

**PUBLIC REVIEW DRAFT  
NEGATIVE DECLARATION  
AND INITIAL STUDY**

**FOR**

**Zone Change 20;3-2 – Edwin Lands – R1A to MX**

**July 2020**

*Prepared by:*  
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**Project Description:**

Project Title:	<b>Zone Change 20;3-2 R1A to MX</b>
Lead Agency Name and Address:	<b>Amador County Board of Supervisors 810 Court Street, Jackson, Ca 95642</b>
Contact Person/Phone Number:	<b>Ruslan Bratan, Planner I 209-233-6380</b>
Project Location:	<b>West of the Ione City Limits, lying east and west of Michigan Bar Road between Highway 104 and the Amador County line (portions of APNs 005-020-019, 005-030-005, 005-050-008, 005-060-015, and 005-080-022).</b>
Project Sponsor's Name and Address:	<b>Edwin Lands LLC PO Box 1730 Ione, CA 95640</b>
General Plan Designation(s):	<b>Industrial (I)</b>
Zoning:	<b>Single Family Residential and Agricultural (R1A)</b>
Description of project:	<b><u>Background and Description of Project:</u></b>
	<p>This Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines to review the request for a Zone Change for a 1,150+/- acre portion of one legal lot spanning five contiguous assessor parcels totaling approximately 4,076.28+/- acres. The Zone Change Request is to change from "R1A," Single Family Residential and Agricultural to "MX," Manufacturing with a Special Use combining district congruent with the Industrial General Plan classification. This environmental review document provides an assessment of the potential impacts caused by the potential changes resulting from the conversion of 1,150+/- to Manufacturing with Special Use combining district.</p> <p>The applicant is requesting a zone change to MX for the portions of the five assessor parcels with a General Plan designation of "I," Industrial to establish consistency with the Amador County General Plan. The current zoning is incompatible with the "I," General Plan designation. The project site is currently vacant. While no additional development is currently proposed, the change to the zoning will allow for a change in discretionary uses. The "M," Manufacturing zone permitted uses include: all uses allowed in C-2 districts, service stations, repair garages, manufacture, assembly, repair, processing, storage and shipping of vegetable and mineral products, not including hydrocarbons, and excepting those uses listed in the discretionary uses section of the "M" district regulations. Discretionary uses in the "M," Manufacturing zone include: Mining and quarrying, excavation of earth and minerals, distillation of bones; fat rendering; dumping, disposal, incineration or reduction of garbage, sewage, offal, dead animals or refuse, Drilling for and removal of oil and natural gas, Junk yards, wrecking yards, Commercial hog raising, Manufacture of acids, explosives, fertilizer, gas, glue, gypsum, inflammable fluids or gases, Refining of petroleum and petroleum products; tank farms, Ore smelting, Stockyards, slaughterhouses, tanneries, Temporary labor camps, Other uses which might be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright light, vibration, radiation, or which involve the handling of explosives or dangerous materials.</p>

## Zone Change 20;3-2 – Edwin Lands | Initial Study/Negative Declaration

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The rezone request to "MX" will render all uses in the "M," Manufacturing zone as discretionary. Furthermore, the "X" zone does not add any additional uses not otherwise allowed in the Manufacturing zone.

### **Project Components**

#### **1. Rezone**

The project consists of the conversion of a 1,150+/- acre portion of Single Family Residential and Agricultural zoning to Manufacturing zoning.

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### **Regional and local Setting**

The project is located in western Amador County, between the Ione city limits and the Sacramento County boundary. Land uses adjacent to the project area are predominantly agricultural (grazing and crop production), scattered dwellings, and various mining and mineral processing operations. Adjoining parcel sizes range from 3 acres to over 5,000 acres with various residential, agricultural, mining, and mineral processing uses. The property area is adjacent to Amador County's industrial park, the Indian Hill industrial property, SGI's granule processing facility, and the Edwin Center industrial area. Highway 104 and Ione-Michigan Bar Road traverse the property as does the active Union Pacific mainline track. Other adjacent uses include active mining operations and cattle grazing.

Surrounding land uses and setting:

### **Existing Site Character**

The project site is dominated by open rangeland with scattered dis-contiguous oak woodlands. The property has historically been, and is currently used for, cattle ranching and mining. There are no structures on the property. The subject property includes the idled Jackson Valley Energy Pit 232 operation, of which Amador County has taken jurisdiction for purposes of reclamation. Up until approximately the 1920s, the project area was mined underground for lignite coal, primarily in and north of the Pit 232 location and near the intersection of Highway 104 and Ione-Michigan Bar Road. There are no known openings to any such tunnels.

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

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**FIGURE 1: PROJECT REGIONAL LOCATION**

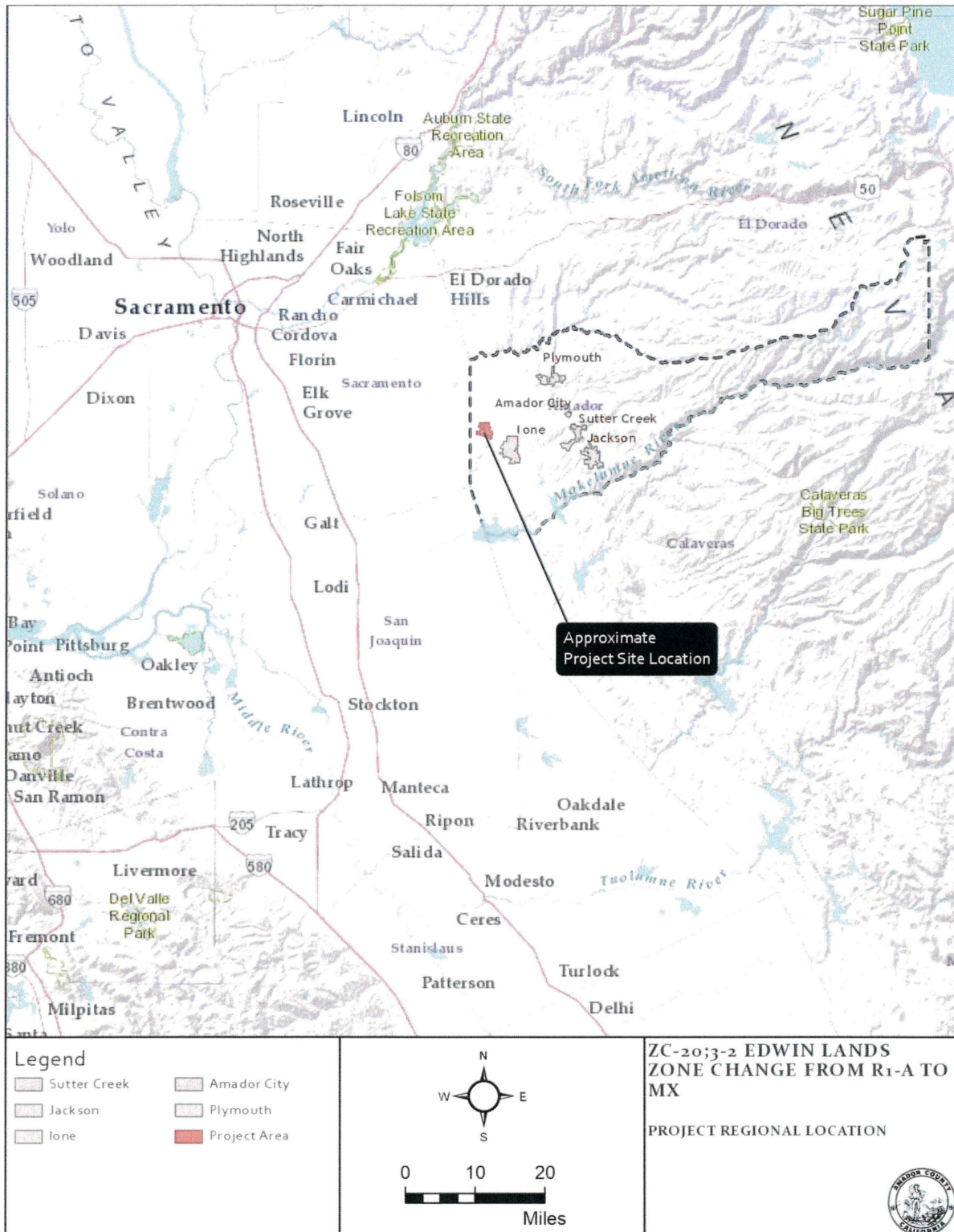
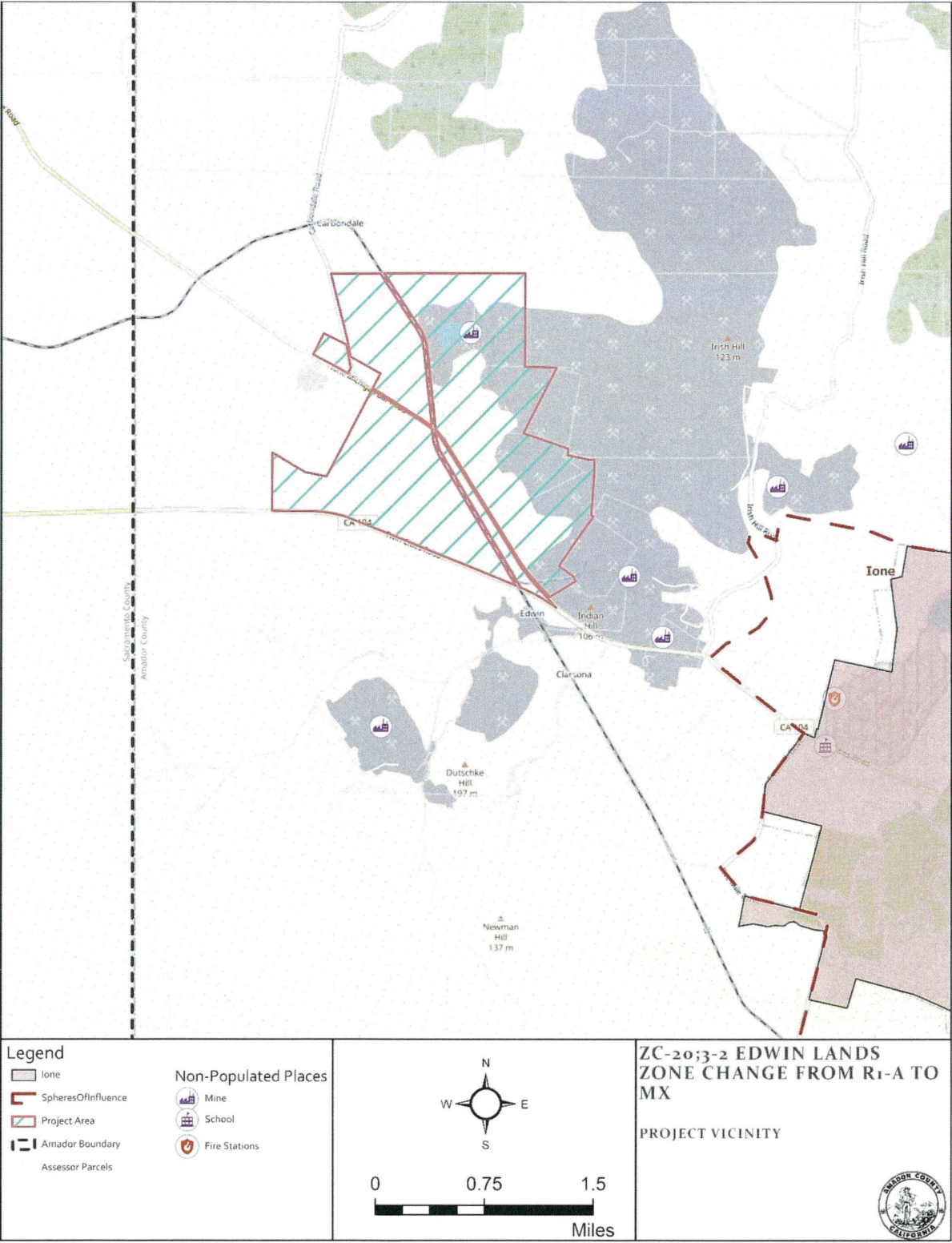




