

CEQA INITIAL STUDY/
SUBSEQUENT MITIGATED NEGATIVE DECLARATION

PROJECT:

Amador Fire Protection District Station 114 Relocation
Use Permit #UP-24;3-1

APN: 030-740-022

March 2024

Prepared by:

Chuck Beatty, Planning Director
Amador County Planning Department
810 Court Street
Jackson, CA 95642
(209) 223-6380



This Page is Intentionally Left Blank



Table of Contents

Project Overview 5

PROJECT DESCRIPTION 5

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: 7

DETERMINATION: (To be completed by the Lead Agency) 8

 Figure A: Parcel Map PM 2903:..... **Error! Bookmark not defined.**

 Figure B: Aerial View..... 9

 Figure C: Context Map..... **Error! Bookmark not defined.**

 Figure D: Existing Zoning District(s) 10

 Figure E: Existing General Plan Designation 11

Chapter 1. AESTHETICS 12

Chapter 2. AGRICULTURE AND FOREST RESOURCES..... 13

 Figure 2a: California Important Farmland (USGS) **Error! Bookmark not defined.**

Chapter 3. AIR QUALITY..... 14

Chapter 4. BIOLOGICAL RESOURCES 15

 Figure 4a: CNPS Rare Plant Inventory (Quad List)..... **Error! Bookmark not defined.**

 Figure 4c: Wetlands Mapper (National Wetlands Inventory, FWS) **Error! Bookmark not defined.**

 Figure 4b: Migratory Birds List (IPAC 2020) **Error! Bookmark not defined.**

Chapter 5. CULTURAL RESOURCES..... 17

Chapter 6. ENERGY..... 19

Chapter 7. GEOLOGY AND SOILS..... 20

 Figure 7c: Soil Map..... **Error! Bookmark not defined.**

 Figure 7a: Soil Map Unit Legend..... **Error! Bookmark not defined.**

 Figure 7b: Soil Map Legend **Error! Bookmark not defined.**

Chapter 8. GREENHOUSE GAS EMISSIONS..... 23

Chapter 9. HAZARDS AND HAZARDOUS MATERIALS..... 24

Chapter 10. HYDROLOGY AND WATER QUALITY..... 26

Chapter 11. LAND USE AND PLANNING..... 28

Chapter 12. MINERAL RESOURCES..... 29

Chapter 13. NOISE 30

Chapter 14. POPULATION AND HOUSING 31

Chapter 15. PUBLIC SERVICES 32

Chapter 16. RECREATION 33

Chapter 17. TRANSPORTATION / TRAFFIC..... 34



Chapter 18. TRIBAL CULTURAL RESOURCES.....	36
Chapter 19. UTILITIES AND SERVICE SYSTEMS	38
Chapter 20. WILDFIRE	40
Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE.....	41
Appendix A: R1 Zoning District Regulations	Error! Bookmark not defined.
Appendix B: C2 Zoning District Regulations.....	43



Project Overview

Project Title:	Use Permit #UP-24;3-1: AFD Station 114 Relocation
Project Location:	±300 ft. Southwest of the intersection of Ridge Rd. and highway 88 APN: 030-740-022
Property Owner(s)	Delbert E. Rapini, Del Rapini Construction
Project Representative	Chief Robert Withrow, Amador Fire Protection District
Zoning(s):	C2, Heavy Commercial
General Plan Designation(s):	TC, Town Center
Lead Agency Name and Address:	Amador Fire Protection District 810 Court Street, Jackson, CA 95642
Contact Person/Phone Number:	Chief Robert Withrow, AFD, 209-223-6391 Chuck Beatty, Planning Director, 209-233-6380
Date Prepared:	March 2024
Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)	

PROJECT DESCRIPTION

The project will relocate the existing Amador Fire Protection District (AFPD) Station #114, currently located at 19840 Highway 88, Pine Grove, CA, to 19302 Ridge Road, Pine Grove, CA (approximately one-half mile to the west). The project involves the purchase of a 6.39-acre site and construction of a 22,500 square-foot fire station housing 3 fire engines and 1 water tender, plus a 1,000 square-foot training tower with a height of 35 feet. The station will be occupied by a minimum of 2 personnel on a 24-hour per day schedule. The existing station building is owned by the Pine Grove Community Services District (PGCSD) and will remain in place for PGCSD use.

