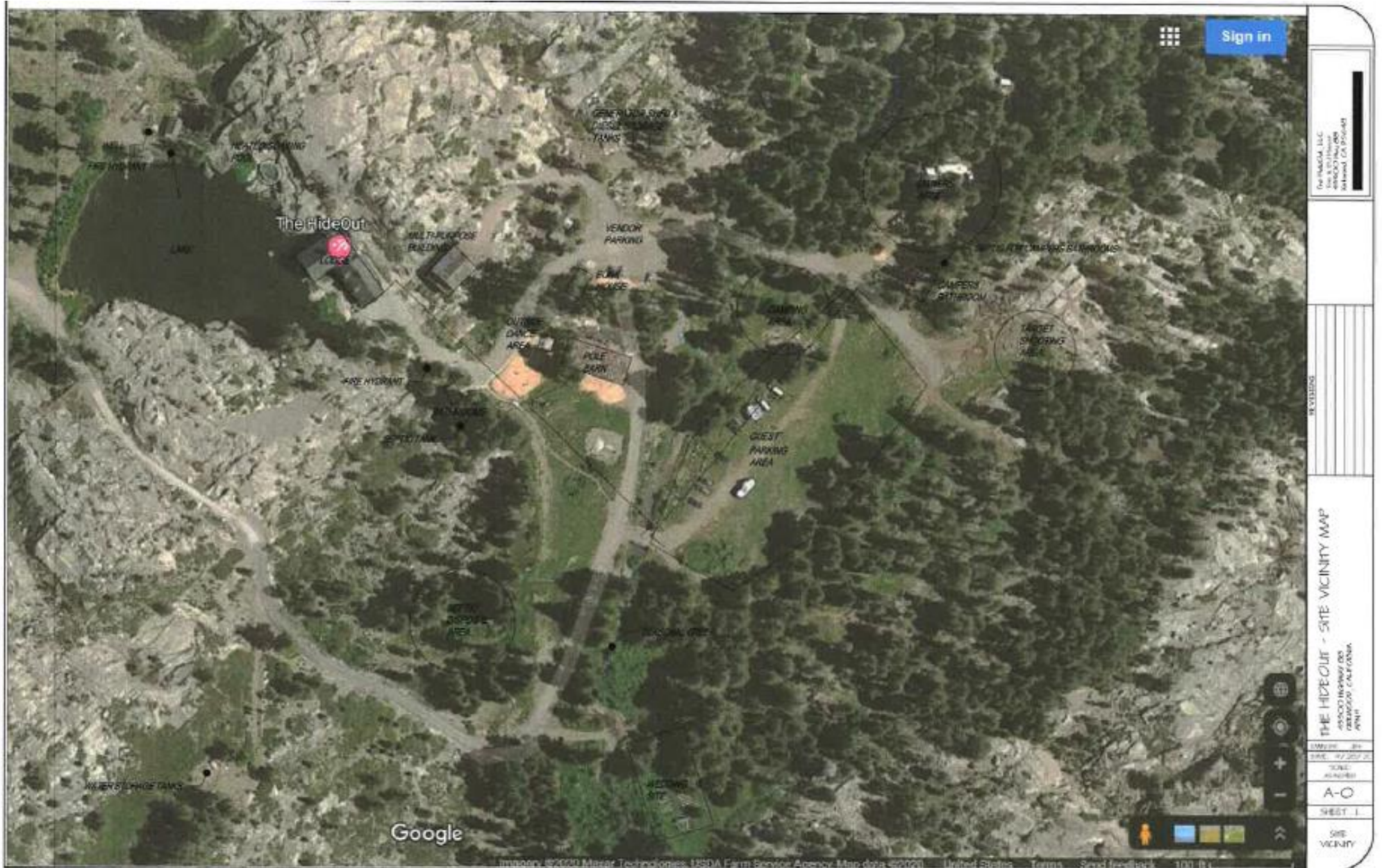
Figure F: Site Map Aerial





Zone Change ZC-20;10-1 and Use Permit UP-20;10-2 Hoover Hideout

Figure G: Site Map Plot Plan



The Hideout, LLC
 4800 Hoover Dr
 Placerville, CA 95667

THE HIDEOUT - SITE VICINITY MAP
 4800 HOOVER DR
 PLACERVILLE, CALIFORNIA
 APR 11

DATE: 04/11/2011
 SCALE: AS SHOWN
 A-O
 SHEET 1
 SITE VICINITY

Plot Plan



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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Findings:

- 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. The County-designated scenic area of Highway 88 extends from Dewdrop east to the county border. This property is located off of a section of Highway 88 classified as part of the scenic highway corridor, and the nearest vista point is Shot Rock Point, located approximately 4000 ft. east of the project site. The property is not substantially visible from the highway and the proposed changes associated with the permitting of this project would not quantitatively hinder any existing scenic views from the highway or existing scenic vistas. **Mitigation Measure AES-1** addresses signage along the roadway and there would be a **less than significant with mitigations incorporated** regarding aesthetic impacts. If future changes in the property result in programmatic or structural changes, then an amendment to the use permit would be required. No specific scenic view spot has been identified in the project area.

- B. Scenic Highways: The project is located north of Highway 88, a section designated as a scenic highway corridor. Traffic could impact views and aesthetic quality of Highway 88 leading up to the subject property however the subject property is not visible from the highway and there is no proposed change in amounts or frequency of events. **Mitigation Measure AES-1** addresses signage along the road. The proposed program of events would not be changed, and adherence to the existing program would be a condition of approval for the use permit. Any proposed changes would require an amendment to the use permit. Impacts are **less than significant with mitigations incorporated**.



- C. There are no officially designated scenic vistas in range of the project area. **Mitigation Measure AES-1** addresses signage in the project area and from the highway. Impacts are **less than significant with mitigations incorporated**.

- D. Existing sources of light are from traffic along the roadways, and utilization of the property for current uses as the events venue. The proposed project includes infrastructural improvements as conditions of permitting the existing use of the property as an events venue. All of these changes would have the capacity to affect short-range views, however due to the location of the property and size of the property, there would likely be low impacts regarding aesthetic changes to the surrounding properties. **Mitigation Measure AES-2** is required to establish standards for lighting (existing and proposed) to comply with the Amador County General Plan. Impacts to light are **less than significant with mitigations incorporated**.

Mitigation Measures:

AES-1 Outdoor Advertising Signage: In order to reduce visual impact to nearby properties, the HideOut shall be allowed to have signage consistent with Amador County Sign Code Section 19.3.010(E)(3) regarding “recreational facilities,” consisting of “one appurtenant sign not exceeding four feet by eight feet in dimension, no more than two faces, unless a larger sign area is granted by use permit.”

It is important to note that any advertising structure visible to the National Highway System (NHS) is subject to the provisions of the California Outdoor Advertising Act outlined in Business and Professions Code Section 5200 et seq. Any advertising structure that displays off-premise commercial copy visible from the NHS will require a permit from the Office of Outdoor Advertising (ODA). Any advertising structure that only advertises goods and services available on-premise will not require a permit from ODA, provided it adheres to the provisions of Business and Professions Code Section 5272 and 5274 and California Code of Regulations 2243 and 2246. Each of the proposed advertising structures should refrain from operating in any of the conditions outlined in Business and Professions Code Section 5403. For questions related to the ODA permit application process please visit our website at: <http://www.dot.ca.gov/trafficops/oda/>.

AES-2 Commercial Light and Glare: Any lighting installations must be compliant with County regulations, and be conditioned to incorporate measures to reduce light and reflectance pursuant to Amador County General Plan Mitigation Measure 4.1-4. This includes measures to reduce light and reflectance including limitation of all installed lighting with this project to full-cutoff, fully-shielded fixtures directed downwards with color correlative temperature (CCT) less than or equal to 3000K. Motion sensors and automatic shutoffs shall be used to limit all lighting fixtures in use after facility is closed to the public. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Findings:

This property was acquired by a private owner in 2005 through a land exchange with Eldorado National Forest, which was studied at that time and which’s findings are included in the application packet. This study states the following regarding the exchanges parcels (including the subject property):

“Neither parcel contains any prime farmland, the altitude precludes successful farming, and the land-form is not conducive to raising crops. While both parcels lie within a historic grazing allotment, the boundary was moved in 2001 to eliminate grazing in this area...At this elevation, rangelands are summer seasonal only, and would not be considered as prime rangelands. The existing timber on both parcels is of a high-elevation and non-commercial nature. The Eldorado [Land and Resource Management Plan] LRMP assigns the capability



and suitability for timberlands of the area...to a recreation management area and not to a commercial value timberlands. The lodge pole and red fir present on both parcels would qualify as non-commercial old growth; neither...would be expected to have an effect on the forest cover present.”

- A. Farmland Conversion: USDA Department of Conservation (2016) does not register any farmland on this property. There is **no impact**.
- B. There is no conflict with an existing Contract. This property is not in the Williamson Act nor would it qualify. There is **no impact**.
- C/D. The area is not zoned for forest land or timberland nor utilized for forest land or timber production. Therefore there is **a less than significant impact**.
- E. This project does not introduce any inconsistent uses not otherwise mitigated for and which have the capacity to significantly affect agricultural or timberland resources. There is **a less than significant impact** to farmland or forest land through this project.

Source: California Important Farmland: 1984-2016 Map, California Department of Conservation; Amador County General Plan; Amador County Planning Department; CA Public Resources Code, Food and Agricultural Code Sections 19020, 21281.5, and 21070 “Custom Livestock Slaughterhouse” and “USDA Exempt Meat Establishment.”



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 checked="" type="checkbox"/>	<input 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 of Findings:

- 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. There is a **less than significant impact** to implementation of any applicable air quality plans.
- B. The proposed project would not generate a significant increase in operational or long-term emissions. The existing development climate of the area is a combination of residential and open forest uses. Future development of the property would be required to comply with the General Plan regarding construction emissions and related project-level emissions. Any proposed construction relating to the proposed uses or necessary improvements for the proposed uses would be subject to construction emissions regulation by the Air District, included under **Mitigation Measure AIR-1**. There is a **less than significant impact with mitigations incorporated** 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 nearest incorporated city is Markleeville, located in Alpine County approximately 40 miles northeast of the property. The project itself does not introduce any significant increases of air pollution or environmental contaminants which would affect the surrounding populations. 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. It is unlikely, due to the size and location of the property that any uses resulting from this project would introduce an increase of



objectionable odors discernable at property boundaries. This project results in a **less than significant impact**.

Mitigation Measure:

AIR-1 Air Quality Best Management Practices (BMPs): Permittee shall meet requirements that may be deemed necessary by the Air District based upon site conditions and operations. The project shall require that idling times for delivery and any shuttle vehicles be limited to a maximum of 5 minutes to reduce operational emissions of criteria pollutants per General Plan Mitigation Measure 4.3-2a.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the CA Dept. of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Discussion of Findings:

- A. The Information for Planning and Consultation (IPAC) database provided through the U.S. Fish and Wildlife Service was reviewed to determine if any special status animal species or habitats occur on the project site or in the project area. The National Marine Fisheries Service Habitat Conservation Map from NOAA did not identify any Habitat Areas of Particular Concern (HAPC) nor EFH Protected Areas within the project area. The Marine Fish and Wildlife Bios did not identify any State Marine Protected Areas (MPAs) Areas of Special Biological Significance. In addition to the above-listed resources, a Biological Resource evaluation was performed for this project by Vollmar Natural Lands Consulting. This Study is included as part of the project application and includes information supporting the mitigation measures customarily proposed for similar projects within the County.