FIGURE 2: PROJECT VICINITY





**FIGURE 3: PROJECT LOCATION – AERIAL**

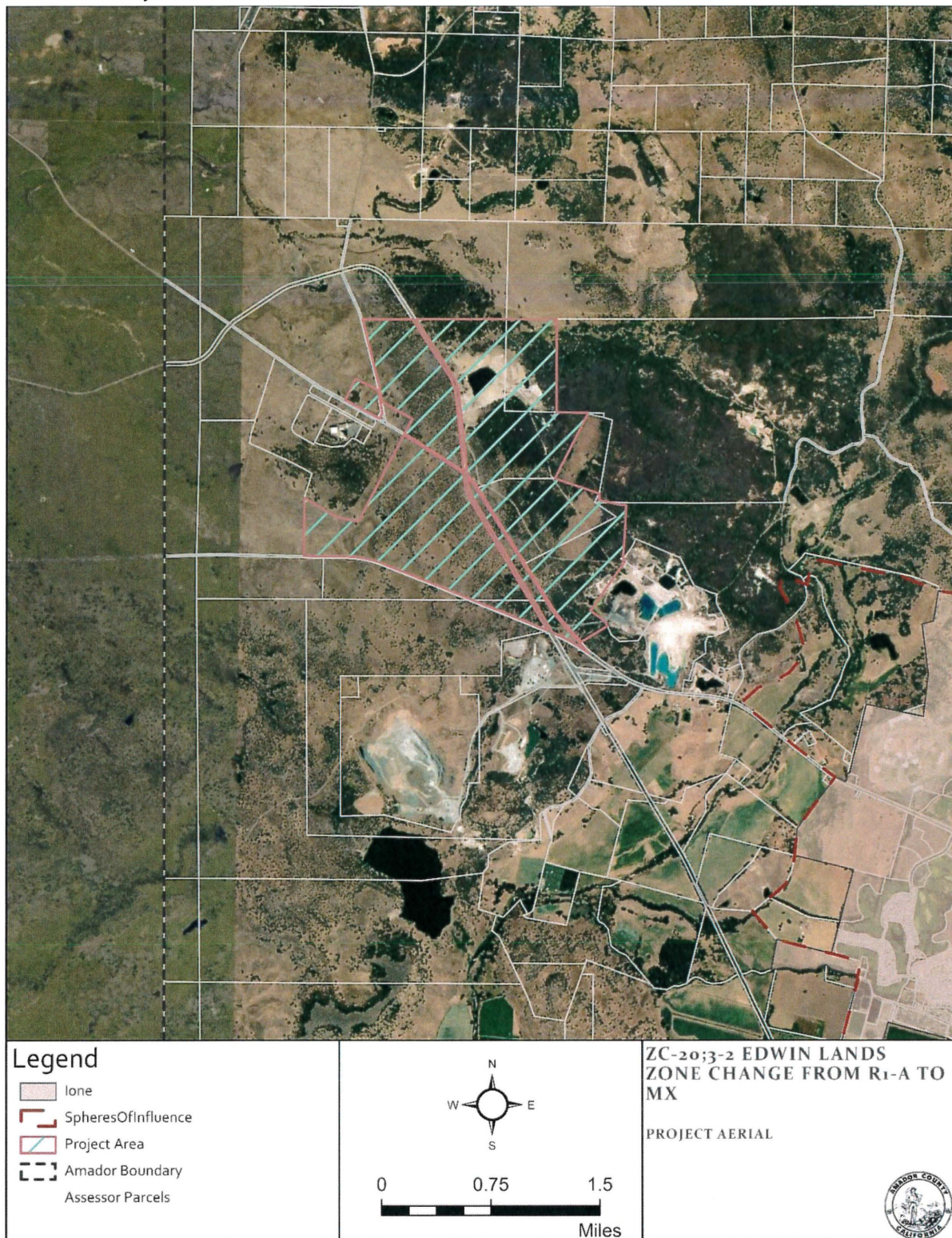
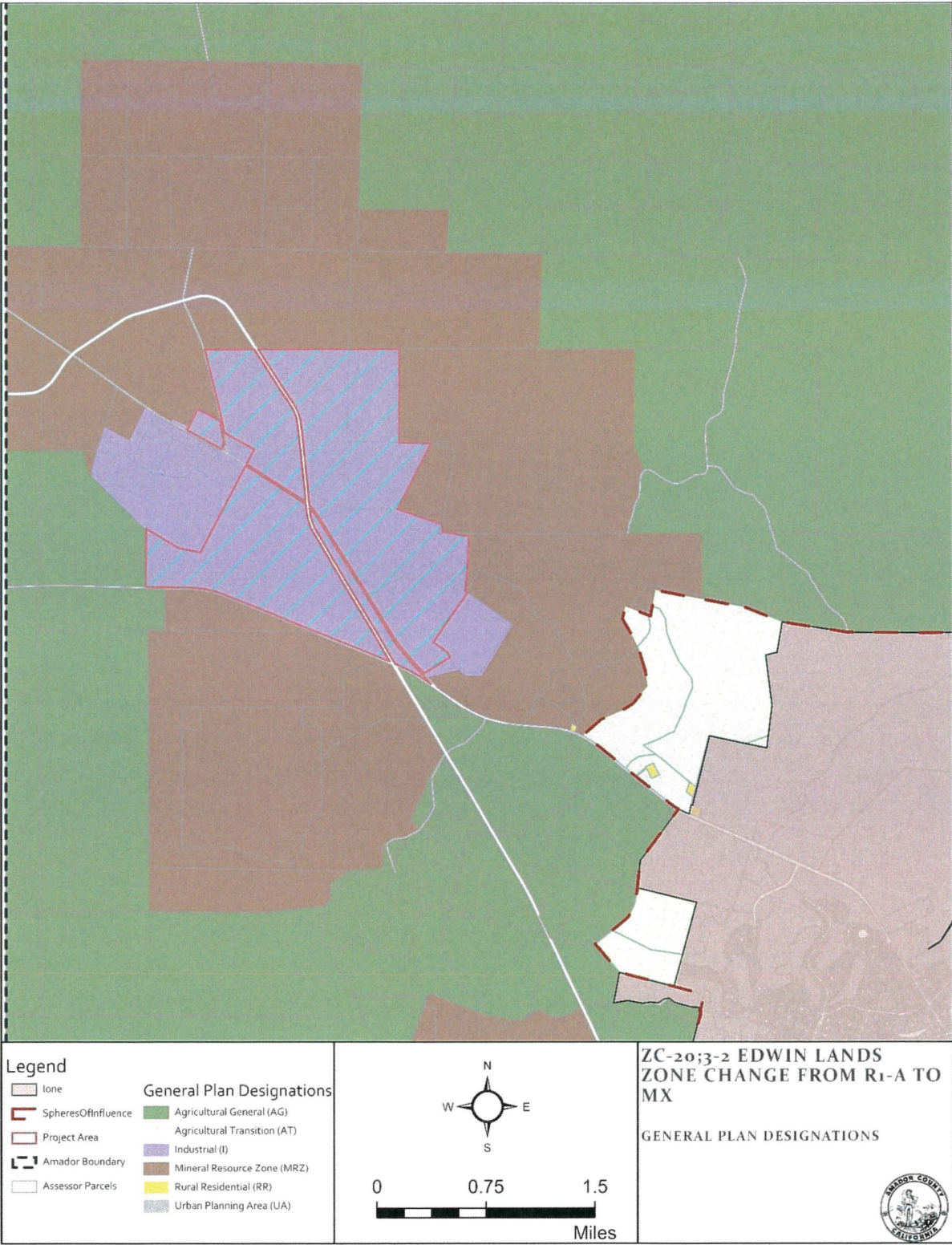