The project site is zoned C2, Heavy Commercial. Potential uses included those listed under the County Code Section for the C2 Zoning District (§19.24.036). These uses include “by-right” uses as well certain conditional uses. Public buildings and uses are not included in the permitted or conditional uses of the C2 zoning district. However, County Code §19.28.020 allows public buildings and uses in any zoning district provided that a use permit is obtained in order to mitigate potential environmental impacts peculiar to the specific use that may exceed expected impacts of the site’s zoning district. As the project site is zoned C2, the project impacts are only evaluated based on the degree to which they would exceed permitted uses allowed in the C2 zoning district. The County Code §19.24.036 and §19.28.020 are included under Appendices A and B.



Project Location

This project site is located along the major arterial of State Route 88, within the unincorporated community of Pine Grove, CA. The site is located approximately 300 ft. southwest of the intersection of Ridge Rd. and Highway 88, directly south and adjacent to the Dollar General retail store. Access to the site is from Ridge Road via an existing commercial driveway encroachment located 450 feet west of SR 88. A secondary, right-in/right-out, access to Ridge Road is located 250 feet west of SR 88. The property is entirely within the unincorporated area of the County and outside the boundaries or the sphere of influence of any incorporated municipality.

Physical Site Characteristics

The site is vacant land, and has previously been cleared and graded level.

Surrounding Land Uses

Surrounding uses include commercial and residential uses consistent with the Town Center, Residential Medium Density, and Residential Low Density general plan designations. Directly adjacent properties include commercial and residential uses along the SR 88, Ridge Road, and Mineral Ridge Drive. The unincorporated community of Pine Grove commercial district lines the highway to the east, with the intersection of Ridge Road and SR 88 marking the end of the commercial areas and transition into the residential sector westward.

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 Fire Protection is the lead agency for this project.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF CEQA

In accordance with CEQA, when a Lead Agency considers further discretionary approval on a previously approved project, the Lead Agency is required to consider if the previously certified CEQA document provides an adequate basis for rendering a decision on the proposed discretionary action. When making such a decision, the Lead Agency must consider any changes to the project or its circumstances that have occurred and any new information that has become available since the project's CEQA document was certified.

In accordance with State CEQA Guidelines Sections 15162–15164, prior to approving a further discretionary action, and depending on the situation, the Lead Agency must either: (1) prepare a Subsequent EIR; (2) prepare a Supplemental EIR; (3) prepare a Subsequent Negative Declaration; (4) prepare an Addendum to the EIR or Negative Declaration; or (5) prepare no further documentation. More specifically, State CEQA Guidelines Section 15162(a) states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or



- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
- A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As demonstrated in this Initial Study, none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR review have occurred. This Initial Study / Subsequent Mitigated Negative Declaration supports the conclusion that the proposed Project will not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, as discussed in this Initial Study below, there is no new information of substantial importance, new mitigation measures, or new alternatives that would substantially reduce significant impacts. As a result, this Initial Study / Subsequent MND is an appropriate CEQA document for analysis and consideration of the proposed Project.



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

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 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 checked="" 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 MITIGATED NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or MITIGATED NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Amador Fire Protection District Chairman