CDFW IPAC database identified potential habitat area for several special status species including the Sierra Nevada Red Fox (*Vulpes vulpes nector*) and the Sierra Nevada Yellow-legged Frog (*Rana sierrae*) both of which are Endangered. The Yosemite Toad (*Anaxyrus canorus*) and Delta Smelt (*Hypomesus transpacificus*), two threatened species, and the Monarch Butterfly (*Danaus plexippus*), a candidate endangered species, also may have habitat within the project area. IPAC identified critical habitat for the Sierra Nevada Yellow-legged frog, and includes specific mitigation measures to address this individual concern through **Mitigation Measure BIO-6**.

The Biological Resource Evaluation provided by Vollmar Natural Lands Consulting included findings addressing the potential of additional special-status species to occur within the project area, including some also identified through CDFW IPAC. Additional animal species identified in the Vollmar report include the Southern Long-toed Salamander, *Ambystoma macrodactylum sigillatum*, (Status: Species of Special Concern (SSC)), Pallid Bat, *Antrozous pallidus* (Status: SSC, BLM:S (Bureau of Land Management: Sensitive (BLM:S), and [US Fish and Wildlife Service: Sensitive](USFS:S)), Fringed Myotis, *Myotis thysanodes* (Status: BLM:S, USFS:S), and Fisher, *Pekania pennanti* (Status: SSC, BLM:S, USFS:S). Plant species identified by the study with potential to occur within the study area include Scalloped Moonwort, *Botrychium crenulatum* (Status: California Rare Plant Rank (CRPR: 2B.2 (Fairly threatened in California), Mingan Moonwort, *Botrychium minganense* (Status: CRPR: 2B.2), and Western Goblin, *Botrychium montanum* (Status: CRPR: 2B.1 (Seriously threatened in California),

In addition to the species-specific mitigation measure for the Sierra Nevada Yellow-Legged Frog, **Mitigation Measures BIO-1, BIO-2, BIO-3, BIO-4, and BIO-5** are required in order to ensure that impacts are **less than significant with mitigations incorporated** to all other biological resources on site. In the case that any special status species are found on the project site and which would experience potential impacts through future site development, the proper authorities shall be notified and all construction and/or ground disturbing activity halted so that additional mitigation measures may be prescribed. The California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants identified ten (10) plants found in Quad 3812052 (Bear River) where the property is located. These plants are shown in Figure 4a, below. The California Native Plant Society Calscape did not identify any native plants unique to the site address. As the proposed project would not include substantial ground disturbing activity, the above listed mitigation measures would be implemented to reduce impacts to **less than significant with mitigations incorporated**.

- B. Riverine Community: Any part of this project which would affect seasonal flows or surface waters would be subject to regulation under Section 404 of the Clean Water Act or other State/Federal statutes, according to the US Fish and Wildlife Service (IPAC, BIOS). CDFW IPAC and the US Fish and Wildlife National Wetlands mapper identified 3.45 acres of Riverine environment (R4SBC; Riverine, Intermittent, Streambed, Seasonally Flooded) within the project area. Mitigation measure **HYD-1** requires erosion






control and runoff management to be consistent with county code and thus avoid impacts to existing surface water off-site and on other nearby properties. There is a **less than significant impact with mitigations incorporated**.

- C. Federally Protected Wetlands (National Wetland Inventory (NWI)): CDFW IPAC and the US Fish and Wildlife National Wetlands mapper identified 1.207 acres of Freshwater Pond (PUBH; Palustrine, Unconsolidated Bottom, Permanently Flooded) habitat within the project area. This wetland, according to the National Wetlands Inventory (*Figure 4c*), would fall under CDFW and USACE jurisdiction. Any part of this project which would affect wetlands found on site would potentially be subject to regulation under Section 404 of the Clean Water Act or other State/Federal statutes, according to the US Fish and Wildlife Service (IPAC), **Mitigation Measures BIO-1, BIO-3, BIO-4, BIO-5, and BIO-6** address the protection of potential habitats and other various biological resources which may be present in these areas. These mitigation measures are consistent with the findings made in the Biological Resources Study performed for this project by Vollmar Natural Lands Consulting. There is a **less than significant impact with mitigations incorporated**.
- D. Movement of Fish and Wildlife: The project site contains potential habitat for 3 migratory bird species, listed in Figure 4b. In addition to the mentioned Migratory Bird species, Delta Smelt (*Hypomesus transpacificus*) is an anadromous pelagic fish which migrates from the San Joaquin Delta and Suisun Bay estuaries upstream to spawn seasonally. There is no mapped habitat for Delta Smelt in the project location. Monarch Butterflies (*Danaus plexippus*) is a seasonally migrating species, with different populations migrating at in varying periods of time throughout the summer and fall, laying their eggs on several species of milkweed (*Asclepias* spp.) found throughout California. In the event that any of the special-status species are found within the project site, the proper authorities shall be notified and all construction and/or ground disturbing activity halted so that additional mitigation measures may be prescribed. **Mitigation Measures BIO-1, BIO-2, and BIO-5** are required to render impacts **less than significant with mitigation incorporated**.
- E. The proposed project would not conflict with local policies adopted for the protection biological resources. The Biological Resources Assessment conducted by Vollmar Consulting satisfies the County's requirement for an Oak Woodlands Assessment. That, coupled with the geographic location of the property (in the El Dorado Forest characterized by coniferous habitat types), indicates that a **less than significant impact** would occur regarding Oak Woodlands.
- F. Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. **Mitigation Measure BIO-6** is included relative to special status species' specific Habitat Conservation Plans under CDFW or USFWS, and required compliance with any state or federally approved regulations regarding critical habitat or special status species' preservation. **A less than significant impact with mitigations incorporated** would result.






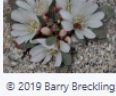

Zone Change ZC-20;10-1 and Use Permit UP-20;10-2 Hoover Hideout

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

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	PHOTO
<i>Bolandra californica</i>	Sierra bolandra	Saxifragaceae	perennial herb	Jun-Jul	None	None	G4	S4	4.3	No Photo Available
<i>Botrychium crenulatum</i>	scalloped moonwort	Ophioglossaceae	perennial rhizomatous herb	Jun-Sep	None	None	G4	S3	2B.2	 © 2016 Steve Matson
<i>Botrychium minganense</i>	Mingan moonwort	Ophioglossaceae	perennial rhizomatous herb	Jul-Sep	None	None	G5	S3	2B.2	 © 2011 Aaron E. Sims
<i>Botrychium montanum</i>	western goblin	Ophioglossaceae	perennial rhizomatous herb	Jul-Sep	None	None	G3G4	S2	2B.1	 © 2012 Belinda Lo
<i>Dryopteris filix-mas</i>	male fern	Dryopteridaceae	perennial rhizomatous herb	Jul-Sep	None	None	G5	S2	2B.3	No Photo Available

Continued below:

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

<i>Eriophorum gracile</i>	slender cottongrass	Cyperaceae	perennial rhizomatous herb (emergent)	May-Sep	None	None	G5	S4	4.3	 © 2011 Steven Perry
<i>Erythranthe laciniata</i>	cut-leaved monkeyflower	Phrymaceae	annual herb	Apr-Jul	None	None	G4	S4	4.3	 © 2017 Steven Perry
<i>Lewisia kelloggii</i> ssp. <i>hutchisonii</i>	Hutchison's lewisia	Montiaceae	perennial herb	(Apr)May-Aug	None	None	G3G4T3Q	S3	3.2	 Dean Wm. Taylor 2006
<i>Lewisia kelloggii</i> ssp. <i>kelloggii</i>	Kellogg's lewisia	Montiaceae	perennial herb	(Apr)May-Aug	None	None	G3G4T2T3Q	S2S3	3.2	 © 2019 Barry Breckling
<i>Orthotrichum holzingeri</i>	Holzinger's orthotrichum moss	Orthotrichaceae	moss		None	None	G3G4	S2	1B.3	 © 2021 Scot Loring

Showing 1 to 10 of 10 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2022. Rare Plant Inventory (online edition, v9-01 1.5). Website <https://www.rareplants.cnps.org> [accessed 17 October 2022].

Figure 4b: Migratory Birds List (IPAC 2020)

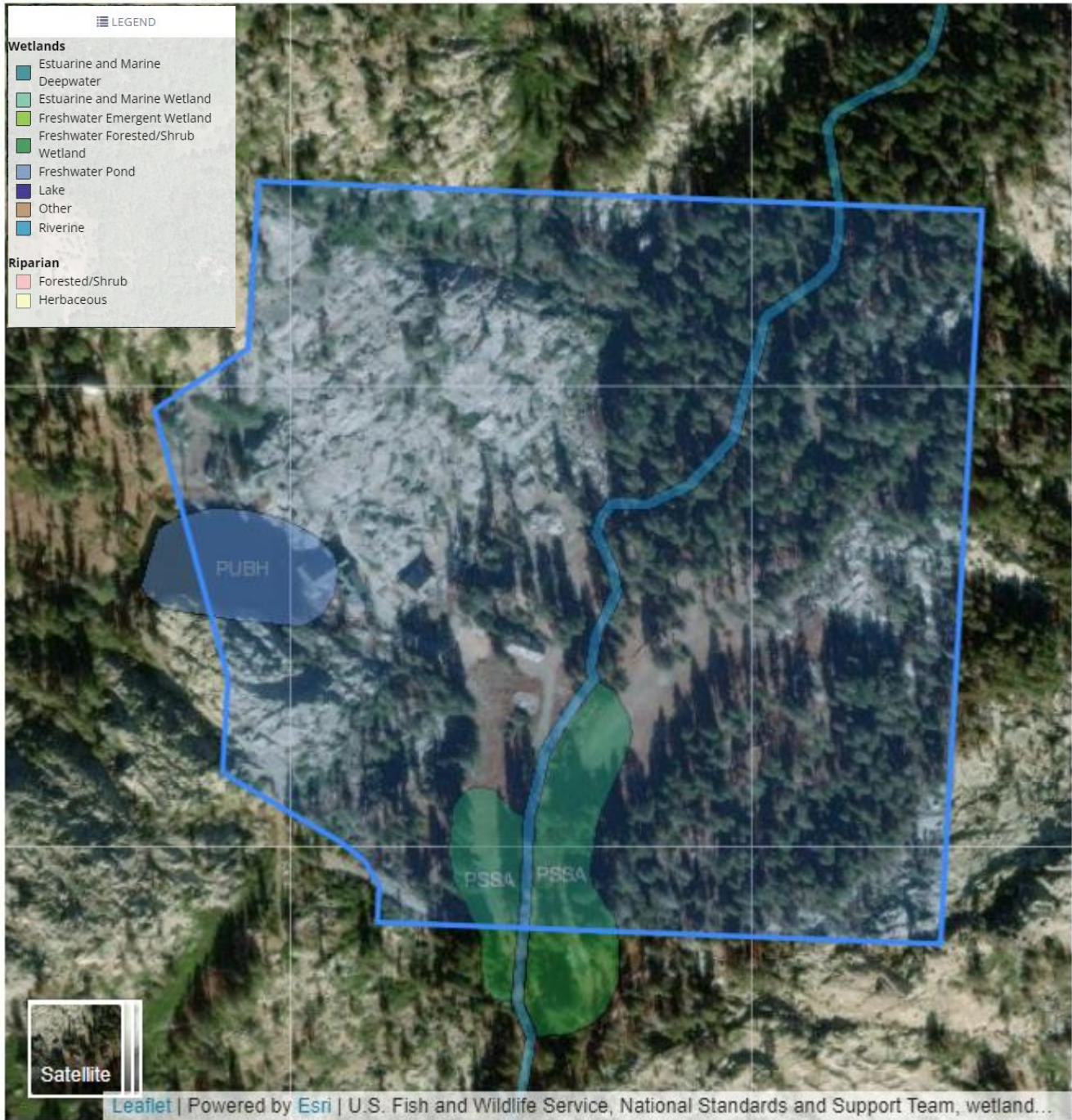
Species Name	Common Name	Birds of Conservation Concern Listed	Other Conservation List
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Carpodacus cassinii	Cassin's Finch	BBC Rangewide (CON)	
Coccothraustes vespertinus	Evening Grosbeak	BCC Rangewide (CON)	
Contopus cooperi	Olive-sided Flycatcher	BCC Rangewide (CON)	