FIGURE 4: GENERAL PLAN LAND USES





**FIGURE 5: ZONING DESIGNATIONS**

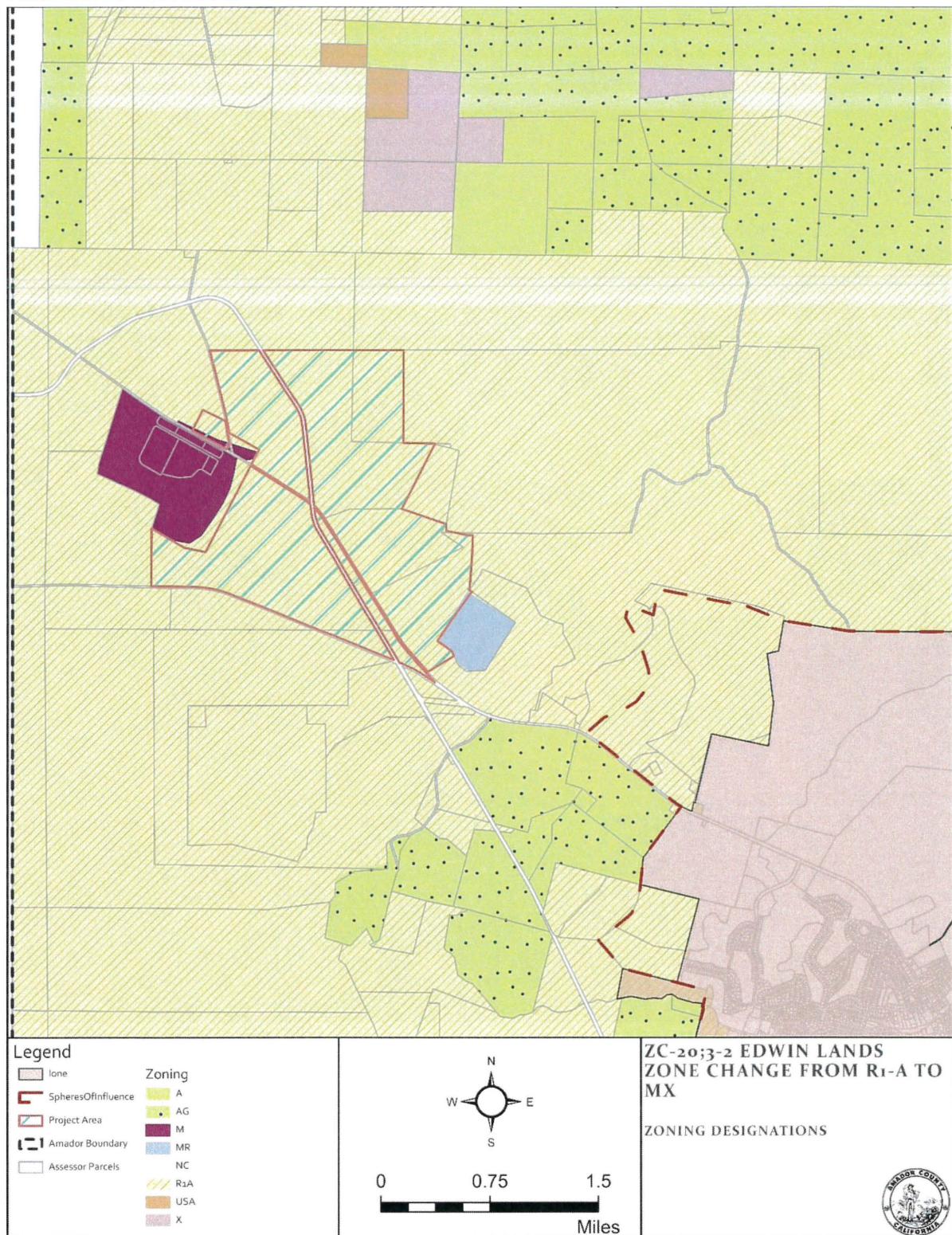
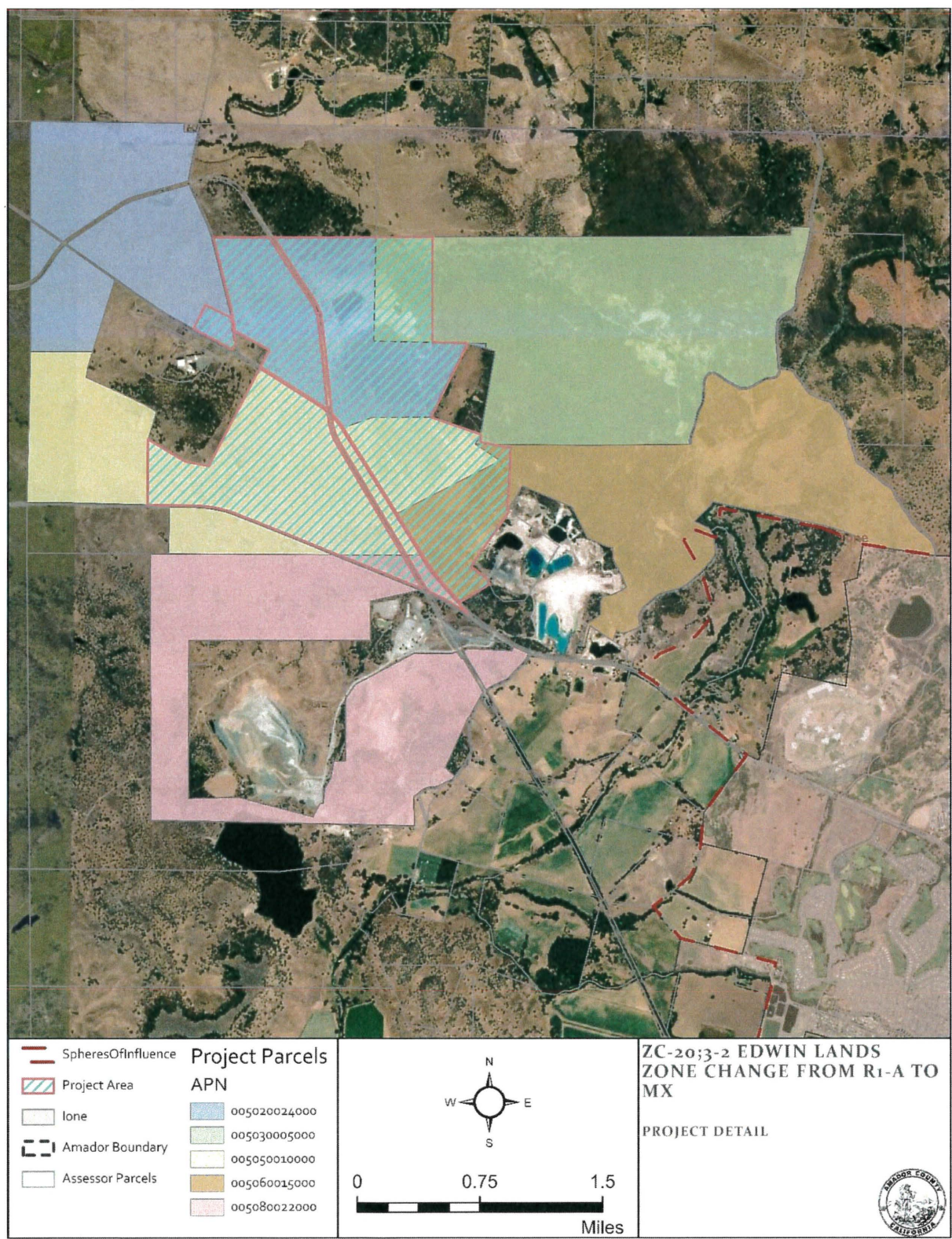




FIGURE 6: Project Parcel Detail



## Environmental Checklist – Initial Study

### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages.

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

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

On the basis of the initial evaluation:

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

\_\_\_\_\_  
Signature – Name

\_\_\_\_\_  
Date



**EVALUATION OF ENVIRONMENTAL IMPACTS:**

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

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). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- A. Scenic Vistas: For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Scenic vistas are often designated by a public agency. A substantial adverse impact to a scenic vista would be one that degrades the view from such a designated location. No governmentally designated scenic vista has been identified within the project area. Therefore, there is **no impact**.
- B. Scenic Highways: The project is not located along a scenic highway. Therefore, there is **no impact**.
- C. The project is regulatory in nature, involving a change in the site's zoning. No physical change to the natural environment is proposed. Although new construction could occur, these actions would be subject to the County of Amador's review process with adherence to adopted zoning standards.

Since the proposed location is not in a designated scenic vista, and because any proposed construction in the future will be subject to a conditional use permit, **there is no impact**.

- D. Existing sources of light and glare in the project vicinity include the nearby mines and quarries and vehicle headlights from the drivers on State Highway 104. While there is no specific development proposed at this time, it is anticipated that lighting from future development would not generate significant lighting to the project area. It can be assumed that all lighting would be constructed of conventional, shielded, low-glare materials. Any proposed construction in the future will be subject to conditions/mitigations from any uses through a Use Permit. Therefore, there is **no impact**.

**Source:** Planning Department.

<b>Chapter 2. AGRICULTURE AND FOREST RESOURCES</b> – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of 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:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- A. Farmland Conversion: The project will not result in the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance. The project site is located in an area designated as "Grazing Land" on the Amador County Important Farmland 2016 map, published by the California Department of Conservation, Division of Land Resource Protection. There is **no impact** to farmland.
- B. The parcel is not included in a Williamson Act contract, therefore there is **no impact**.
- C. The area is not considered forest land, or zoned as forest land or timberland, therefore **no impacts will occur**.
- D. The area is not considered forest land, or zoned as forest land or timberland, therefore **no impacts will occur**.
- E. The project area is within an area designated as grazing land. The proposed rezone project does not include construction but may include construction in the future. Regardless, the project area is not occupied by agricultural uses nor would the proposed zone change preclude agricultural uses in the future, therefore **no impacts will occur**.