Date



Figure A: Aerial View of Project Location





Figure B: Existing Zoning

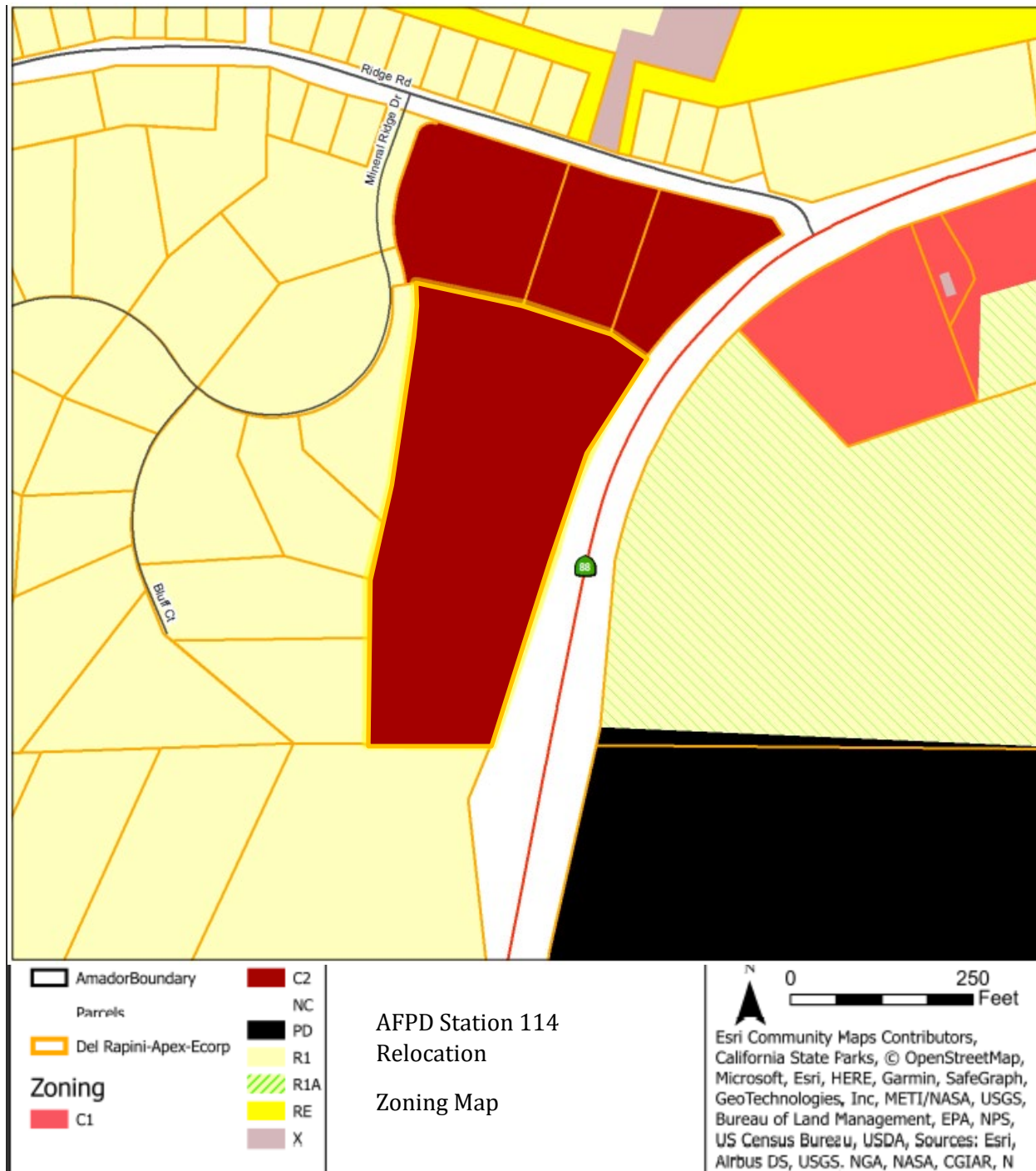
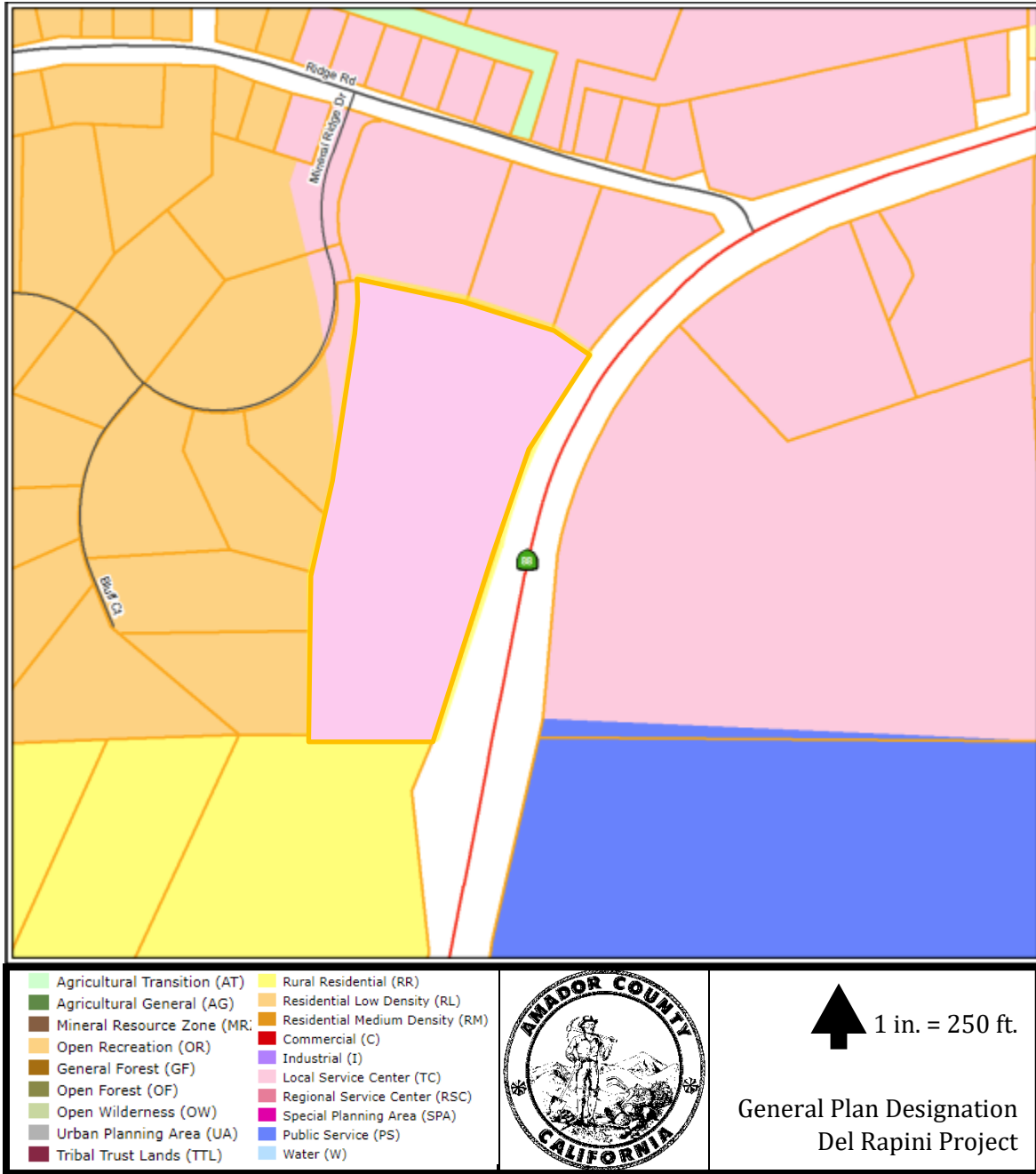