Figure 4c: Wetlands Mapper (National Wetlands Inventory, FWS)



Classification code: PSSA

System Palustrine (P) : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of



	<p>basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.</p> <p>Class Scrub-Shrub (SS) : Includes areas dominated by woody vegetation less than 6 m (20 feet) tall. The species include true shrubs, young trees (saplings), and trees or shrubs that are small or stunted because of environmental conditions.</p> <p>Water Regime Temporary Flooded (A) : Surface water is present for brief periods (from a few days to a few weeks) during the growing season, but the water table usually lies well below the ground surface for the most of the season.</p>
Classification code: R4SBC	<p>System Riverine (R) : The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.</p> <p>Subsystem Intermittent (4) : This Subsystem includes channels that contain flowing water only part of the year. When the water is not flowing, it may remain in isolated pools or surface water may be absent.</p> <p>Class Streambed (SB) : Includes all wetlands contained within the Intermittent Subsystem of the Riverine System and all channels of the Estuarine System or of the Tidal Subsystem of the Riverine System that are completely dewatered at low tide.</p> <p>Water Regime Seasonally Flooded (C) :</p>
Classification code: PUBH	<p>System Palustrine (P) : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.</p> <p>Class Unconsolidated Bottom (UB) : Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.</p> <p>Water Regime Permanently Flooded (H) : (Source: National Wetlands Inventory Mapper, 2022)</p>

Mitigation Measures:

BIO-1 Special-Status Species – Animals- Special-status animal species should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individuals to a preservation area, or other actions, subject to the approval of CDFW, USFWS, or CNPS. Prior to ground disturbing activity, a Biological Resource Analysis shall be prepared to document the presence of any special status species, and the project site plan shall be modified to avoid disturbance to those species as determined necessary by the County and CDFW, USFWS, or CNPS.



- BIO-2 Ground Disturbance Timing for Nesting Birds-** To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. The purpose of this survey is to determine the presence or absence of nests in an area to be potentially disturbed. If nests are found, a buffer depending upon the species and as determined by a qualified biologist in consultation with the California Department of Fish and Wildlife and shall be demarcated with bright orange construction fencing. Any vegetation clearing should be schedule outside of the avian nesting season (February 1 through August 31) or survey should be conducted immediately prior to vegetation removal. If active nests are found, vegetation removal should be delayed until the young fledge. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for ground disturbing activities occurring between September 2 and January 31.
- BIO-3 Special-Status Species – Plants-** Special-status plant populations should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individual plants to preservation area, installation of construction buffers, or other actions, subject to the approval of CDFW, USFWS, or CNPS.
- BIO-4 Plant Survey-** Prior to any construction activity or ground-disturbing activity on site within the project area, a biological and/or rare plant survey shall be conducted to determine if there are any special-status plants within the project area which may potentially be disturbed. Surveys shall be timed according to the blooming period for the target species, and known reference populations will be visited prior to surveys to confirm the species is blooming where known to occur. If special-status species are identified, avoidance zones may be established around plant populations to clearly demarcate areas for avoidance. Avoidance measures and buffer distances may vary between species, and the specific avoidance zone distance will be determined in coordination with the appropriate resource agencies. For individual specimens, highly visible temporary construction fencing shall be placed at least 10 ft. away from the drip line of the plant. No construction activity or grading would be permitted within the buffer zone. Where avoidance is infeasible, and the plant subject to removal or potential damage from construction, the project applicant shall develop and implement a mitigation plan pursuant to State and Federal regulation. The mitigation plan shall provide for no net loss of habitat and shall include, but is not limited to, relocation of the affected plants, replanting, and monitoring of relocated and planted specimens.
- BIO-5 Wetland and Riparian Habitat :** Compete avoidance of wetlands is conservatively recommended to ensure compliance with wetland laws. Site development shall implement erosion control plans, and best management practices (BMPs) that prevent the discharge of sediment into nearby drainage are found, a buffer depending upon the species and as determined by a qualified biologist in consultation with the California Department of Fish and Wildlife and shall be demarcated with bright orange construction fencing.. No ground disturbing or other construction activities shall occur within this buffer until the County and CDFW approved biologist has confirmed that there is no unmitigated impact to existing riparian or wetland habit.
- BIO-6 Critical Habitat Preservation and Species Protection for the Sierra Nevada Yellow-Legged Frog (*Rana sierrae*)(SNYLF):** If any ground-disturbing activity, new construction, or programmatic changes have the potential to affect any wetland or riparian habitats, drainage, or



otherwise have the capacity to affect surface waters or other noted habitat types within this critical habitat area for SNLYF, additional consultation shall be required and mitigation measures prescribed to reduce impacts to SNLYF habitat(s) on site. Consultation shall consist of population analysis, recording, and monitoring, along with prescribed mitigation measures to reduce and/or prevent impacts to existing populations within the project area. Activities specifically noted to negatively impact the SNLYF include, but are not limited to: invasive species predation/out-competition, disease(particularly Chytrid fungus [*Batrachochytrium dendrobatidis*, *Bd*]);, climate change, small or isolated populations, predation, grazing/livestock, surface water diversion or damming, roads and timber harvest, fire and fire management activities, and recreation (especially outside protected areas and in locations where motorized use occurs near extant SNLYF habitat) (USFWS 2014).

Source: California Department of Fish and Wildlife BIOS, U.S. Fish and Wildlife Service IPAC, California Native Plant Society (CNPS) California Department of Fish and Wildlife Habitat Conservation Planning, Migratory Bird Treaty Act, NOAA, National Wetlands Inventory, 2019, Amador County Planning Department,



Chapter 5. CULTURAL RESOURCES

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

Discussion of Findings:

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

Discretionary permits for projects “that could have significant adverse impacts to prehistoric or historic-era archeological resources” in areas designated by the Amador County General Plan as being moderate-to-high cultural resource sensitivity are required to have a Cultural Resource Study prepared prior to project approval, per Mitigation Measures 4.5-1a, 4.5-1b, and 4.5-2 of the Amador County Implementation Plan. The project site is located in an area of low cultural resource sensitivity. As the designated project has a low chance of disturbing any unknown cultural resources on site, the standard General Plan mitigations would apply, and there are not additional prescriptive mitigations at this time. **Mitigation Measures CULTR-1 and CULTR-2** are required in the event that any of the uses or improvements proposed through this Use Permit and Zone Change result in ground disturbing activities or activities which may include impacts to undiscovered cultural resources. Mitigations **CULTR-1** and **CULTR-2** are included and will require additional study to be performed in the case that uses involve any ground-disturbing activity, consistent with the requirements under the Amador County General Plan.



Mitigation Measures

CULTR-1 During ground-disturbing activity, if paleontological, historic or pre-historic resources such as chipped or ground stone, fossil-bearing rock, large quantities of shell, historic debris, building foundations, or human bone are inadvertently discovered, the operator/permittee shall immediately cease all such activities within 100 feet of the find and notify the applicable agency. A qualified archaeologist shall be contracted by the operator/permittee to assess the significance of the find and prepare an evaluation, avoidance or mitigation plan, as appropriate, which shall be implemented before resuming ground disturbing activities.

CULTR-2 Immediately cease any disturbance of the area where such suspected remains are discovered and any nearby areas reasonably suspected to overlie adjacent remains until the Amador County Coroner is Amador County General Plan FEIR AECOM County of Amador 4.5-15 Cultural Resources contacted, per Section 7050.5 of the California Health and Safety Code,. The coroner shall, within two working days:

Determine if an investigation of cause of death is required;

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

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, 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 of Findings:

- 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. The current power source for the property is 3 generators with imported fuel into the property. This is not proposed to change. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 of Findings:



- 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. According to the project location as mapped in *Figure 7a-c* by the Natural Resources Conservation Service (NRCS, 2017) soils on site do not include expansive soils. Grading Permits are required for any earthmoving of 50 or more cubic yards, and are reviewed and approved by the County in accordance with Ordinance 1619 (County Code 15.40) with conditions/requirements applied to minimize potential erosion. Presence of the listed soil types (See *Figure 7b and 7c*) does not require additional regulatory action nor does it indicate special circumstance requiring any under County code. If future uses require grading, that grading shall be subject to regulation by the Amador County Building Department and, with the implementation of **Mitigation Measures GEO-1, HYD-1, and BIO-1, 2, 3, and 4**, is a **less than significant impact with those mitigations incorporated**.
- C. Slopes most susceptible to earthquake-induced failure include those with highly weathered and unconsolidated materials on moderately steep slopes (especially in areas of previously existing landslides). The actuators of landslides can be both natural events, such as earthquakes, rainfall, and erosion, and human activities. Those induced by man are most commonly related to large grading activities that can potentially cause new slides or reactivate old ones when compacted fill is placed on potentially unstable slopes. Conditions to be considered in regard to slope instability include slope inclination, characteristics of the soil materials, the presence of groundwater and degree of soil saturation. A condition of this project be that any grading relative to the permitting and or implementation of this project, or the existing uses undergoing permitting, shall be regulated by the County to ensure that the project will not impact the stability of existing geological units or soil, nor impact potential landslides, lateral spreading, subsidence, liquefaction or collapse. This requirement is further defined under **Mitigation Measure GEO-1**. There is a **less than significant impact with mitigations incorporated** regarding 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. Soil conditions within the project site must be determined to be suitable for on-site sewage systems permissible for this type of land division. **Mitigation Measures GEO-2 and GEO-3** require compliance with Amador County Code regarding sewage disposal requirements for projects of this nature. **Mitigation Measure UTL-1** requires review and approval of the existing wastewater treatment system utilized by this project. There is a **less than significant impact with mitigation incorporated**.
- F. The proposed project would not destroy or greatly impact any known unique geological site or feature. There is a **less than significant impact**.