**Source:** Amador County Important Farmland Map, 2016; Amador County General Plan; Planning Department; CA Public Resources Code; California Department of Conservation.



<b>Chapter 3. AIR QUALITY</b> – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- A. As stated on its website, Amador Air District (AAD) is a Special District governed by the Amador County Air District Board. The primary goal of the District is to protect public health by managing the county's air quality through educating the public and enforcement of District rules and California Air Resources Control Board - Air Toxic Control Measures that result in the reduction of air pollutants and contaminants. While there are minimal sources that impact air quality within the District, Amador County does experience air quality impacts from the Central Valley through transport pollutants. The most visible impacts to air quality within the District are a result of open burning of vegetation as conducted by individual property owners, industry, and state agencies for purposes of reducing wild land fire hazards. However, future site development and operations may generate air emissions as well.

There would be no construction or increase in emissions as part of this rezone project therefore there would be no introduction of pollution in excess of existing standards established through the County's air quality guidelines. The conversion of 1,150+/- acres to manufacturing zoning would allow for more intense uses, albeit all uses would be subject to a conditional use permit which would be subject to environmental review. Therefore there is a **no impact**.

- B. The proposed rezone project would not generate a significant increase in operational or long-term emissions nor result in significant population increase in the area as no new residences are proposed. No development is currently proposed with this project; however, future development within the 1,150+/- acres has the potential to generate direct and indirect emissions. Emissions generated during build-out of the Manufacturing area is not expected to be substantial, and would not significantly violate existing air quality standards, because only a limited area for development would be rezoned. Construction-related emissions are generally created throughout the course of project implementation and parcel development, and would originate from construction equipment exhaust, employee vehicle exhaust, dust from grading the land, exposed soil eroded by wind, and reactive organic gasses (ROGs) from architectural coating and asphalt paving. Construction-related emissions would vary substantially depending on the level of activity, length of the construction period, specific construction operations, types of equipment, number of personnel, wind and precipitation conditions, and soil moisture content. Due to the relative small-scale (in relation to the lot size) of rezoned area on the project site, it would not violate any air quality standards and or contribute to the net increase of PM10 or ozone in the region. The County performed a general analysis of the environmental impacts in the Environmental Impact Report for the General Plan. A more detailed analysis is premature at this time because there is no specific development proposed. (*Friends of the Sierra Railroad* (2007) 147 Cal.App.4th 643.) Future development will require a discretionary use permit. The County will be able to perform a more detailed environmental analysis when a development application is submitted, which will then allow for the analysis of reasonably foreseeable environmental impacts. (*Id*). At this time, there are **no impacts**.
- C. Sensitive receptors are uses that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The nearest sensitive receptors include the nearby mines which have workers on a daily basis, and several rural residences. While construction would take place within the vicinity of sensitive

receptors, construction emissions would be limited with standard best management practices (BMPs). Therefore, the small amount of emissions generated and the short duration of the construction period would not expose sensitive receptors to substantial pollutant concentrations. The County performed a general analysis of the environmental impacts in the Environmental Impact Report for the General Plan. A more detailed analysis is premature at this time because there is no specific development proposed. (*Friends of the Sierra Railroad* (2007) 147 Cal.App.4th 643.) Future development will require a discretionary use permit. The County will be able to perform a more detailed environmental analysis when a development application is submitted, which will then allow for the analysis of reasonably foreseeable environmental impacts. (*Id.*) At this time, there are **no impacts** to sensitive receptors.

- D. Future construction activities could include objectionable odors from tailpipe diesel emissions and from solvents in adhesives, paints, caulking materials, and new asphalt. Since odor impact are unknown at this time, and would be temporary and limited to the area adjacent to the construction operations, odors would not impact a substantial number of people for an extended period of time. At this time there **are no impacts**.

**Source:** Amador Air District, Amador Planning Department, Amador County General Plan EIR.

DRAFT

<b>Chapter 4. BIOLOGICAL RESOURCES – Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- A Per General Plan Mitigation Measure 4.4-1b: Special-Status Species Protection, when considering discretionary development proposals, the County, through CEQA reviews, will require assessments of potential habitat for special-status species on proposed projects sites, and avoidance or substantial reduction of impacts to that habitat through feasible alternatives or mitigation measures, including compensatory mitigation where unavoidable losses of occupied habitat would occur.

Mitigation measures will be developed consistent with applicable state and federal requirements. For those species for which published mitigation guidance exists (such as valley elderberry longhorn beetle, burrowing owl, and Swainson's hawk), developed mitigation measures will follow the guidance provided in these publications or provide a similar level of protection. If previous published guidance does not exist, mitigation will be developed in consultation with the appropriate agencies (USFWS for federally listed plant, wildlife and fish species; NMFS for listed anadromous fish species; CCDFW for state listed species, species of special concern and CRPR-ranked species). The County will require project applicants to obtain any required take permits prior to project implementation.

The US Fish & Wildlife Office's Information for Planning and Conservation (IPaC) database and the California Natural Diversity Database (CNDDB QuickView) were employed to determine if any special status animal species or habitats occur on the project site or in the project area. The IPaC Resource Report identified habitat potential for the following endangered species within the project area:



Giant garter snake (*Thamnophis gigas*); California red-legged frog (*Rana draytonii*); California tiger salamander (*Ambystoma californiense*); Delta smelt (*Hypomesus transpacificus*); Valley elderberry longhorn beetle (*Desmocerus californicus*); Conservancy fairy shrimp (*Branchinecta conservatio*); Vernal pool fairy shrimp (*Branchinecta lynchi*); Vernal pool tadpole shrimp (*Lepidurus packardii*); Allen's hummingbird (*Selasphorus sasin*); Bald eagle (*Haliaeetus leucocephalus*); Black rail (*Lateralus jamaicensis*); Black swift (*Cypseloides niger*); Black-chinned sparrow (*Spizella atrogularis*); Burrowing owl (*Athene cunicularia*); California thrasher (*Toxostoma redivivum*); Clark's grebe (*Aechmophorus clarkii*); Costa's hummingbird (*Calypte costae*); Golden eagle (*Aquila chrysaetos*); Lawrence's goldfinch (*Carduelis lawrencei*); Lewis' woodpecker (*Melanerpes lewis*); Long-billed curlew (*Numenius americanus*); Marbled godwit (*Limosa fedoa*); Mountain plover (*Charadrius montanus*); Nuttall's woodpecker (*Picoides nuttallii*); Oak titmouse (*Baeolophus inornatus*); Rufous Hummingbird (*Selasphorus rufus*); Short-billed dowitcher (*Limnodromus griseus*); Tricolored blackbird (*Agelaius tricolor*); Whimbrel (*Numenius phaeopus*); White headed woodpecker (*Picoides albolarvatus*); Willet (*Tringa semipalmata*); Wrentit (*Chamaea fasciata*); Yellow-billed magpie (*Pica nuttalli*); Fleshy Owl's-clover (*Castilleja campestris* ssp. *Succulenta*); Ione (incl. Irish Hill) Buckwheat (*Eriogonum apricum*, incl. var. *prostratum*); Ione Manzanita (*Arctostaphylos myrtifolia*); and Sacramento Orcutt Grass (*Orcuttia viscida*). The project location overlaps the critical habitat for the following species: Sacramento Orcutt Grass (*Orcuttia viscida*); Vernal Pool Fairy Shrimp (*Branchinecta lynchi*); and Vernal Pool Tadpole Shrimp (*Lepidurus packardii*).

Though the project site contains candidate, sensitive, or special status species, the project is regulatory in nature, and no development is proposed. Any future development will be subject to a conditional use permit and environmental review at that time will determine necessary mitigation measures. At this time, there are **no impacts**.

- B Approximately 73 acres (0.9%) of the project is located within the designated Flood Hazard Areas of Dry Creek and Willow Creek as shown on the effective FEMA Flood Insurance Rate Maps. The proposed zoning is not located within a Flood Hazard Area. Should residential or agricultural structures in the Single-family Residential and Agricultural zoning be proposed within the Flood Hazard Areas, they will be subject to the Floodplain Management Regulations in effect at the time of construction. Floodplain Development Permits for by-right uses on the project are considered ministerial permits and are not subject to additional CEQA review. The project does not propose the disturbance of riparian areas. Therefore, there are **no impacts**.
- C General Plan Mitigation Measure 4.4-5 requires project applicants to conduct wetland delineations according to USACE standards and submit the delineations to the USACE for verification. Based on the verified delineation, project applicants will quantify impacts to wetlands and other waters of the United States resulting from their proposed projects. A permit from the USACE will be required for any activity resulting in impacts of "fill" of wetlands and other waters of the United States.

If projects require activities that result in impacts to wetlands and other waters of the United States, the County during discretionary project review will require project applicants to obtain all necessary permits under Section 404 of the CWA, and implement compensatory mitigation consistent with USACE and EPA's April 10, 2008 Final Rule for Compensatory Mitigation for Losses of Aquatic Resources (33 CFR Parts 325 and 332 and 40 CFR Part 230), including preparation of a wetland mitigation plan if required. The wetland mitigation plan will include ecological performance standards, based on the best available science that can be assessed in a practicable manner. Performance standards must be based on attributes that are objective and verifiable. The County will require project applicants to commit to replace, restore, or enhance on a "no-net-loss" basis (in accordance with USACE Section 404 no-net-loss requirements) the acreage of all wetlands and other waters of the United States that would be removed, lost, and/or degraded by discretionary projects. The County will require similar mitigation for loss of non-jurisdictional wetlands and waters that are waters of the state and have value as biological resources.

For Section 404 mitigation, in accordance with the Final Rule, mitigation banks (e.g., Cosumnes Floodplain Mitigation Bank) will be given preference over other types of mitigation because much of the risk and uncertainty regarding mitigation success is alleviated by the fact that mitigation bank wetlands must be established and demonstrating functionality before credits can be sold. The Final Rule also establishes a preference for compensating losses of aquatic resources within the same watershed as the impact site. A combination of mitigation bank credits and permittee-responsible on and off-site mitigation may be used as needed to fully offset project impacts on wetlands and other waters of the United States and waters of the state.