Figure C: Existing General Plan Designation





Chapter 1. AESTHETICS

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

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to aesthetics has occurred since the 2023 IS/MND.

The 2023 IS/MND found there would be **no impacts** to items a and b, above. The Project will incorporate the **Mitigation Measures** below consistent with the 2023 IS/MND.

AES-2 Visual Impact: Measures shall be taken to mitigate aesthetic impact to nearby properties. These measures may include, but are not limited to the inclusion landscape buffers along the residential bordering property lines, security fencing color palette consisting of neutral color(s) or color(s) matching adjacent structures, and screening of the proposed utility and ancillary other improvements related to the construction and/or operation of the commercial facilities.

AES-1 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 or after 10:00 p.m.

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



Chapter 2. AGRICULTURE AND FOREST RESOURCES

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

Discussion/Conclusion/Mitigation:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to agriculture and forestry resources has occurred since the 2023 IS/MND.

The 2023 IS/MND found that there would be **no impacts** to agriculture and forestry resources.

Mitigation Measures:

None required.



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/Conclusion/Mitigation:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to air quality has occurred since the 2023 IS/MND.

The 2023 IS/MND found that there would be less than significant impacts to items a, c, and d, above.

The 2023 IS/MND found that future development of the property would be required to comply with the General Plan regarding construction emissions and related project-level emissions. **Mitigation Measure AIR-1** is included to minimize vehicle idling times to reduce air quality impacts. There is a **less than significant impact with mitigation(s) incorporated** relative to air quality standards.

Mitigation Measure(s):

AIR-1 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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to biological resources has occurred since the 2023 IS/MND. The Project will incorporate the Mitigation Measures below consistent with the 2023 IS/MND.

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, or other actions, subject to the approval of CDFW, USFWS, or CNPS.
- BIO-4 Plant Survey-** Prior to any construction activity related to any discretionary project, a biological and/or rare plant survey shall be conducted to determine if there are any special-status plants within the project area and which may potentially be disturbed. Surveys shall be timed according to the blooming period for the target species, and known reference populations will be visited prior to surveys to confirm the species is blooming where known to occur. If special-status species are identified, avoidance zones may be established around plant populations to clearly demarcate areas for avoidance. Avoidance measures and buffer distances may vary between species, and the specific avoidance zone distance will be determined in coordination with the appropriate resource agencies. For individual specimens, highly visible temporary construction fencing shall be placed at least 10 ft. away from the drip line of the plant. No construction activity or grading would be permitted within the buffer zone. Where avoidance is infeasible, and the plant subject to removal or potential damage from construction, the project applicant shall develop and implement a mitigation plan pursuant to State and Federal regulation. The mitigation plan shall provide for no net loss of habitat and shall include, but is not limited to, relocation of the affected plants, replanting, and monitoring of relocated and planted specimens.
- BIO-5 Wetland and Riparian Habitat:** Complete avoidance of wetlands is conservatively recommended to ensure compliance with wetland laws. Site development shall implement erosion control plans, and best management practices (BMPs) that prevent the discharge of sediment into nearby drainage 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.

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/Conclusion/Mitigation:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to cultural resources has occurred since the 2023 IS/MND. The Project will incorporate the Mitigation Measures below consistent with the 2023 IS/MND.

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 (DPR 523A), Records Search Results for APNs: 030-740-022: Cultural Resources Study for the prior 2023 IS/MND, Historic Resources Associates, 2021, NCIC, Amador County Planning Department.



Chapter 6. ENERGY

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

Discussion/Conclusion/Mitigation:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to energy has occurred since the 2023 IS/MND. The 2023 IS/MND found that there will **be less than significant impacts** to energy.

Mitigation Measures:

None required.



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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input 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/Conclusion/Mitigation:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No



significant change to the environmental setting in relation to geology and soils has occurred since the 2023 IS/MND. The 2023 IS/MND found that there will be **no impacts to items a, c, and d, and less than significant impacts to item f, above.**

The Project will incorporate the Mitigation Measures below consistent with the 2023 IS/MND.

Mitigation Measures:

The Project will incorporate **Mitigation Measures BIO-1, 2, 3, and 4, and HYD-1** to reduce impacts to items b and e, above, to a **less than significant** level.

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, or other actions, subject to the approval of CDFW, USFWS, or CNPS.