Mitigation Measure:

GEO-1 Grading for Access: A condition of approval for this project includes that the Applicant make all necessary improvements to comply with County Code 15.30 Fire and Life Safety, or otherwise make improvements to ensure adequate emergency access to the satisfaction of the County. This includes ensuring slope stability and alternative routes to ensure adequate access in emergency conditions. In the case that the property is unable to meet 15.30 requirements (including road widths, length of “dead end road,” etc., a Deviation must be approved as a condition of project approval, satisfying all technical requirements as established by permitting agency/agencies.

GEO-2 Wastewater Disposal: In accordance with Health and Safety Code 5411 and Amador County Code 14.12.140, wastewater from any residence, place of business, or other building or place where persons reside, congregate, or are employed, must be discharged to an approved method of wastewater treatment and disposal.

GEO-3 Onsite Sewage Disposal: The Hideout Septic Analysis and as-built report dated November 2022 from the Owner’s Engineer included recommendations included under **Mitigation Measure GEO-4**. These recommendations and repairs are required as a condition of Environmental Health regulatory requirements. An Onsite Sewage Disposal Permit from the Amador County Environmental Health Department is required for all existing and future uses, and Environmental Health shall observe the repairs and construction and final the permit when construction and repairs have been completed to the satisfaction of the County. THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

Where, for either of the two on-site sewage disposal systems, a future change in the character of use is proposed in accordance with an activity allowed under the zoning designation, the applicant will be required to do the following: Retain the services of a qualified professional to review the existing OWTS and the proposed use(s) and submit a report to the Department certifying that the existing OWTS may be expected to provide acceptable service for the proposed use or to specify any modifications, expansion replacement or treatment that would be needed for such certification to be possible.

All future new or replacement sewage disposal systems to be constructed on the project parcel, shall be designed by a qualified professional to serve the intended use. The system shall be designed under permit from the Amador County Environmental Health Department and said system shall comply with Chapter 14 of the Amador County Code and the On-site Wastewater Treatment System Regulations adopted pursuant to Code.

GEO-4 Septic Analysis Engineering Recommendations: Consistent with the recommended actions described in the “Hideout” Septic Analysis conducted by Jesse Shaw, PE Civil Engineering (2022), including the following:

1. Applicant shall add one-hundred feet (100 ft.) of three foot by three foot (3x3 ft.) trenching to primary area;
2. Applicant shall re plumb inlet force main to dump fifty percent (50%) of flow to the upper four (4) lines, and fifty percent (50%) of flow to the lower four (4) lines;
3. Applicant shall, with Environmental Health’s oversight, evaluate, repair, and/or replace all “d-boxes” to equalize distribution to the maximum extent possible.



Figure 7a: Soil Map Unit Legend

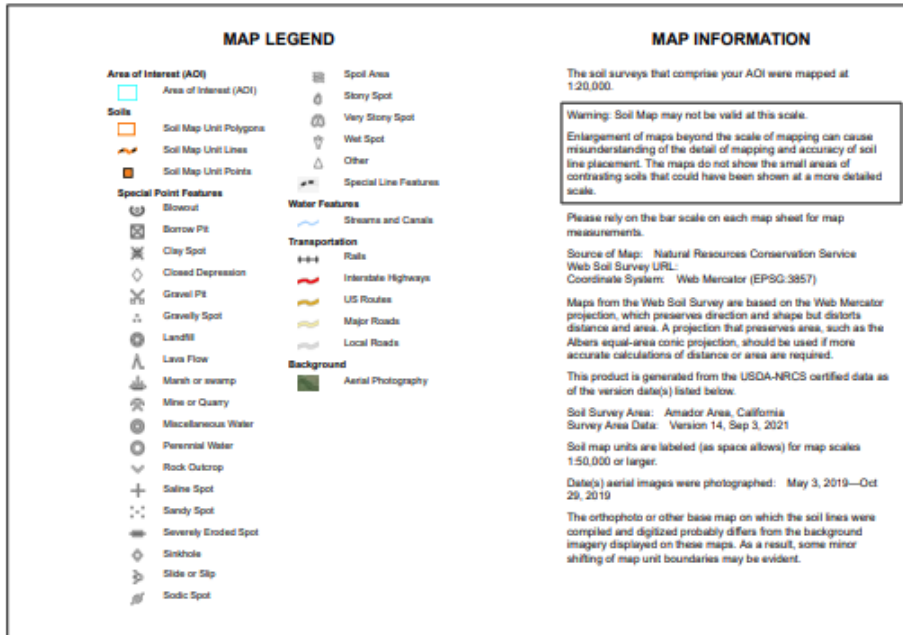


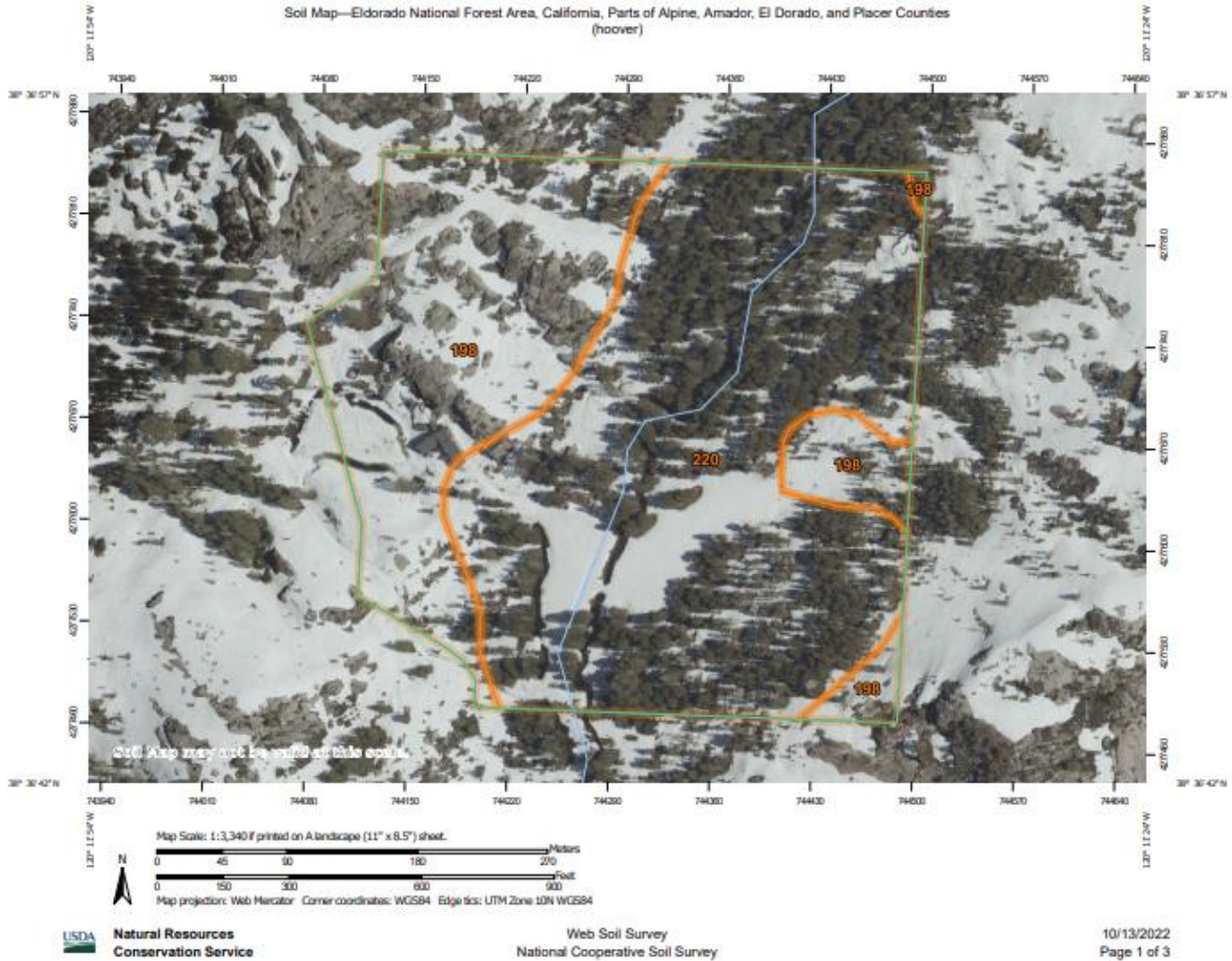
Figure 7b: Soil Map Legend

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
198	Rock outcrop	12.8	36.2%
220	Xerumbrepts-Cryumbrepts, wet association, 5 to 50 percent slopes	22.5	63.8%
Totals for Area of Interest		35.3	100.0%



7c: Soil Map



Sources: Soil Survey-Amador County; Amador County Planning Department, Environmental Health Department, National Cooperative Soil Survey, Amador County General Plan EIR, California 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 of Findings:

- A. This project is not anticipated to generate substantial increase in emissions. The current and proposed energy/power source for the property is three (3) generators, both of which fall under the regulation of the Amador Air District but do not meet the threshold requirements for additional permitting necessitating the implementation of project-specific mitigation measures. The project would not generate significant greenhouse gas emissions or result in significant global climate change impacts. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>
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Discussion of Findings:

- 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. **Mitigation Measure HAZ-1** includes the requirement that the facility verify and maintain a hazardous materials business plan regarding storage and transport of hazardous materials which is overseen by the Amador County Environmental Health Department. **Mitigation Measure HAZ-2** requires compliance with the Unified Program regarding introducing the public to a facility where increased exposure to hazardous materials may take place. **There is a less than significant impact with mitigations incorporated.**
- 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 and consistent with **Mitigation Measures HAZ-1 and HAZ-2**. There is a **less than significant impact with mitigations incorporated.**
- C. The nearest public schools are located more than 10 miles away. 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) however there were no specific flags for the project on either site. CalEPA GeoTracker identified no potential hazardous materials within the project area or near vicinity (5000 ft radius), with the nearest site being located over 3 miles away at the Peddler Hill Maintenance Station (Cleanup Site and Cleanup Program Site) and Tragedy Spring (Cleanup site) both of which are closed cases according to Geotracker.

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, or the probability of sensitive receptors being exposed to any hazardous materials. **Mitigation Measures HAZ-1 and HAZ-2** address storage and transport of potentially hazardous materials on site. There is a **less than significant impact with mitigations incorporated** 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 any airport sites. The impact is **less than significant.**
- F. 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. 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. Due to the remote location of the project site, **Mitigation Measure HAZ-3** is required to coordinate emergency response with local Emergency Response Agencies. **Mitigation Measure HAZ-4** includes internal policies for the HideOut to implement in order to better prepare guests for emergency response. There is a **less than significant impact with mitigations incorporated**.