Project applicants that obtain a Section 404 permit will also be required to obtain certification from the Regional Water Quality Control Board (RWQCB) pursuant to Section 401 of the CWA. If the project involves work on the bed or bank of a river, stream or lake, a Streambed Alteration Agreement from CDFW pursuant to Section 1602 of the Fish and Game Code will also be needed, which will include mitigation measures required by CDFW. The County will require project applicants to obtain all needed permits prior to project implementation, and to abide by the conditions of the permits, including all mitigation requirements.

Though the National Wetlands Inventory, indicates the project site has scattered freshwater emergent wetlands, the project is regulatory in nature, and no development is proposed. Any future development will be subject to a conditional use permit and environmental review at that time will determine necessary mitigation measures. At this time, **there are no impacts.**

- D The project site includes approximately 621 acres of oak woodlands. While the tree canopy may provide food sources and shelter for migratory birds, a more detailed analysis is premature at this time because there is no specific development proposed. (*Friends of the Sierra Railroad* (2007) 147 Cal.App.4th 643.) Future development will require a discretionary use permit. The County will be able to perform a more detailed environmental analysis when a development application is submitted, which will then allow for the analysis of reasonably foreseeable environmental impacts. (*Id.*). At this time, **there are no impacts.**
- E The proposed rezone project would not conflict with local policies adopted for the protection biological resources. **No impact** would occur.
- F Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. **No impact** would result.

**Source:** California Department of Fish and Wildlife BIOS, U.S. Fish and Wildlife Service IPAC, California Department of Fish and Wildlife Habitat Conservation Planning, Migratory Bird Treaty Act, National Wetland Inventory, Vollmar Natural Lands Consulting (oak woodland study), 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 pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- A A review of Exhibit 4.5-2, Cultural Resource Sensitivity, of the Amador County General Plan Final EIR indicates the site is in an area identified as having moderate and high cultural resource sensitivity. Per Mitigation Measure 4.5-1b of the EIR, the County will require applicants for discretionary projects that could have significant adverse impacts to prehistoric or historic-era archaeological resources to assess impacts and provide mitigation as part of the CEQA process, and consistent with the requirements of CEQA Guidelines Section 15126.4(b)(3) and Public Resources Code Section 21083.2, or equivalent County regulation. These regulations generally require consultation with appropriate agencies, the Native American Heritage Commission, knowledgeable and Native American groups and individuals, new and updated record searches conducted by the North Central Information Center and federal and incorporated local agencies within and in the vicinity of the project site, repositories of historic archives including local historical societies, and individuals, significance determinations by qualified professionals, and avoidance of resources if feasible. If avoidance is not feasible, recovery, documentation and recordation of resources is required prior to project implementation, and copies of the documentation are forwarded to the NCIC. Though the project site is located in an area identified as having moderate and high cultural sensitivity, the project is regulatory in nature, and no development is proposed. Any future development will be subject to a conditional use permit and environmental review at that time will determine necessary mitigation measures. At this time, **there are no impacts.**
- B Per General Plan Mitigation Measure 4.6-9, when reviewing discretionary development proposals where a CEQA document is required, the County will require project applicants to conduct a paleontological resources impact assessment for projects proposed within the Modesto, Riverbank, Mehrten, and Ione Formations. Exhibit 4.6-3, Geologic Map, of the EIR verifies that the project site is located in the Ione formation, so it is anticipated that the project could affect paleontological or geological resources. However, impacts to unknown paleontological or geological resources is considered. Though the project site is located in an area identified as being within Ione Formations, the project is regulatory in nature, and no development is proposed. Any future development will be subject to a conditional use permit and environmental review at that time will determine necessary mitigation measures. At this time, **there are no impacts.**
- C This site is not a known burial site or formal cemetery. However, as noted above, the project site is located in an area identified as having a moderate to high cultural resource sensitivity. Therefore, the project has the potential to disturb or damage any as-yet-unknown archaeological resources or human remains if development is proposed. At this time, the project is regulatory in nature, and no development is proposed. Any future development will be subject to a conditional use permit and environmental review at that time will determine necessary mitigation measures. At this time, **there are no impacts.**

**Source:** Planning Department; North Central Information Center, California State University, Stanislaus; Amador County General Plan Environmental Impact Report.



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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- A. The project is regulatory only in nature, involving a change in the site's zoning. No physical change to the natural or built environment is proposed thus no energy consumption is anticipated at this time.

However, the proposed project site could eventually consume energy primarily in two ways: (1) construction activities would consume energy through the operation of heavy off-road equipment, trucks, and worker traffic, and (2) future manufacturing uses would cause long-term energy consumption from electricity, gas consumption, energy used for water conveyance, and vehicle operations to and from the project site. Construction energy consumption would largely occur from fuel consumption by heavy equipment during grading activities associated with road and building site clearance; trucks transporting construction materials to the site during development; and, worker trips to and from the job site. Energy consumption during construction related activities would vary substantially depending on the level of activities, length of the construction period, specific construction operations, types of equipment, and the number of personnel. Despite this variability in the construction activities, the overall scope of the anticipated additional area for construction at the project sites is relatively minor, and therefore would not require a substantial amount of fuel to complete construction. Additionally, increasingly stringent state and federal regulations on engine efficiency combined with local, state, and federal regulations limiting engine idling times and recycling of construction debris, would further reduce the amount of transportation fuel demand during project construction. Long-term energy consumption would occur after build-out of the rezoned parcel. Manufacturing uses would consume electricity and/or gas for space heating and water heating. Whereas, electricity would primarily be used for lighting and other manufacturing operations. The project would also generate the potential of additional vehicle trips by additional manufacturing uses, which would result in the consumption of transportation fuel. State and federal regulatory requirements addressing fuel efficiency are expected to increase fuel efficiency over time as older, less fuel-efficient vehicles are retired, and therefore would reduce vehicle fuel energy consumption rates over time. Therefore, there is **no impact**.

- B. Many of the state and federal regulations regarding energy efficiency are focused on increasing building efficiency and renewable energy generation, as well as reducing water consumption and Vehicles Miles Traveled. Future development will need to comply with Title 24 and CalGreen building code standards at the time of construction. Therefore, the proposed project would implement energy reduction design features and comply with the most recent energy building standards and would not result in wasteful or inefficient use of nonrenewable energy sources, therefore there is **no impact**.

**Sources:** Amador County Planning Department, Amador County Energy Action Plan.

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) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<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 direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- A1. The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no active faults are located on or adjacent to the property, as identified by the U.S. Geologic Survey mapping system. Therefore, **no impact** would occur.
- A2-4 Property in Amador County located below the 6,000' elevation is designated as an Earthquake Intensity Damage Zone I, Minor to Moderate, which does not require special considerations in accordance with the Uniform Building Code or the Amador County General Plan, Safety, Seismic Safety Element Pursuant to Section 622 of the Public Resources Code (Chapter 7.5 Earthquake Fault Zoning). The State Geologist has determined there are no sufficiently active or well-defined faults or areas subject to strong ground shaking, liquefaction, landslides, or other ground failure in Amador County as to constitute a potential hazard to structures from surface faulting or fault creep. Standard grading and erosion control techniques during grading activities would minimize the potential for erosion. At this time, **there are no impacts**.
- B. Surface soil erosion and loss of topsoil has the potential to occur in any area of the county from disturbances associated with the construction-related activities. Construction activities could also result in soil compaction and wind erosion effects that could adversely affect soils and reduce the revegetation potential at the construction site and staging areas. During construction-related activities, specific erosion control and surface water protection methods for each construction activity would be implemented on the project site. The type and number of

measures implemented would be based upon location-specific attributes (i.e., slope, soil type, weather conditions). These control and protection measures, or BMPs, are standard in the construction industry and are commonly used to minimize soil erosion and water quality degradation. Grading Permits are reviewed and approved by the County in accordance with Ordinance 1619 (County Code 15.40), and conditions/requirements are applied to minimize potential erosion. At this time, **there are no impacts.**

- C. The issuance of a grading permit, along with implementation of Erosion Control requirements during construction and the stabilized landscaped impervious areas, will minimize potential erosion. At this time, **there are no impacts.**
- D. According to the Natural Resources Conservation Service (NRCS, 2017, the project site is located in an area with : Inks loam and Rock land (IrE), with 3 to 45 percent slopes, Mokelumne soils and alluvial land (Mt), Pardee cobbly loam (PaD) with 3 to 31 percent slopes, Pentz sandy loam (PnC) with 2 to 15 percent slopes, Placer diggings and Riverwash (Pw), Quarries (QU), Red Bluff-Mokelumne complex (RbB) with 0 to 5 percent slopes, Red Bluff-Mokelumne complex (RbD), with 5 to 16 percent slopes, Red Bluff-Mokelumne complex (RbE2) with 16 to 36 percent slopes, eroded, Ryer silty clay loam (RyA) with 0 to 3 percent slopes, and Sedimentary rock land (Sa). See Figure 7 below. The project area is well drained with a very high runoff class, but standard grading and erosion control techniques during grading activities would minimize the potential for erosion. At this time, **there are no impacts.**