BIO-4 Plant Survey- Prior to any construction activity related to any discretionary project, a biological and/or rare plant survey shall be conducted to determine if there are any special-status plants within the project area and which may potentially be disturbed. Surveys shall be timed according to the blooming period for the target species, and known reference populations will be visited prior to surveys to confirm the species is blooming where known to occur. If special-status species are identified, avoidance zones may be established around plant populations to clearly demarcate areas for avoidance. Avoidance measures and buffer distances may vary between species, and the specific avoidance zone distance will be determined in coordination with the appropriate resource agencies. For individual specimens, highly visible temporary construction fencing shall be placed at least 10 ft. away from the drip line of the plant. No construction activity or grading would be permitted within the buffer zone. Where avoidance is infeasible, and the plant subject to removal or potential damage from construction, the project applicant shall develop and implement a mitigation plan pursuant to State and Federal regulation. The mitigation plan shall provide for no net loss of habitat and shall include, but is not limited to, relocation of the affected plants, replanting, and monitoring of relocated and planted specimens.



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

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, 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to greenhouse gas emissions has occurred since the 2023 IS/MND.

The 2023 IS/MND found that there would be **no impact** to item b, above.

The Project will incorporate **Mitigation Measure AIR-1** to reduce impacts to items a, above, to a **less than significant** level.

Mitigation Measures:

AIR-1 - 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 vehicles be limited to a maximum of 5 minutes to reduce operational emissions of criteria pollutants per General Plan Mitigation Measure 4.3-2a

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



Chapter 9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, or otherwise introduce potential hazards to residents or property?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to hazards or hazardous materials has occurred since the 2023 IS/MND.



The 2023 IS/MND found that there would **be less than significant impacts** to items a, c, d, e, f, and g, above.

The Project will incorporate **Mitigation Measure HAZ-1** to reduce impacts to items b, above, to a **less than significant level**.

Mitigation Measures:

HAZ-1 Hazardous Materials Upset and Release: The applicant shall at all times be in full compliance with the regulatory standards 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.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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/Conclusion/Mitigation:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the



potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to hydrology and water quality has occurred since the 2023 IS/MND.

The 2023 IS/MND found that there would be **less than significant impacts** to items c-iv, d, f, and g, above.

The Project will incorporate **Mitigation Measure HYD-1** to reduce impacts to items a, b, c, and e, above, to a **less than significant** level.

Mitigation Measures:

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

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



Chapter 11. LAND USE AND PLANNING

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

Discussion/Conclusion/Mitigation:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to land use and planning has occurred since the 2023 IS/MND.

The 2023 IS/MND found that there would be **less than significant impacts** to items a and b, above, and **no impact** to item c, above.

Mitigation Measures:

None required.

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



Chapter 12. MINERAL RESOURCES

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

Discussion/Conclusion/Mitigation:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to mineral resources has occurred since the 2023 IS/MND.

The 2023 IS/MND found that there would be **less than significant impacts** to items a and b, above.

Mitigation Measures:

None required.

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



Chapter 13. NOISE

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

Discussion/Conclusion/Mitigation:

- A. The project would not result in the generation of noise levels in excess of standards established in the Amador County General Plan. The General Plan Noise Element Environmental Impact Report identifies “Government Facilities - offices, fire stations, community buildings” as not having an applicable exterior noise level limit. The project site has 46 homes within a quarter-mile radius, whereas the current Station 114 location has 87 homes within a quarter-mile radius. There is **a less than significant impact**.
- B. If uses associated with the proposed project would include the construction activity which may generate ground-borne vibration, noise, or use construction activities, construction would be required to comply with the provisions of General Plan. There is **a less than significant impact**.
- C & D. Noise levels generated would not exceed applicable noise standards established in the General Plan, and the property would be subject to Amador County noise regulations (Chapter 9.44). There is **a less than significant impact**.
- E & F The project is not located within the vicinity of a public airport or private airstrip. **No impact** would result.

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



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/Conclusion/Mitigation:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to population and housing has occurred since the 2023 IS/MND.

The 2023 IS/MND found that there would **be less than significant impacts** to items a, b and c, above.

Mitigation Measures:

None required.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to public services has occurred since the 2023 IS/MND.