Mitigation Measures

HAZ-1 Hazardous Materials Business Plan: Storage of hazardous materials shall be subject to applicable regulations established in the Health and Safety Code Section 25503.5. The applicant shall be required to establish a Hazardous Materials Business Plan, monitored by the County Environmental Health Department.

HAZ-2 Unified Program Compliance: The applicant shall provide documentation to the Amador County Environmental Health Department that the site is in full compliance with the requirements of the Unified Program regarding hazardous materials business plan requirements, hazardous waste generation, treatment or storage, aboveground petroleum storage, and underground tanks. If a hazardous materials business plan is required, the emergency response portion shall include a plan for the evacuation of visitors in the event of a hazardous materials incident. The applicant shall substantially comply with all requirements of the Unified Program throughout the life of the Use Permit.

HAZ-3 Emergency Contingency Plan: In coordination with the County and Fire Protection District, the applicant shall develop and maintain an emergency contingency plan which shall, at a minimum, indicate and describe in detail the backup fire suppression equipment that will be available to emergency responders that may be used in the event of a fire. The applicant shall also provide a map or plan identifying the locations of nearby existing dry fire hydrants and backup generators relative to the site. The applicant shall also provide a description of the contents of the containers to retain on file with the plan, and supply a schedule for when there would be individuals on-site performing standard maintenance of the site. Any specialized fire response manuals or technical guidelines applicable to the project shall be included in the plan. The emergency contingency plan shall address all reasonably foreseeable emergencies which could occur at the project site. The plan shall include protocol for notification of adjacent landowners in the event that shelter in place and/or evacuation is necessary.

HAZ-4 Fire Evacuation and Safety Plan: The HideOut facility management team shall implement a “Fire Evacuation and Safety Plan” in accordance with Section 404 of the California Fire Code, which shall include evacuation maps within each building with bedrooms. A minimum of one HideOut staff member shall be the designated “crowd control manager” and shall be trained on CPR/First Aid, and responsible for contacting the emergency responders if an emergency incident were to occur, as well as direct guests and first responders as necessary. A detailed Fire Evacuation and Safety Plan shall be made available in the HideOut office and online for guests upon request. This plan shall include records of routine drills and training. The HideOut Staff shall meet with each Rental Party and review safety protocol upon renter’s arrival. Evacuation drills shall take place in accordance with Section 405 of the California Fire Code, 2019 Edition and Title 19, Division 1.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 of Findings:

- A. The proposed project 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, which may require an erosion control plan as deemed necessary by the County Agencies. These requirements are included under **Mitigation Measure HYD-1**. The impacts are **less than significant with mitigation incorporated**.
- B. The proposed project would not significantly require the use of, or otherwise interfere with, available groundwater supplies. This project is located within the Bear River Reservoir watershed which's condition is listed as impaired, according to the US EPA waterway database. Wells are regulated by the Environmental Health Department, with oversight from the State of California. This project would require the installation of a public water system to accommodate for the increased demands of permitted activities, which is included as a condition of approval of the project, however determination of impacts under CEQA would find these impacts to existing groundwater as less than significant as there is no proposed increased demand in a functional sense, as existing and current uses would not experience significant change. **Mitigation Measure HYD-2** includes provisions for water supply to ensure adequate service as well as ensure use is in compliance with applicable local and state codes. There is a **less than significant impact with mitigation incorporated**.
- C. i-ii The proposed project is not projected to significantly contribute to any increase in erosion, siltation, surface runoff, or redirection of flood flows. Any significant grading would require permitting with the Amador County Building Department to ensure that there are less than significant impacts to erosion, siltation, surface runoff or redirection of flood flows on-site. These permits are included under **Mitigation Measure HYD-1**. There is a **less than significant impact with mitigation incorporated**.
- 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 project approval include submission of plans to the Amador County Environmental Health Department, obtainment of a Grading Permit through the Amador County Building Department. **Mitigation Measure HYD-3** requires monitoring of the on-site pond for recreational use. There is a **less than significant impact with mitigations incorporated** 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.



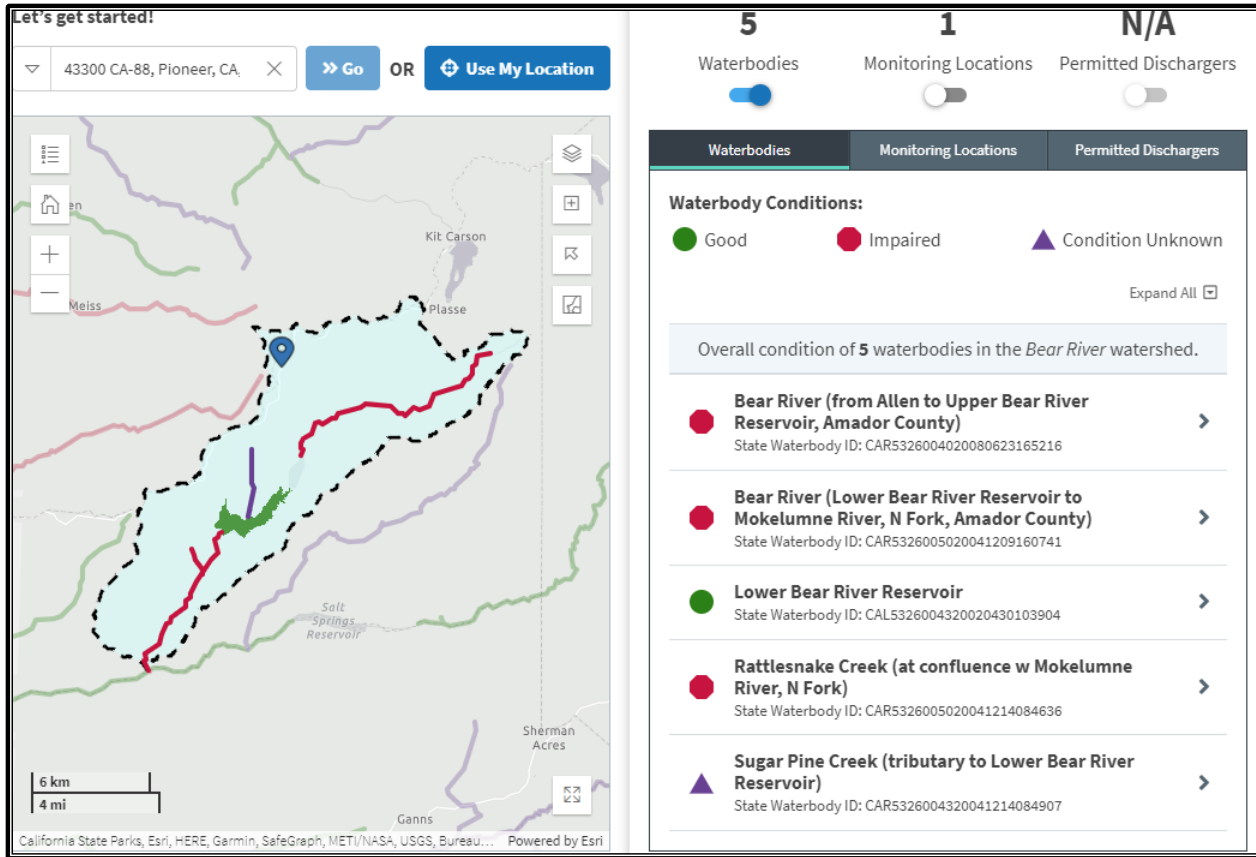
- G. There is no existing water quality control plan or sustainable groundwater management plan in the vicinity of this project. Compliance with SGMA would be required for future water usage. There is a **less than significant impact**.

Mitigation Measures

- HYD-1 Grading and Drainage:** Drainage and grading permits shall be prepared by a licensed civil engineer and submitted to the Amador County Building Department for approval. Drainage plans shall demonstrate that new development would not increase peak storm flows and that adequate capacity exists downstream to accommodate increased stormwater volume. All site-specific development shall implement appropriate stormwater runoff best management practices (BMPs) and design features to protect receiving water quality consistent with Amador County standards, and any required National Pollution Discharge Elimination System (NPDES) permits administered by the State Water Resources Control Board (SWRCB) must be obtained prior to project execution.
- HYD-2 Water Supply:** A public water system requires State Water Board, Division of Drinking Water Public Water permit(s) if water is to be made available at the facility to at least twenty-five (25) people, sixty (60) days out of the year or serves fifteen (15) service connections a State Water Board, Division of Drinking Water Public Water System Permit will be required. A permit is required from Amador County Environmental Health for a State Small Water System, required under Title 22, Chapter 14, Article 3, Section 64211 of the California Health and Safety Code.
- HYD-3 Swimming Pond:** Use of the existing natural pond as a recreational “swimmable” pond shall require periodic water quality sampling and notification and correction of existing hazards. “No Diving” signs shall be required on all decks, platforms, promontories, or other similar features that could potentially facilitate diving. The pond or lake must be sampled weekly, and guests should be required to shower prior to entering the pond, and shall be prohibited from entering the pond with outside products to ensure compliance with **Mitigation Measures BIO-1, BIO-5, and BIO-6**. The water sample results must be submitted to the Environmental Health Department weekly for review. Testing for Total Coliform, Fecal Coliform Bacteria, and Enterococcus Bacteria or Escherichia coli is required. Water quality and sampling procedure must comply with the standards outlined in the State Water Board, Draft Guidance for Fresh Water Beaches. If swimming in the pond or lake is prohibited, posted “No Swimming” signs shall be required at all locations on site where a potential entry to the pond is indicated.



Figure 10: US EPA Mywaterway Database (2022)



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, mywaterway database, US EPA.



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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Findings:

- A. The subject property currently includes a single-family dwelling and events center. The proposed project would not divide an established community and is consistent with the General Plan designation of OR, Open Recreation. There is **a less than significant impact**.
- B. Proposed uses are commercial events and outdoor recreation uses, alongside residential uses. Due to the size of the parcel and existing condition of the site and current program, per CEQA, the project would not introduce significant impacts to the neighboring properties. The requirement that there be an easement established to allow for the increased traffic associated with commercial events would require the applicant to manage and maintain the access to the property, including the easement across the adjacent property from Highway 88. The improvements required to accommodate the traffic expected of the project may result in temporary, short range impacts during construction, and permanent impacts resulting from changes to the existing roadway. **Mitigation Measures TRA-1 and TRA-2** impose conditions to maintain current road standards to reduce impacts to nearby land uses.

Mitigation Measure LAN-1 addresses impacts to nearby land uses, including the 1) establishment of a development buffer of 500 ft. from all property lines, 2) landscape screening of parking and event gathering areas, and 3) noise limitations under **Mitigation Measure NOI-1**, 4) strict limitation of events including number of guests and associated traffic, event frequencies and durations, and event types and locations on site.

With the implementation of these mitigation measures, there is **a less than significant impact with mitigations incorporated**.