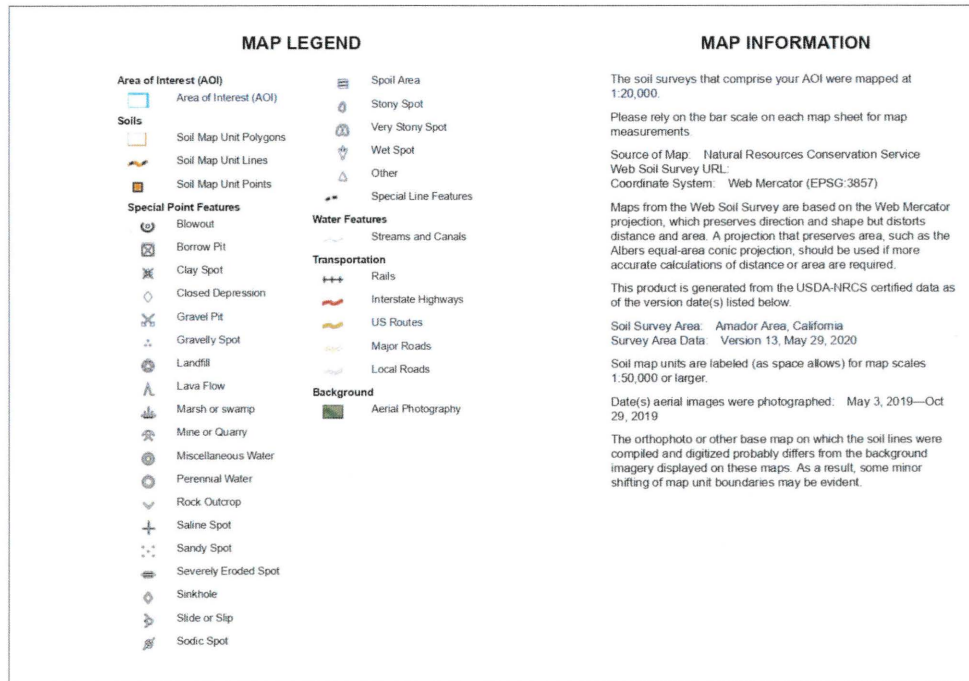
FIGURE 7: Soil Map





## Zone Change 20;3-2 – Edwin Lands | Initial Study/Negative Declaration

Soil Map—Amador Area, California  
(EdwinLands\_ZCparcels)



## Zone Change 20;3-2 – Edwin Lands | Initial Study/Negative Declaration

Soil Map—Amador Area, California

EdwinLands\_ZCparcels

### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AxD	Auburn-Argonaut very rocky silt loams, 3 to 31 percent slopes	0.0	0.0%
IrE	Inks loam and Rock land, 3 to 45 percent slopes	11.2	1.0%
Mt	Mokelumne soils and alluvial land	0.6	0.1%
PaD	Pardee cobbly loam, 3 to 31 percent slopes	37.6	3.3%
PnC	Pentz sandy loam, 2 to 15 percent slopes	20.1	1.7%
Pw	Placer diggings and Riverwash	16.6	1.4%
QU	Quarries	5.7	0.5%
RbB	Red Bluff-Mokelumne complex, 0 to 5 percent slopes	278.7	24.1%
RbD	Red Bluff-Mokelumne complex, 5 to 16 percent slopes	460.6	39.8%
RbE2	Red Bluff-Mokelumne complex, 16 to 36 percent slopes, eroded	11.4	1.0%
RyA	Ryer silty clay loam, 0 to 3 percent slopes	1.9	0.2%
Sa	Sedimentary rock land	306.4	26.5%
W	Water	5.5	0.5%
<b>Totals for Area of Interest</b>		<b>1,156.5</b>	<b>100.0%</b>

- E. . MX zoning could result in commercial and industrial projects with the potential for different wastewater characteristics compared to uses allowed in the R1-A district. A number of residential and agricultural uses, and their associated wastewater discharge, are allowed by right in the R1-A district and would be only subject to ministerial permits. All uses in MX zoning, other than agricultural, are subject to a conditional use permit and environmental review. Regardless of district, domestic waste discharges up to 10,000 gallons per day are regulated by the Environmental Health Department. Domestic wastewater discharges in excess of 10,000 gallons per day and all non-domestic wastewater discharges are regulated by the Central Valley Regional Water Quality Control Board. The project does not pose an increased risk of adverse impacts related to construction or operation of onsite wastewater systems. **No impact would result.**
- F. The project is not near a unique geologic feature that could be significantly impacted as a result of this project. **No impact would result.**

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

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<b>Chapter 8. GREENHOUSE GAS EMISSIONS –</b> Would the project:	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:**

- A-B The project is a rezone to change the parcels from the Single Family Residential and Agricultural zone to Manufacturing with a combining Special Use designation that has the potential to contribute greenhouse gas emissions during parcel development, and by the subsequent uses. No development is currently proposed as part of the project. However, future development of manufacturing uses would be possible with a conditional use permit. Therefore, construction-related emissions during parcel development may be generated from construction equipment exhaust, construction employee vehicle trips to and from the work site, architectural coatings and asphalt paving. The project's construction GHG emissions would occur over a short duration and would consist primarily of emissions from equipment exhaust. The long-term regional emissions associated with the project would primarily occur from the creation of new vehicular trips, commercial uses and indirect source emissions, such as electricity usage for lighting. The project is subject to compliance with AB 32 greenhouse gas emission reduction goals, which are to reduce statewide GHG emissions to 1990 levels by 2020. Additionally, development on the project site would be subject to Title 24, California Building Code, which includes CalGreen standards. These standards include mandatory measures that addresses planning and design, energy efficiency, water efficiency/conservation, material conservation and resource efficiency, and environmental quality. **No impact would result.**

**Sources:** Amador County General Plan, Amador County Municipal Codes, Assembly Bill 32 Scoping Plan.



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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- A-B. MX zoning could result in commercial and industrial projects with increased potential for handling hazardous materials and generating hazardous waste compared to uses allowed in the R1-A district. A number of residential and agricultural uses, and their associated handling of fuels, lubricants and agricultural chemicals, are allowed by right in the R1-A district subject to ministerial approval without environmental review. Uses allowed subject to a conditional use permit in the MX zone district are more likely to create hazards to the public or the environment but are subject to environmental review at the time a project is proposed. At this time, **there are no impacts.**
- C. No schools are located within ¼ mile of the site. Therefore, schools would not be exposed to hazardous materials, substances, or waste due to the project, and there would be **no impact.**
- D. The project site does not appear on any hazardous material site lists compiled pursuant to Government Code Section 65962.5. In July 2020, Amador County staff searched the following databases for known hazardous materials contamination at the project site:
- Superfund Enterprise Management System (SEMS) database
  - Department of Toxic Substances Control's Envirostor database for cleanup sites and hazardous waste permitted facilities
  - Geotracker search for leaking underground fuel tanks

The project site does not appear on any of the above lists.

Per General Plan Mitigation Measure 4.8-3a, the County will consult the hazardous sites list to evaluate and condition future development applications and projects, as necessary, to protect environmental and public health. For applications submitted to the County involving construction activities at Cortese-listed sites, project applicant(s) shall comply with requirements of the California Department of Toxic Substance Control, the Central Valley Regional Water Quality Control Board, and/or other applicable agency regulating the investigation and cleanup of the site. Individual future projects will be evaluated for compliance with the General Plan mitigation measures and additional CEQA analysis, as necessary. At this time, **there are no impacts.**

- E. The project is located within two miles of Eagles Nest airport. However, the site is not located in the approach or departure path for aircraft. At this time, **there are no impacts.**
- F. Per General Plan Mitigation Measure 4.8-2b, Evacuation Planning and Routes, when considering development proposals and discretionary actions, the County will ensure that actions will not prevent the implementation of emergency response plans or viability of evacuation routes established by the Office of Emergency Services. The project does not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. At the time of future construction, the applicant would design, construct, and maintain roadways in accordance with applicable standards associated with vehicular access, resulting in the roadways that provide for adequate emergency access and evacuation. Development of the project site would add an additional amount of trips onto the area roadways; however, area roadways and intersections would continue to operate at an acceptable level of service. No road improvements within a County right-of-way is anticipated. At this time, **there are no impacts.**
- G. Per General Plan Mitigation Measure 4.8-7a, Fire-Safe Development, the County will review new development applications in moderate, high, and very high fire hazard severity zones to confirm they meet the standards of the Title 24 Wildland Urban Interface Building Codes and 14 CCR 1270. The County will require new structures and improvements to be built to support effective firefighting. New development applications in very high fire hazard severity zones shall include specific fire protection plans, actions, and/or comply with Wildland Urban Interface codes for fire engineering features.

The County will seek fire district input on development applications to allow any proposed projects to incorporate fire-safe planning and building measures. Such measures may include (but are not limited to) buffering properties, creating defensible space around individual units, using fire-resistant building materials, installing sprinkler systems, and providing adequate on-site water supplies for firefighting. Individual future projects will be evaluated for compliance with the General Plan mitigation measures and additional CEQA analysis, as necessary.

Transportation improvements shall incorporate access for firefighting, within and between existing neighborhoods to provide improved connectivity, but also in areas with no structures. Access standards include minimum width, surface, grade, radius, turnaround, turnout, and bridge standards, as well as limitations on one-way roads, dead-end roads, driveways, and gate entrances. Individual future projects will be evaluated for compliance with the General Plan mitigation measures and additional CEQA analysis, as necessary.

According to the California Department of Forestry and Fire Protection the project is located in the State Responsibility Area for wildland fire protection and is within the Moderate and Very High Fire Hazard Severity Zones. Any future construction is required to comply with the Wildland-Urban Interface Building Codes (adopted by reference by Amador County in Chapter 15.04 of County Codes) and will be evaluated for compliance with the General Plan mitigation measures and additional CEQA analysis, as necessary. At this time, **there are no impacts.**

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

**Discussion:**

- A Though the potential for erosion is low, future development of the project site would require grading, excavation and general site preparation activities, which could result in erosion of onsite soils and sedimentation during storm or high wind events. Erosion of on-site soils may temporarily impact surface water quality and water quality within nearby waterways. Downstream impacts from erosion may include increased turbidity and suspended sediment concentrations in waterways. Eroded soils also contains nitrogen, phosphorous and other nutrients, that when deposited in water bodies, can trigger algal blooms that reduce water clarity, deplete oxygen, and create odors. During construction-related activities, specific erosion control and surface water protection methods for each construction activity would be implemented on the project site by construction personnel. The type and number of measures implemented would be based upon location-specific attributes (i.e., slope, soil type, weather conditions). These control and protection measures, or BMPs, are standard in the construction industry and are commonly used to minimize soil erosion and water quality degradation. Future construction activities may be subject to the National Pollutant Discharge Elimination System (NPDES) General Construction Activities Storm Water permit program if one acre or more of land is disturbed. Construction activities that result in a land disturbance of less than one acre, but which are part of a larger common plan of development, may also require a permit issued by the California Regional Water Quality Control Board. This program requires implementation of erosion control measures during and immediately after construction that are designed to avoid significant erosion during the construction period. Project operations that are under a NPDES permit would also be subject to the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) to control pollution in stormwater runoff from the project site. A condition of approval reflecting the requirement of the applicant to

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obtain a NPDES permit, prior to grading activities, will be included with project approval. At this time, **there are no impacts** to water quality or waste discharge.