The 2023 IS/MND found that there would be **less than significant impacts** to items b, c, d, and e, above.

The Project will incorporate **Mitigation Measure HAZ-1** to reduce impacts to item a to a **less than significant** level.

Mitigation Measures:

HAZ-1 - Hazardous Materials Upset and Release: The applicant shall at all times be in full compliance with the regulatory standards 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.

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 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/Conclusion/Mitigation:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to mineral resources has occurred since the 2023 IS/MND.

The 2023 IS/MND found that there would be **less than significant impacts** to items a and b, above.

Mitigation Measures:

None required.

Source: Amador County Planning Department.



Chapter 17. TRANSPORTATION / TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No



significant change to the environmental setting in relation to transportation and traffic has occurred since the 2023 IS/MND.

The 2023 IS/MND found that there would be **no impacts** to items f and g, above.

The 2023 IS/MND found that there would be **less than significant impacts** to items a, b, and c, above.

The Project will incorporate **Mitigation Measures TRA-1 and TRA-2** to reduce impacts to items d and e, above, to a **less than significant level**.

Mitigation Measures:

TRA-1 The property must maintain all necessary encroachment permits (Chapter 12.10) and grading permits (Chapter 15.40) required for the proposed uses (**Mitigation Measure HYD-1**), as regulated by the Amador County Department of Transportation and Public Works and Caltrans.

TRA-2 The proposed project must comply with the Fire and Life Safety Ordinance (Chapter 15.30).

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

Discussion/Conclusion/Mitigation:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to tribal cultural resources has occurred since the 2023 IS/MND.

The Project will incorporate **Mitigation Measures CULTR-1, CULTR-2, TRIB-1, and TRIB-2**, to reduce impacts to items a-i and a-ii, above, to a **less than significant level**.

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.

TRIB-1 If there is to be any trenching or ground disturbing activity in native (previously undisturbed) soils, the project applicant/developer shall notify the requested tribe(s) (Buena Vista) so that they may have a cultural resources representative present to observe the work and prescribe mitigations as deemed necessary by the tribe.

TRIB-2 Prior to and during any ground disturbing activity [product of implementation of the parcel map], the applicant shall consult with and implement a tribal resource monitor as deemed necessary by the Wilton Rancheria of Miwuk Indians for the duration of the disturbance.

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



Chapter 19. UTILITIES AND SERVICE SYSTEMS

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

Discussion/Conclusion/Mitigation:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No



significant change to the environmental setting in relation to utilities and service systems has occurred since the 2023 IS/MND.

The 2023 IS/MND found there would be **no impacts** to items a-iv and a-v, above.

The 2023 IS/MND found there would be **less than significant impacts** to items a-I, a-ii, a-iii, b, c, d, e, f, and g, above.

Mitigation Measures:

None required.

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



Chapter 20. WILDFIRE

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

Discussion/Conclusion/Mitigation:

This Initial Study hereby incorporates by reference the prior 2023 Initial Study and Mitigated Negative Declaration (IS/MND) for the Parcel Map, General Plan Amendment, and Zone Change for the project site and focuses solely on the potential environmental impacts of the proposed Project. The scope of the 2023 IS/MND involved a land division creating 4 parcels, a General Plan Amendment from the RL, Residential Low Density to the TC, Town Center land use designation, and Zone Change from the R1, Single-family Residential to the C2, Heavy Commercial zoning district. No significant change to the environmental setting in relation to wildfire has occurred since the 2023 IS/MND.

The 2023 IS/MND found there would be **no impacts** to items a and b, above.

The 2023 IS/MND found there would be **less than significant impacts** to items d and e, above.

The Project will incorporate **Mitigation Measure TRA-1** to reduce impacts to item c to a **less than significant level**.

Mitigation Measures:

TRA-1 The property must maintain all necessary encroachment permits (Chapter 12.10) and grading permits (Chapter 15.40) required for the proposed uses (Mitigation Measure HYD-1), as regulated by the Amador County Department of Transportation and Public Works and Caltrans.