- C. The project site is not included in any adopted habitat conservation plans or natural community conservation plans. As listed in **Chapter 4 Biological Resources**, of this Initial Study, there are Critical Habitats within the project location and/or in close proximity of the project site. As a result, there are specific mitigation measures included under **Mitigation Measure BIO-6**, which include implementation of BMPs and mitigation measures consistent with that prescribed by CDFW and USFWS, and any additional studies performed for the protection of that Critical Habitat. Therefore, the project would not conflict with any such plans and there would be a **less than significant impact with implementations incorporated** as a result.

Mitigation Measure(s):

LAN-1 Impacts to Surrounding Land Uses: addresses impacts to nearby land uses, including the 1) establishment of a development buffer of 500 ft. from all property lines, 2) landscape screening of parking and event gathering areas, and 3) noise limitations under **Mitigation Measure NOI-1**, 4) strict limitation of events including number of guests and associated traffic, event frequencies and durations, and event types and locations on site.

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



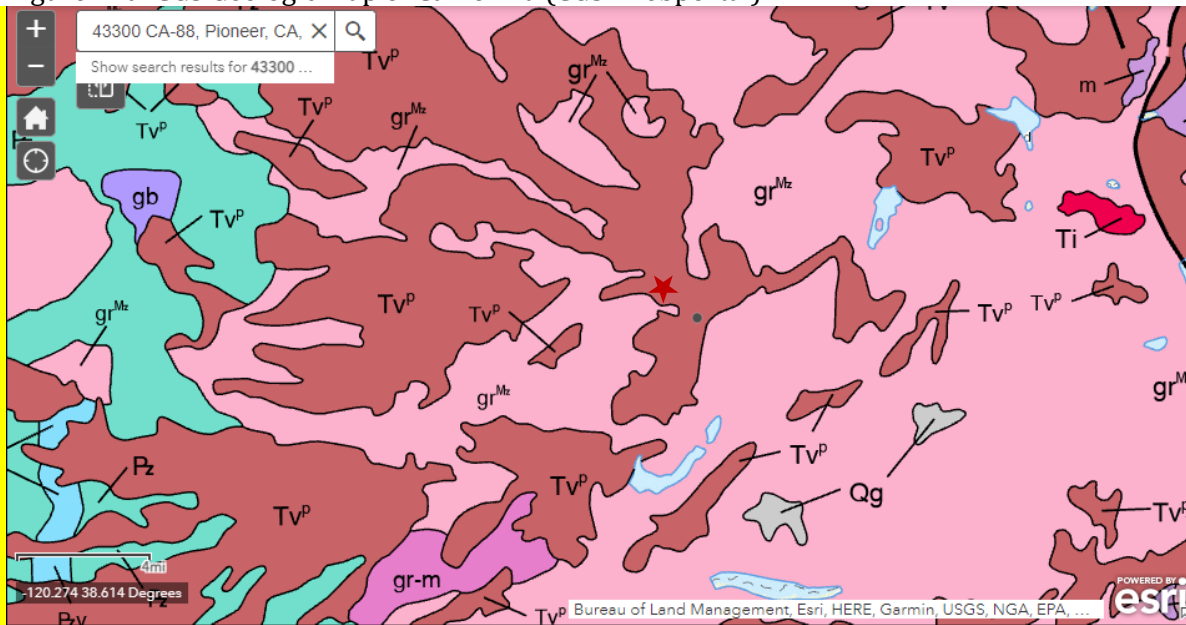
Chapter 12. MINERAL RESOURCES

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 of Findings:

A & B According to the California Division of Mines and Geology Mineral Land Classification Map, this project is located in the Sutter Creek 15-Minute Quadrangle which has a reported SMARA Study Area, conducted in 1983. 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.

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





Zone Change ZC-20;10-1 and Use Permit UP-20;10-2 Hoover Hideout

DESCRIPTION OF MAP UNITS		TERTIARY VOLCANIC ROCKS		MESOZOIC METAVOLCANIC ROCKS		PALEOZOIC PLUTONIC ROCKS	
QUATERNARY DEPOSITS		TV	Tertiary volcanic flow rocks, minor pyroclastic deposits	mvv	Undivided Mesozoic volcanic and metavolcanic rocks. Andesite and rhyolite flow rocks, greenstone, volcanic breccia and other pyroclastic rocks, in part strongly metamorphosed. Includes volcanic rocks of Franciscan Complex: basaltic pillow lava, diabase, greenstone, and minor pyroclastic rocks	grⁿ	Paleozoic and Permian-Triassic granitic rocks in the San Gabriel and Klamath Mountains
Qs	Extensive marine and nonmarine sand deposits, generally near the coast or desert playas	TV^v	Tertiary pyroclastic and volcanic mudflow deposits.	mv	Undivided pre-Cenozoic metavolcanic rocks. Includes latite, dacite, tuff, and greenstone; commonly schistose and quartz diorite	pc	PRECAMBRIAN ROCKS Conglomerate, shale, sandstone, limestone, dolomite, marble, gneiss, hornfels, and quartzite; may be Paleozoic in part
Q	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated	Ti	Tertiary intrusive rocks, mostly shallow (hypabyssal) plugs and dikes	gr^m	Mesozoic granite, quartz monzonite, granodiorite, and quartz diorite	pc^c	Complex of Pre-cambrian igneous and metamorphic rocks. Mostly gneiss and schist intruded by igneous rocks, may be Mesozoic in part
Qls	Selected large landslides	TERTIARY PLUTONIC ROCKS		un	Ultramafic rocks, mostly serpentinite. Minor peridotite, gabbro, and diabase, chiefly Mesozoic	gr^c	Precambrian granite, syenite, anorthosite, and gabbroic rocks in the San Gabriel Mountains; also various Precambrian plutonic rocks elsewhere in southeastern California
Qg	Glacial till and moraines. Found at high elevations mostly in the Sierra Nevada and Klamath Mountains	grⁿ	Cenozoic (Tertiary) granitic rocks - quartz monzonite, quartz latite, and minor monzonite, granodiorite, and granite; found in the Kingston, Panamint, Amargosa, and Greenwater Ranges in southeastern California	MESOZOIC PLUTONIC ROCKS			
Qoa	Older alluvium, lake, playa, and terrace deposits	MESOZOIC SEDIMENTARY AND METASEDIMENTARY ROCKS		gb	Gabbro and dark dioritic rocks, chiefly Mesozoic		
QPc	Pleistocene and/or Pliocene sandstone, shale, and gravels deposits, mostly loosely consolidated	TK	Sandstone, shale, and minor conglomerate in coastal belt of northwestern California. Previously considered Cretaceous, but now known to contain early Tertiary microfossils in places	gr	Undated granitic rocks		
QUATERNARY VOLCANIC ROCKS		K	Undivided Cretaceous sandstone, shale, and conglomerate; minor nonmarine rocks in Peninsular Ranges	PALEOZOIC SEDIMENTARY AND METASEDIMENTARY ROCKS			
Qv	Recent (Holocene) volcanic flow rocks; minor pyroclastic deposits	Ku	Upper Cretaceous sandstone, shale, and conglomerate	P	Undivided Paleozoic metasedimentary rocks. Includes slate, sandstone, shale, chert, conglomerate, limestone, dolomite, marble, phyllite, schist, hornfels, and quartzite	SYMBOL EXPLANATION	
Qv^v	Recent (Holocene) pyroclastic and volcanic mudflow deposits	Kl	Lower Cretaceous sandstone, shale, and conglomerate	Pm	Permian shale, conglomerate, limestone, dolomite, sandstone, slate, hornfels, and quartzite; minor pyroclastic rocks	Contact between geologic units - approximately located	
Qv^v	Quaternary volcanic flow rocks, minor pyroclastic deposits	KJf	Franciscan Complex: Cretaceous and Jurassic sandstone with smaller amounts of shale, chert, limestone, and conglomerate. Includes Franciscan melange, except where separated	C	Carboniferous shale, sandstone, conglomerate, limestone, dolomite, chert, hornfels, marble, and quartzite; in part pyroclastic rocks	Fault traces - solid where well located, dashed where approximately located or inferred, dotted where concealed, and queried where continuation or existence is uncertain. Ball and bar on downthrown side (relative or apparent). Arrows indicate direction of lateral movement (relative or apparent)	
Qv^v	Quaternary pyroclastic and volcanic mudflow deposits	KJf_s	Melange of fragmented and sheared Franciscan Complex rocks	D	Devonian limestone, dolomite, sandstone, and shale; in part tuffaceous	Thrust fault (barbs on upper plate)	
TERTIARY SEDIMENTARY ROCKS		J	Jurassic shale and sandstone; minor conglomerate, chert, slate, limestone, and pyroclastic rocks	SO	Silurian to Ordovician sandstone, shale, conglomerate, chert, slate, quartzite, hornfels, marble, dolomite, and phyllite; some greenstone	Regional strike and dip of stratified rocks	
Tc	Undivided Tertiary nonmarine sandstone, shale, conglomerate, breccia, and ancient lake deposits	T	Triassic shale, conglomerate, limestone, dolomite, sandstone, slate, hornfels, and quartzite; minor pyroclastic rocks	C	Cambrian sandstone, shale, limestone, dolomite, chert, quartzite, and phyllite; includes some rocks that are possibly Precambrian	Regional strike and dip of stratified rocks (overturned)	
P	Pliocene marine sandstone, siltstone, shale, and conglomerate, mostly moderately consolidated	sch	Schists of various types, mostly Paleozoic or Mesozoic age, some Precambrian	PALEOZOIC MIXED ROCKS		Anticlinal fold	
M	Miocene marine sandstone, shale, siltstone, conglomerate, and breccia, moderately to well consolidated	ls	Limestone, dolomite, and marble whose age is uncertain but probably Paleozoic or Mesozoic	m	Undivided pre-Cenozoic metasedimentary and metavolcanic rocks of great variety. Mostly slate, quartzite, hornfels, chert, phyllite, mylonite, schist, gneiss, and minor marble	Synclinal fold	
Mc	Miocene nonmarine sandstone, shale, conglomerate, and fanglomerate, moderately to well consolidated	MESOZOIC MIXED ROCKS		PALEOZOIC METAVOLCANIC ROCKS		Monoclinical fold	
O₁	Oligocene marine sandstone, shale, and conglomerate, mostly well consolidated	gr^m	Mesozoic to Precambrian granitic and metamorphic rocks, mostly gneiss and other metamorphic rocks injected by granitic rocks.	Pv	Undivided Paleozoic metavolcanic rocks. Mostly flows, breccia, and tuff; includes greenstone, diabase, and pillow lavas; minor interbedded sedimentary rocks		
O₂	Oligocene nonmarine sandstone, shale, and conglomerate, mostly well consolidated						
E	Eocene marine shale, sandstone, conglomerate, and minor limestone; mostly well consolidated						
Ec	Eocene nonmarine sandstone, shale, and conglomerate, moderately to well consolidated						
Ep	Paleocene marine sandstone, shale, and conglomerate, mostly well consolidated						

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 of Findings:

- A. The project would result in low levels of noise-related impacts related to the current uses of the property. Any additional noise-related issues would be subject to regulation by the Amador County Code regarding nuisance conditions. There is a **less than significant impact with mitigation incorporated**.
- B. If uses associated with the proposed project would include the construction activity which may generate ground-borne vibration, noise, or use construction activities, construction would be required to comply with the provisions of General Plan and standard BMPs, outlined under



Mitigation Measure NOI-1 There are no additional uses which would propose the use of heavy equipment for an extended period of time beyond what is expected for construction, which would be temporary. There is **a less than significant impact with mitigations incorporated.**

C & D. The presented project will not introduce significant increased. 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) with the implementation of **Mitigation Measure NOI-1**. There is **a less than significant impact with mitigations incorporated.**

E & F Public and private airports would not be impacted by this project. **No impact** would result.