- B The project is unlikely to significantly impact groundwater supplies via extraction or the creation of extensive hard surfaces which pose a barrier to recharge. At this time, **there are no impacts** to groundwater.

- C I. During construction-related activities, specific erosion control and surface water protection methods for each construction activity would be implemented on the project site by construction personnel. The type and number of measures implemented would be based upon location-specific attributes (i.e., slope, soil type, weather conditions). These control and protection measures, or BMPs, are standard in the construction industry and are commonly used to minimize soil erosion and water quality degradation. Application of BMPs administrated through the construction process would minimize the potential increase of surface runoff from erosion. At this time, **there are no impacts**.

II. The project does not include any proposed development. However, there exists the potential for one single-family residence and one accessory dwelling unit in the residentially-zoned portion of the project which will not alter the course of surface water drainage patterns of the area, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site. Erosion and siltation impacts from potential development of the proposed Manufacturing zone will be mitigated through existing General Plan mitigation measures.

The minor increase in impervious surface area from the additional area for build-out of the site is not anticipated to be enough to alter existing drainage patterns or cause offsite flooding. While an increase in stormwater runoff may be expected due to the reduced absorption rate created from new impervious surfaces added to the site, such as from structures, future development would be reviewed by the Amador County Public Works Department to ensure any potential drainage concerns are addressed, and to ensure no net increase in stormwater runoff leaves the project site. At this time, **there are no impacts**.

III. Potential future build-out would generate a minor increase in runoff from the future development of the site. Improvements are relatively small and conveyed through a system of existing roadside ditches and culverts to area waterways. The minor increase runoff would not exceed the capacity of the existing stormwater drainage systems or substantially increase polluted runoff. At this time, **there are no impacts**.

IV. Approximately 73 acres (0.9%) of the project is located within the designated Flood Hazard Areas of Dry Creek and Willow Creek as shown on the effective FEMA Flood Insurance Rate Maps. The proposed zoning is not located within a Flood Hazard Area. Should residential or agricultural structures in the Single-family Residential and Agricultural zoning be proposed within the Flood Hazard Areas, they will be subject to the Floodplain Management Regulations in effect at the time of construction. At this time, **there are no impacts**.

- D The project site is not located in an area that would be impacted by a seiche, tsunami, or mudflows, nor is it located near a levee or a dam. **No impact** would result

- E Amador County does not have a water quality control plan or sustainable groundwater management plan. **No impact** would result.

**Sources:** Environmental Health Department; Public Works Agency.



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

**Discussion:**

A The surrounding parcels range in size from 3 acres to over 5,000 acres with various residential, agricultural, mining, and mineral processing uses. Due to the size of the proposed rezone (1,150 acres within an approximate 4,076.28 acre lot) and the connection to the existing roadways and railways, this project will not result in any physical barriers that will divide the existing community. There is **no impact**.

B The project site includes the following General Plan land use designations:

- A-G, Agricultural-General, (approximately 658.92 acres); and
- I, Industrial (approximately 1,150 acres); and
- MRZ, Mineral Resource Zone (approximately 2,267.36 acres).

Zoning districts for the project are:

- "R1A," Single-family Residential and Agricultural (approximately 1,150 acres); and
- "M," Manufacturing (approximately 4 acres).

The "R1A," Single-family Residential and Agricultural zoning on the 1,150 acres designated as I, Industrial is inconsistent with the General Plan. The proposed rezoning of this acreage to "MX," manufacturing with a special use combining designation will provide consistency with the General Plan, as required by Government Code Section 65860(c). Government Code Section 65860(c) requires that, "in the event that a zoning ordinance becomes inconsistent with a general plan by reason of amendment to the plan, or to any element of the plan, the zoning ordinance shall be amended within a reasonable time so that it is consistent with the general plan as amended."

The project does not conflict with any applicable land use plan. There is **no impact**.

**Sources:** Amador County General Plan and General Plan EIR, Amador County Municipal Codes, Amador County GIS

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 a value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

A & B A Review of Exhibit 4.6-4 (Mineral Resource Zones) in the Amador County General Plan EIR indicates that a portion of the project site is located within an identified mineral resource zone for sand clay, and lignite (Zone 2b).

Per General Plan Mitigation Measure 4.6-8a, Mineral Resource Management, in order to ensure extraction and processing of mineral resources and aggregate deposits may continue, the County will regulate land uses in Mineral Resource Zone 2 areas to ensure compatibility between mineral extraction, and surrounding existing and planned uses.

General Plan Mitigation Measure 4.6-8b, Development Project Evaluation, requires the County to evaluate development proposals for compatibility with nearby mineral extraction activities and mapped resources to reduce or avoid the loss of mineral resource availability.

Appropriately, approximately 2,267.36 acres of the project have the General Plan land use designation of Mineral Resource Zone. There is **no impact** to mineral resources at this time.

**Sources:** Planning Department, Amador County General Plan and General Plan EIR.

Chapter 13. NOISE – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- A Surrounding uses include grazing land to the west and south, Eagles Nest Airport and subdivision to the north, mining and agricultural operations to the east, and the City Limits of Ione and the Mule Creek State Prison further east. Existing noise generating sources include the existing mining operations in the vicinity as well as traffic on State Highway 104 and the nearby railroad. Noise levels contributed by the proposed project would include construction noise during future development and future commercial uses on the project site. Future potential construction noises associated with development of the project site would primarily be from the use of heavy equipment, generators, employee vehicle trips and power tools. Construction-related noises would be temporary and intermittent, and would not result in long-term noise impacts. Additionally, the project's build-out under the proposed zoning and General Plan designations would create noise levels within the expected standards for the area.

Typical noises contributed by manufacturing uses include, vehicle traffic and heating and cooling systems. The noises generated by these activities are not atypical to, or unusual in commercial/manufacturing zoned properties in the project area. In the event noise levels exceed applicable noise standards, the County will review complaints in accordance with the recently adopted Amador County Code Chapter 9.44 regarding nuisance noise. At this time, **there are no impacts.**

- B The proposed project may involve temporary sources of ground borne vibration and ground borne noise from the operation of heavy equipment during future development and use of the project site. The type of heavy equipment typically used during construction would only generate localized ground borne vibration and ground borne noise that could be perceptible at residences or other sensitive uses in the immediate vicinity of the construction site. However, since the duration of impact would be infrequent and would occur during less sensitive daytime hours (i.e., between 7:00 a.m. and 7:00 p.m.), the impact from construction-related ground borne vibration and ground borne noise may have an impact. However, at this time, **there are no impacts.**
- C The project is located within two miles of the private Eagle's Nest airport. However, at this time, the project is regulatory in nature, and no development is proposed. Any future development will be subject to a conditional use permit and environmental review at that time will determine necessary mitigation measures. At this time, **there are no impacts.**

**Source:** Planning Department.

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 unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

A & B This project would change a portion of the zoning from Single Family Residential and Agricultural to Manufacturing with a Special Use combining district. The proposed zone change would not conflict with the ability to build a single family-residence and accessory dwelling unit elsewhere on the property. Since housing is not planned nor would population generated by the proposed rezone exceed local and regional growth projections described in General Plan 2030, growth generated by the proposed project would not be substantial. The proposed project would not result in the loss of existing housing, or cause a significant increase in the local population that would displace existing residents, necessitating the construction of additional housing. At this time, **there are no impacts.**



Chapter 15. PUBLIC SERVICES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- A. Fire protection services in Amador County are provided by CalFire/Amador Fire Protection District. The nearest fire station is the Lone fire station located in the City limits of Ione at 22 W. Jackson St. Ione, approximately 5 miles east (driving distance) of the project site. The Fire Department, through agreements with the Amador County Fire Protection District (AFPD) and other entities, provides automatic and mutual aid response to areas outside of the Ione City limits. Additional manufacturing development may incrementally increase the demand for fire protection services. Additionally, Amador County Code requires the payment of fire protection impact fees to help offset the impacts for the new development has on the fire protection services. Such fees would be used to fund capital costs associated with acquiring land for new fire stations, constructing new fire stations, purchasing fire equipment, and providing for additional staff as needed. Fire protection impact fees would be paid at the time of building permit issuance. At this time, **there are no impacts.**
- B. The Amador County Sheriff's Office provides law enforcement service to the site. Implementation of the proposed project could increase service calls if additional structures are built. It is anticipated that future project implementation would not require any new law enforcement facilities or the alteration of existing facilities to maintain acceptable performance objectives. The project's increase in demand for law enforcement services would be partially offset through project-related impact fees. At this time, **there are no impacts.**
- C. The project site is located within the Amador County Unified School District. Commercial development at the site would not result in an incremental demand for school facilities in the area. A development impact fee for school facilities will be assessed at the time of additional development on the project site. Impact fees would partially offset any potential impact to area school facilities. At this time, **there are no impacts.**
- D-E. The proposed rezone project would not increase the number of residents in the County, as the project does not include residential units. Because the demand for schools, parks, and other public facilities is driven by population, the proposed project would not increase demand for those services. As such, the proposed project would result in **no impacts** on these public services.