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/Conclusion/Mitigation:

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

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

- AES-1** Light and Glare shall be mitigated consistent with the Amador County General Plan to avoid unnecessary light pollution onto adjoining properties.
- AES-2** Visual Impact- measures shall be taken to mitigate aesthetic impact to nearby properties
- AIR-1** Air quality best management practices shall be implemented during construction and operations.
- BIO-1** Special Status Animal Species Mitigation plan will reduce biological impacts consistent with BMPs developed with CDFW and USFW;
- BIO-2** Ground Disturbance Timing for Nesting Birds, and Survey will be conducted prior to any construction;
- BIO-3** Special Status Plant Species Mitigation will be developed in conjunction with regulation by CDFW, USFW, and CNPS;
- BIO-4** Plant Survey will be conducted prior to ground disturbance resultant from any discretionary project.
- BIO-5** Wetland and Riparian Habitat conservation



- CULTR-1** Historic/Cultural Resources, if found, shall be protected consistent with General Plan Mitigation Measures 4.5-1 and 4.5-2;
- CULTR-2** Human Remains, if discovered, shall be protected consistent with General Plan Mitigation Measure 4.5-3.
- HAZ-1** Hazardous Materials Upset and Release- Unified Program Compliance
- HYD-1** Prior to the issuance of permits for site-specific development, drainage and grading permits shall be prepared by a licensed civil engineer and submitted to the Amador County Building Department for approval.
- TRA-1** Project applicant must obtain and maintain all necessary encroachment permits (Chapter 12.10);
- TRA-2** The proposed project must comply with Fire and Life Safety Ordinance (Chapter 15.30 of Amador County Code) (Transportation and Traffic);

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. Through the initial study and mitigation monitoring and reporting program, additional uses allowed on the property with the approval of the zone change are evaluated and potential environmental impacts are reduced to a less-than significant level with included mitigation measures. The zone change does not propose uses inherently inconsistent with the surrounding area which exhibit mixed commercial and residential uses, both of which are intended uses under the TC General Plan. 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. The 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.**

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.

Appendix A: County Code Section 19.24.040, C2 Zoning District Regulations

Dis- trict	Subject to the provisions of Chapter <u>19.48</u> , none but the following uses, or uses which in the opinion of the planning commission are similar in nature, will be allowed.	Use Permit Re- quired	Building Site				Yards Required				Build- ing Height Limit in ft.	Lot Area Per Res- idential Unit (Sq. Ft.)	
			Area (Sq. Ft.)		Width in ft.	Depth in ft.	Percent Cover- age	Front in ft.	Rear in ft.	Side			
			Interior Lot	Corner Lot	Mini- mum	Mini- mum				Interior in ft.			Corner in ft.
C-2	1. Wholesale, service and storage uses, conducted within a building 2. Retail outlets and offices incidental and accessory to above uses 3. Service stations, repair garages 4. Business offices	NO							0	0			
	5. All uses allowed in C-1 district, Sections 3 and 4 6. Lumber and building materials yards 7. Sale, rental, repair and storage of new or used autos, trucks, trailers, boats, buses, construction and farm equipment 8. Nurseries, garden supplies 9. Veterinary hospital or clinic	YES					90	10	Except 5' if abuts any R district uses		0	45	
			AS SPECIFIED IN THE USE PERMIT										

Appendix B: County Code Section 19.28.020, Additional Uses Permitted with Use Permit.

“Provided that a use permit is first obtained, the following uses shall be allowed in any district unless otherwise prohibited elsewhere in this title:

- A. Private academic schools offering accredited curricula;
- B. Private non-profit recreational facilities;
- C. Public building and uses;
- D. Airports and heliports;
- E. Cemeteries;
- F. Commercial radio and television transmission towers;
- G. Clubs, lodges and fraternal organizations;
- H. Dumps and garbage disposal sites;
- I. Churches;
- J. Bed and breakfast inns;
- K. Commercial wireless service facilities pursuant to Section 19.48.150.”