Mitigation Measure(s):

NOI-1 The applicant and all uses under the Use Permit must comply with County Code Section 9.44.010 Public Nuisance Noise and the Amador County General Plan Noise Element. Consistent with Table N-3 under the Amador County General Plan, exterior noise levels shall not exceed 60 dB at the property line during regular hours of operation, and not exceed 75 dB at the property line during scheduled events.

NOI-2 Construction Noise BMPs: Per GPMM 4.11, all construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., mufflers, silencers, wraps); all impact tools will be shrouded or shielded; and all intake and exhaust ports on power equipment will be muffled or shielded. All equipment employed during the project shall maintain appropriate setback distances from residences to reduce vibration levels below the recommended FTA and Caltrans guidelines of 80 VdB and 0.2 in/sec PPV, respectively when located within 500 feet and 300 feet of impact pile drivers, and within 70 feet and 45 feet of large bulldozers (and other heavy-duty construction equipment). Noise levels generated by the project shall not exceed 65 decibels at the nearest property line.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Findings:

A The project would not induce population growth through the introduction of new housing, or through the extension of infrastructural systems beyond what is required to support the current use(s). Current zoning of the property allows for up to two (2) residents per parcel under the existing R1A, Single-family Residential and Agriculture District. The zone change to PD, Planned Development, includes permitting of the existing residences on site and the other existing structures, described in the Existing Uses and Conditions. The existing residences including the standard dwelling units and the trailer units already exceed the developmental density under R1A, so there would not be any developmental capacity for dwelling units lost through the zone change and Use Permit. There is a **less than significant impact**.

B & C This project does not include the removal of any housing. There is a **less than significant impact** to housing.

Sources: Amador County Planning Department.



Chapter 15. PUBLIC SERVICES

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

A The project site is currently served by the Amador Fire Protection District. The nearest fire station able to serve the project site is Station 111 located at 26517 Meadows Dr. in Pioneer, approximately 21 miles away (40-minute drive, approximately). Mutual aid agreements coordinate protection service between City or Community Fire Protection Jurisdictions, and CalFire. Air Medic also is able to land on-site depending on the season. The property falls within AFPD’s jurisdiction so regardless of the first responder, AFPD will be the emergency response authority upon arrival at the site. **The Ellis Rd. Lumber Yard? also may be able to respond in the case of an emergency.** **Mitigation Measure PUB-1** requires installation of a landline to contact emergency service providers. **Mitigation Measure PUB-2** includes requirements from AFPD, the responsible emergency response authority for the project area. These requirements include provisions to respond to emergencies and preventative requirements consistent with California Fire Code. **A less than significant impact with mitigation incorporated** 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. Proposed improvements would not result in additional demand for sheriff protection services. 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 northwest 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. **Mitigation**



Measure PUB-1 would include police protection services be reachable by landline. There is a **less than significant impact with mitigation incorporated** 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 zoning or general plan designation. As such, the proposed project would result in a **less than significant impact** on these public services.

E Any additional uses allowed through this project would be required to provide adequate solid waste disposal services. It is not foreseeable that any of those potential uses would introduce significant additional pressure on existing solid waste processing/transfer facilities. There is a **less than significant impact**.

Mitigation Measure:

PUB-1: Emergency Landline/Satellite Phone: In accordance with Section 510 of the California Fire Code, Emergency Responder radio coverage is required regardless of location and topography. To ensure adequate communication capability with emergency responders, the property owner shall keep and maintain an active landline and/or a satellite phone system to be used for contact with Emergency Service Providers. This line shall be maintained at all times that the facility is utilized for commercial services, and the phone number shall be provided to the local emergency service providers (Amador County Fire Protection District and Amador County Sheriffs/California Highway Patrol). All HideOut Guests shall be informed of the location of HideOut staff and shall be able to utilize the emergency phone directly. THE AMADOR COUNTY FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION.

PUB-2: Fire Detection and Response: The HideOut Owner shall build, install, and maintain the following:

- i. The HideOut shall be required to keep and maintain operational fire extinguishers to the satisfaction of AFPD. Extinguishers will be inspected yearly and locations will be coordinated with AFPD.
- ii. The Hideout has only one building (“The Dancehall”) on site that can accommodate more than 100 persons during an event. The application lists this building as having two primary entrances/exits (rolling barn doors) with three (3) exits built into them in the event that they are closed. Fire extinguishers shall be located at each exit and additional extinguishers provided as directed by AFPD. These fire extinguishers will be serviced once a year and installed prior to commercial operations. Additionally, the property owner/applicant shall be required to install an Occupancy Load sign within the “Dancehall” building.
- iii. In accordance with the California Fire Code, Section 903.1.2.1, all structures where the consumption of alcohol is in use and the determined occupancy load exceed 100 persons; the building shall be protected by an approved automatic fire sprinkler system subject to the approval of the fire department.
- iv. Smoke and Carbon Monoxide (CO) detectors shall be required in all buildings to the satisfaction of Amador County Fire Department.
- v. Emergency Exit signage shall be required within all structures utilized for the commercial uses of the property.



- vi. All rooms utilized for sleeping purposes shall be required to have a placard indicating ingress and egress to the outside. Additionally, all buildings utilized for sleeping shall have a maximum occupancy limit of 10, which shall be posted visibly to the satisfaction of AFPD,
- vii. The minimum required fire flow for protection of these premises as a commercial use is 1,500 gallons per minute (gpm) with 20 pounds (lbs) residual water pressure for two hours in accordance with the adopted California Fire Code. This water supply is based on the structure's combustibility and construction, and being that none of the buildings are protected by an automatic fire sprinkler system. A plan shall be required to be submitted to AFPD and require sufficient fire suppression infrastructure to the satisfaction of AFPD as a condition of approval for this use permit.

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

Discussion of Findings:

A&B The proposed project would not increase opportunity for residential development and therefore would not present potential increases in demand for parks or recreational facilities for full-time residents. 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 **less than significant 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Findings:



- 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 if measures are taken to ensure that the section of CA Highway 88, the encroachment, and access road are sufficient to serve the intended uses. **Mitigation Measures TRA-1, TRA-2, and TRA-3** require maintenance and permitting of the roadways and encroachment(s) with the regulatory agencies which shall independently evaluate the transportation impacts of the proposed project. 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 with mitigations incorporated.**
- 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. **A less than significant impact** would result.
- D The proposed project would not have significant impacts to transportation beyond which is mitigated through **Mitigation Measures TRA-1, TRA-2, and TRA-3.** There is **a less than significant impact with mitigations incorporated.**
- E The proposed project must comply with the Fire and Life Safety Ordinance (Chapter 15.30), compliance required through **Mitigation Measure TRA-1.** There is **less than significant impact with mitigations incorporated.**
- 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 beyond which is evaluated through this study and mitigated for through **Mitigation Measure(s) TRA-1, TRA-2 and TRA-3.** There is **a less than significant impact** with respects to CEQA Guidelines §15064.3(b).

Mitigation Measure(s):

- TRA-1 Highway Encroachment:** The property must maintain primary access onto CA State Highway 88 and obtain all necessary encroachment permits (Chapter 12.10) and grading permits (Chapter 15.40) required for the proposed uses, as regulated by the Amador County Building Department and Caltrans.
- TRA-2 Access and Road Maintenance:** Prior to activation of the Use Permit, the property owner shall maintain adequate access to the property from CA State Highway 88 to serve the intended uses. This includes obtaining an encroachment permit from Caltrans, and satisfying any local or state requirements regarding dead-end road access.
- TRA-3 Fire and Life Safety:** The project applicant/permittee shall comply with Chapter 15.30 Fire and Life Safety Ordinance, including ensuring adequate fire access. According to the California Fire Code, Section 503.1.1, all structures shall be within 150 feet from a fire department access road. An



access road is defined in the International Fire Code of at least 20 ft. clear widths within 150 feet from structures. If this cannot be met, mitigation shall be required subject to the approval of the fire department. In order to meet the intent of this code provision, emergency pullouts shall be provided every 150 ft. along the roadway to the facility. Pullouts shall be identifiable with signage and markings to the satisfaction of AFPD.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 of Findings:

Tribal cultural resources” are defined as (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
 (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
 These may include non-unique archaeological resources previously subject to limited review under CEQA. Assembly Bill 52, which became effective in July 2015, requires the lead agency (in this case, Amador County) to begin consultation with any California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report if: (1) the California Native American tribe requested to the lead agency, in writing, to be informed by the lead agency through formal notification of proposed



projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification and requests the consultation (Public Resources Code Section 21080.3.1[b]).

A As defined by Public Resources Code section 21074 (a) there were no tribal cultural resources identified in the project area therefore the project would not cause a substantial adverse change in any identified tribal cultural resources. Additionally, 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 **Mitigation Measure CULTR-1, 2, and 3**. Impacts to Tribal Cultural Resources on this site are **less than significant with the mitigation measures incorporated**.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Findings:



- A i. As the project proposes additional uses which are dependent on the provision of services support additional uses, the applicant must provide evidence of availability of water and wastewater disposal consistent with the requirements by Amador County Environmental Health, included as **Mitigation Measure UTL-1**. Due to the small scale of the project and lack of changes in use, this project would not require a Stormwater Pollution Prevention Permit (SWPPP) from State Water Resources Control Board. There is a **less than significant impact with mitigation incorporated**.
- 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. **Mitigation Measure UTL-1** requires the applicant to verify sufficient water services. The impacts are **less than significant with mitigation incorporated**.
- D. The project will not increase demands of any wastewater treatment provider beyond what existing systems are prepared to serve. **Mitigation Measure UTL-1** addresses provision of sufficient irrigation improvements required for project approval. There is a **less than significant impact with mitigation incorporated**.
- 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**.

Mitigation Measure

UTL-1 Wastewater Systems: Where, for either existing on-site wastewater disposal system, a future change in the character of use is proposed in accordance with an activity allowed under the R1A designation for any of the proposed parcels, the applicant will be required to do the following: Retain the services of a qualified professional to review the existing OWTS and the proposed use(s) and submit a report to the Department certifying that the existing OWTS may be expected to provide acceptable service for the proposed use or to specify any modifications, expansion replacement or treatment that would be needed for such certification to be possible. All future new or replacement wastewater disposal systems to be constructed on the project parcel, shall be designed by a qualified professional to serve the intended use. The system shall be designed under permit from the Amador County Environmental Health Department and said system shall



Zone Change ZC-20;10-1 and Use Permit UP-20;10-2 Hoover Hideout

comply with Chapter 14 of the Amador County Code and the On-site Wastewater Treatment System Regulations adopted pursuant to Code.