**Source:** Amador Fire Protection District, Sheriff's Office, Amador County Unified School District, Recreation Agency, Planning Department

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

**Discussion:**

A&B Increase in the demand for recreational facilities is typically associated with substantial increases in population. As discussed in Chapter 14 - Population and Housing, the proposed project would not generate growth in the local population nor does it require the expansion of existing recreational facilities. Therefore, the project would not increase use of existing parks and recreational facilities in the surrounding area and the parks and recreation district servicing the area. Therefore, the proposed rezone would have **no impact** on recreational facilities.

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 a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A. The General Plan Mitigation Measure 4.14.1 requires the County to evaluate discretionary development proposals for their impact on traffic and transportation infrastructure and provision of alternative transportation, and requires applicants/ developments to pay into the traffic mitigation fee program(s) to mitigate impacts to roadways. The County will require future projects to conduct traffic studies (following Amador County Transportation Commission guidance). The purpose of these traffic studies will be to identify and mitigate any cumulative or project impacts (roadways below the County's standard of Level of Service "C", or LOS C, for rural roadways and LOS D for roadways in urban and developing areas) beyond the limits of the mitigation fee program(s). Projects will be required to pay a "fair share" of those improvements that would be required to mitigate impacts outside the established mitigation fee program(s). The objective of this program(s) is to substantially reduce or avoid traffic impacts, including cumulative impacts, of development which would occur to implement the General Plan. Measurement of Circulation System effectiveness: The effectiveness of the County Circulation Element is measured by a project's impact to LOS criteria adopted for roadways within Amador County. The project does not conflict with any plan, ordinance, or policy establishing measure of effectiveness for the performance of the circulation system. Level of Service Standards: The LOS Standard criteria as established in the Circulation Element is the established congestion management program in effect for the County. The proposed project would not cause a substantial increase in traffic, reduce the existing level of service, or create any additional congestion at any intersections. As such, level of service standards would not be exceeded and the project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. At this time, **there are no impacts.**
- B. The proposed project would not conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b). **No impact** would result.
- C. The proposed project does not include any design features that would create a hazard, such as sharp turns in the access road. The proposed project would be consistent with surrounding uses. Therefore, **no impact** would result.
- D. There is no development proposed at this time. Future development would be reviewed for consistency with County's General Plan policies and design guidelines during the planning permit phase. At this time, **there are no impacts.**

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) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

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

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

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

- A. As defined by Public Resources Code section 21074 (a) there were no tribal cultural resources identified in the project area therefore the project would not cause a substantial adverse change in any identified tribal cultural resources. Additionally, the Lone Band of Miwok Indians, the Buena Vista Band of Me-Wuk Indians, the Shingle Springs Band of Miwuk Indians, and the Washoe Tribe of Nevada and California were notified of this project proposal and did not submit any materials referencing tribal cultural resources affected by this project

If during the AB 52 consultation process information is provided that identifies tribal cultural resources, an additional Cultural Resources Study or EIR may be required. At this time, **there are no impacts.**

**Sources:** Amador County Planning Department, California Public Resources Code; National Park Service National Register of Historic Places.



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 water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- A If increased water or wastewater capacity is required, applicants must pay their fair share of the necessary improvements. Where septic or connection to an existing wastewater system is not feasible, the County will require new development to demonstrate a means of wastewater collection, treatment, and reuse or disposal will be created that would be operated by an approved entity with adequate technical, financial, and managerial resources to assure safe and effective operation. Any such proposed method shall be consistent with goals and objectives of the General Plan as well as any planning goals of the operating entity.

This project may result in the construction of individual water supply wells and onsite wastewater treatment systems. Such construction is relatively limited in scope. At this time, **there are no impacts.**

- B The project is not located in an area of the County recognized as challenging in terms of groundwater yield. The project is unlikely to demand unusually high amounts of water. At this time, **there are no impacts.**

- C The project will not be served by a wastewater treatment provider. **There is no impact.**

- D Amador County meets its mandated capacity requirements through waste hauler contracts. Provided the project utilizes the Amador County franchise waste hauler, permitted waste disposal capacity is achieved. Kiefer landfill is expected to approach capacity between the years 2035 - 2060. The franchise hauler also contracts with Lockwood Landfill in Nevada to provide backup capacity. At this time, **there are no impacts.**

- E Future potential construction will be required to comply with California Building Codes (Cal Green) that mandate construction and demolition recycling requirements and Chapter 7.27 of the Amador County Municipal Code which mandates recycling and diversion of construction and demolition debris. Compliance with these regulations may bring impacts to less than significant levels. However, a more detailed analysis is premature at this time because there is no specific development proposed. (*Friends of the Sierra Railroad* (2007) 147 Cal.App.4th 643.) All future development will require a discretionary use permit. The County will be able to perform a more detailed environmental analysis when a development application is submitted, which will then allow for the analysis of reasonably foreseeable environmental impacts. (*Id.*). At this time, **there are no impacts.**

Source: Amador County General Plan and General Plan EIR; Environmental Health Department; Planning Department

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

**Discussion:**

- A There would be no lane closures involved in the proposed project that would constrict emergency access or interfere with an emergency evacuation plan. Additionally, the project site is not located near a state responsibility area, nor is it located in or near a very high fire hazard severity zone. There is **no impact**.
- B The project does not exacerbate wildfire risks through change in slope, prevailing winds, or other factors. In 2017, the state of California adopted an Emergency Plan, which outlines how the state would respond in an event of natural or man-made disaster. The project would not interfere with this plan. All new development under the plan would be required to comply with County standards for the provision and maintenance of emergency access. Additionally, all proposed development would require a discretionary use permit. At this time, **there are no impacts**.
- C The project site is located between the County of Sacramento and the City of Ione. No associated infrastructure that may exacerbate wildfire risk is proposed. The project is regulatory in nature, and no development is proposed. Any future development will be subject to a conditional use permit and environmental review at that time will determine necessary mitigation measures. At this time, **there are no impacts**.
- D The project will not expose people or structures to any new significant risks regarding flooding, landslides, or wildland fire risk. The project site is not located near a state responsibility area, nor is it located in or near a very high fire hazard severity zone and shall conform to all standard Fire Safety Regulations as determined by Amador County Fire Department and California Building Codes. At this time, **there are no impacts**.

Source: Amador County Planning, Amador County Office of Emergency Services.

Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- A As discussed in the individual sections, there is no development proposed with the proposed rezone; therefore, the project would not degrade the quality of the environment with the implementation of measures in accordance with the County's General Plan and Municipal Code and other applicable plans, policies, regulations, and ordinances. Subsequent project specific environmental review will be required for future discretionary development. The County performed a general analysis of the environmental impacts in the Environmental Impact Report for the General Plan. A more detailed analysis is premature at this time because there is no specific development proposed. (*Friends of the Sierra Railroad* (2007) 147 Cal.App.4th 643.) Any and all future development will require a discretionary use permit. The County will be able to perform a more detailed environmental analysis when a development application is submitted, which will then allow for the analysis of reasonably foreseeable environmental impacts. (*Id.*). Until then, there are **no identified impacts** from this rezone project.
- B Pursuant to Section 15065(a)(3) of the CEQA Guidelines, a lead agency shall find that a project may have a significant impact on the environment where there is substantial evidence that the project has potential environmental effects "that are individually limited, but cumulatively considerable." As defined in Section 15065(a)(3) of the CEQA Guidelines, cumulatively considerable means "that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects."

As discussed in the individual sections, no development is proposed with the rezone; therefore, the project would not generate significant dust and other particulate matter emissions with the implementation of Amador Air District standard measures. Future development, i.e. commercial construction, would be required to identify and mitigate any air quality impacts from Toxic Air Contaminants (TAC) emitted during construction. Implementation of standard measures in accordance with the County's General Plan and Municipal Code, and other applicable plans, policies, regulation, and ordinances, for future development allowed by the rezone would not result in significant air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use, noise, population & housing, public services impacts, transportation/traffic, tribal cultural resources, or wildfire impacts, and would not contribute to cumulative impacts to these resources. Based

on the analysis in this Initial Study Checklist, the project is consistent with the County's General Plan land use projections. The land use and density has been considered in the overall County growth. The analysis demonstrated that the project is in compliance with all applicable state and local regulations. In addition, the project would not produce impacts that considered with the effects of other past, present, and probable future projects, would be cumulatively considerable because potential adverse environmental impacts were determined to have no impact. The project would not impact aesthetics, agricultural and forestry resources or biological resources, hydrology and water quality, mineral resources, or recreation and therefore, it would not contribute to a significant cumulative impact on these resources resulting in **no impact**.

- C Consistent with Section 15065(a)(4) of the CEQA Guidelines, a lead agency shall find that a project may have a significant effect on the environment where there is substantial evidence that the project has the potential to cause substantial adverse effects on human beings, either directly or indirectly. Pursuant to this standard, a change to the physical environment that might otherwise be minor must be treated as significant if people would be significantly affected. This factor relates to adverse changes to the environment of human beings generally, and not to effect particular individuals. While changes to the environment that could indirectly affect human beings would be represented by all of the designated CEQA issue areas, those that could directly affect human beings include air quality, hazardous materials, and noise. Implementation of the standard permit conditions and adherence to the Amador County General Plan, Municipal Code, and state and federal regulations described in these sections of the report, would avoid significant impacts. As discussed in Chapters 1 through 20 of this Initial Study, the project would not expose persons to substantial adverse impacts related to Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards or Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, or Utilities and Service Systems. The effects to these environmental issues were identified to have no impact. No other direct or indirect adverse effects on human beings have been identified resulting in **no impact**.

**SOURCE:** Chapters 1 through 20 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 Air Resources Board; California Department of Conservation; California Department of Forestry and Fire Protection; California Geologic Survey; Alquist-Priolo Earthquake Fault Zones; State Department of Mines & Geology; Amador County GIS; Amador County Zoning Map; Amador County Municipal Codes; Amador County Soil Survey; Amador Fire Protection District; Caltrans District 10 Office of Rural Planning; Commenting Department and Agencies. All sources cited herein are available in the public domain, and are hereby incorporated by reference.