Sources: Amador County Planning Department, Amador County Environmental Health Department.



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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Findings:

- A The project shall not impair any adopted emergency response plan or emergency evacuation plan, beyond what is mitigated through **Mitigation Measures TRA-3 and PUB-1**. There is a **less significant impact with mitigation incorporated**.
- 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. Standard conditions require compliance with 15.30



regarding fire access, included under **Mitigation Measure TRA-3**, therefore there is a **significant impact with mitigation incorporated**.

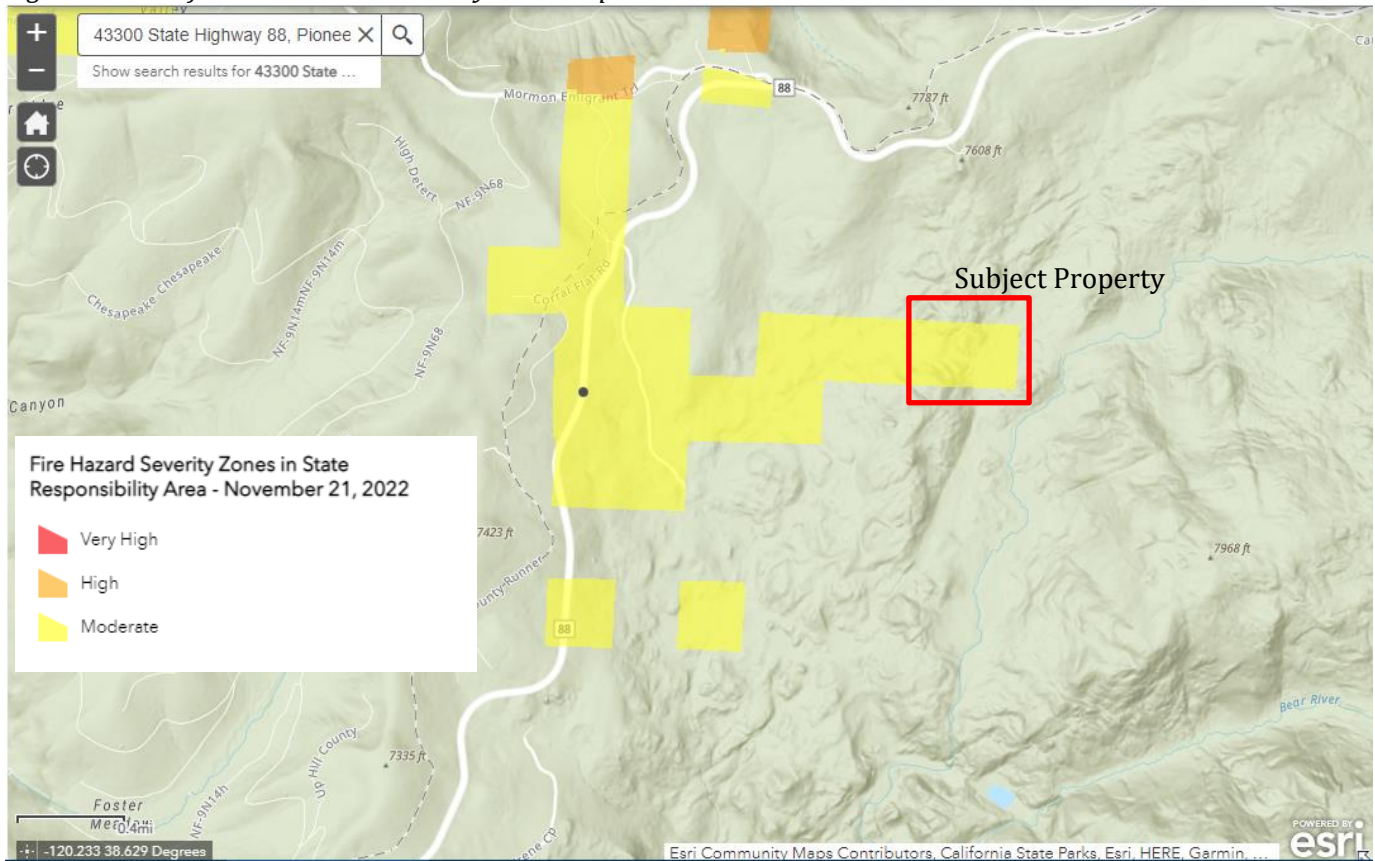
D&E The project requires mitigation in order to not expose people or structure to any new significant risks regarding flooding, landslides, or wildland fire risk, largely due to the remote location of the project. The project is located in Moderate Fire Risk Zone and therefore shall conform to all standard Fire Safety Regulations as determined by Amador County Fire Department and California Building Code. The project is located approximately 13 miles from Fire Station KFD Kirkwood Meadows and **Mitigation Measure PUB-1** requires the Hideout be reachable by telephone at all times in the event that there is a wildfire risk to the property. **Mitigation Measure TRA-3** also includes ensuring adequate fire access to the property. **Mitigation Measure WLF-1 and PUB-2** include mitigation measures proposed by AFPD to reduce wildfire risks to visitors by including emergency equipment and infrastructure on site. **Mitigation Measure WLF-2** includes collection of data to determine fire risk to event guests, and includes ongoing mitigation to respond to potentially changing conditions after project approval. There is a **less than significant impact with mitigations incorporated**.

Mitigation Measure:

- WLF-1 Fire Protection Infrastructure:** The HideOut Owner shall build, install, and maintain the following:
- ii. A 2-inch high-pressure water system that will pump water directly from the lake and will supply two (2) hydrants. This system will allow HideOut Personnel to be the first responders until Fire Crews can arrive. The hydrants will be approximately 150 ft. away from the main structures so that they are fully accessible should a fire start in one of the buildings. This system will be installed before May 2025.
 - iii. Two (2), four-foot (4 ft.) dry-barrel fire hydrants for the use of the Fire Crews, located on each side of the lake.
 - iv. The HideOut shall keep and maintain water faucets and hoses around the property and close to existing buildings for staff and first responders. There must be a minimum of 2 faucets per building fed from our 3,000 gallon storage tank via $\frac{3}{4}$ in. piping.
- WLF-2 Wildfire Evacuation Tests/Drills:** The HideOut Operator shall annually conduct at least one (1) Calfire-designed-and-conducted evacuation test to determine time required for 50, 100, and 150 vehicles to reach Highway 88 in the event of an emergency situation (ex. Wildfire) with the assumption of incoming emergency response vehicles, and evaluate response to shelter-in-place order(s). Alternatively, a qualified fire prevention expert (as determined by the County) may provide analysis of the existing site conditions relative to evacuation of 50, 100, and 150 vehicles (and 200 persons, approximately,) including approximate evacuation times. If current site improvements/infrastructure are determined inadequate to support the evacuation of some (or all) vehicles or guests, within evacuation times required for safety as determined by AFPD or Calfire, then the HideOut shall not host events in excess of that determined threshold until a satisfactory analysis or test determines adequate evacuation times for all guests. This may include requiring additional infrastructure or programmatic changes, to the satisfaction of the fire prevention authority.



Figure 20a: Calfire Fire Hazard Severity Zone Map



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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Findings:

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

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

- AES-1** Signage and Outdoor Advertising limitations;
- AES-2** Commercial Light and Glare Regulations;
- AIR-1** Compliance with Air Resources District Emissions limitations;
- BIO-1** Special Status Species-Animals BMPs;
- BIO-2** Nesting Bird Surveys and BMPs;
- BIO-3** Special Status Species-Plants BMPs;
- BIO-4** Plant Survey Requirements;



- BIO-5** Wetland and Riparian Habitat conservation BMPs;
- BIO-6** Special Status Species –SNYLF Critical Habitat Preservation Requirements;
- CULTR-1** Historic/Cultural Resources protection;
- CULTR-2** Human Remains, Cultural Resource Protection;
- GEO-1** Grading for Access;
- GEO-2** Wastewater Disposal;
- GEO-3** On-site Sewage Disposal;
- GEO-4** Septic Analysis and Engineering;
- HAZ-1** Hazardous Materials Business Plan;
- HAZ-2** Hazardous Materials Upset and Release (Unified Program Compliance);
- HAZ-3** Emergency Contingency Plan;
- HAZ-4** Fire Evacuation and Safety Plan;
- HYD-1** Drainage and Grading;
- HYD-2** Water Supply;
- HYD-3** Swimming Pond;
- LAN-1** Impacts to Surrounding Land Uses;
- NOI-1** Amplified Music;
- NOI-2** Construction Noise;
- PUB-1** Emergency Landline/Satellite Phone;
- PUB-2** Fire Detection and Response;
- TRA-1** Highway Encroachment;
- TRA-2** Access and Road Maintenance;
- TRA-3** Fire and Life Safety;
- UTL-1** Wastewater Systems;
- WLF-1** Fire Protection Infrastructure;
- WLF-2** Fire Evacuation Testing;
- CUM-1** Conditional Use Permit Activities Monitoring and Reporting.

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. Per CEQA, the current uses of the property would not significantly change therefore the conditions of the property and surrounding area would not considerably change nor would there be considerable cumulatively significant impacts of this project. Due to the development nature of the County and increased event venues throughout, **Mitigation Measure CUM-1** includes reporting requirements which would help to establish a baseline for existing development in the County. The reporting requirements may only be required following the application for a discretionary permit, so this requirement is an ongoing application to new projects, and as the subject applicant list grows, so does the research pool. For this reason, this requirement is included as a condition of approval for this project. Additional potential cumulatively considerable impacts of this project are otherwise mitigated to a less-than significant level, therefore cumulative impacts are less than significant with mitigation(s) incorporated.

- 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 with mitigations incorporated.**

Mitigation Measure:

CUM-1 Conditional Use Permit Activities Monitoring and Reporting : Permittee shall, for as long as this Conditional Use Permit is active, monitor its conditionally permitting uses and report said monitoring results to the Planning Department. Specifically, by the 30th day of January following each calendar year during which conditionally permitted uses were undertaken, provide to the Planning Department a report containing the following information:

- i. The number of and type of events conducted during the calendar year, and the date each event was conducted;
- ii. The number of guests attending each event;
- iii. Vehicular parking conditions observed during each event (i.e. adequacy of parking conditions, and how any parking problems were addressed);
- iv. Amplified sound conditions for each event (i.e. when amplified sound began, whether it was indoors or outdoors, when amplified sound was terminated and/or moved indoors, etc.);
- v. Days and hours of operation;
- vi. A log of complaints received about permitted activities, if any;
- vii. A letter certifying that to the best of the permittee’s knowledge and belief, all activities permitted by the Conditional Use Permit were undertaken in conformance with the Conditions of Approval.

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. 4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4th at 1109; *San Franciscans Upholding the Downtown Plan v. city and County of San Francisco* (2002) 102 Cal. App. 4th 656.