

City of Sutter Creek
18 Main Street Sutter Creek, CA 95685

INITIAL STUDY

1. Project title: **Crammer Hill Annexation**
2. Lead agency name and address:
Community Development Department
City of Sutter Creek
18 Main Street
Sutter Creek, CA 95685
3. Contact person and phone number: Darcy Goulart, Senior Planner 916-691-2025

Project location: Cramer Hill Area, north of Patricia and David Drive, south of Sutter Creek Stream and west of Badger Street, directly west of Sutter Creek, County of Amador (APN 18-010024, 036, 037, 038, 039, 040, 041, 042 and 043) (Section 7, Township 6 North, Range 11 East, MDB&M)
5. Project sponsor's name and address: The Allen Family c/o Robert Allen
P.O. Box 95
Sutter Creek, CA 95685
6. General Plan designation: RE[pd] & RSF[pd] 7. Pre-zoning: RE[pd] & R-1[pd]
8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.) Annexation of 43.9 acres to the City of Sutter Creek and the Sutter Creek Fire Protection District; consists of six 5-acre residential parcels, one 5-acre parcel which can be divided into four lots, and two parcels totaling 8.9 acres which can be developed as R-1 residential.
9. Surrounding land uses and setting: Briefly describe the project's surroundings:
North: Vacant parcel, Sutter Creek stream, scattered residential, City Cemetery, high school;
East: Vacant parcel, existing residential, Downtown beyond;
South: Sutter Oaks residential subdivision; and
West: Open grazing land, Williamson Act land beyond.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
Amador Local Agency Formation Commission (LAFCo)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

X	Aesthetics		Agriculture Resources		Air Quality
	Biological Resources		Cultural Resources	X	Geology /Soils
	Hazards & Hazardous Materials	X	Hydrology / Water Quality	X	Land Use / Planning
	Mineral Resources		Noise	X	Population / Housing
X	Public Services		Recreation	X	Transportation/Traffic
X	Utilities / Service Systems		Mandatory Findings of Significance		

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, 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.

Date: May 10, 2007

Signature _____

Name and Title: Darcy Goulart, Senior Planner

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 Section XVII, "Earlier Analyses," 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

Specific Environmental Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?		X		
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		X		
c) Substantially degrade the existing visual character or quality of the site and its surroundings?		X		
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X		

Visual Effects

Environmental Baseline: A majority of the annexation area is located within an identified Visually Sensitive Area (VSA) in the 1994 City General Plan. (Refer to Exhibit 1) This includes Parcels 51, 52, the easterly half of 53, and 54. (Refer to Exhibit 2)

Source: Field observations; Sutter Creek General Plan Map LU-3

Potential Environmental Effects: As proposed by the Applicant, Lots 51, 53, 54, 55, 56 and 57 would remain as 5-acre parcels without the possibility of further lot splits. Parcel 52 (which is 'lower' down the hill will be traversed by the extension of David Drive and can be subdivided into four lots. The Applicant has proposed further mitigation through limitations in the property Covenants, Conditions and Restrictions (CC&R's) as follows:

- "All structures shall be constructed only within the building limits for each building site . . . to preserve the open space look with woodlots and so as to mitigate impacts on views of Main Street . . ." (CC&R's, page 7) (Refer to Exhibit 3)
- "Visible fences shall have a Sutter Creek Period look . . . and may be decorative iron, wood-appearing pickets, hedges or rock walls . . ." (CC&R's, page 8)
- "The remaining 60% of each Cramer Hill East Parcel area shall be left in its natural state . . ." (CC&R's, page 9)

There are also a number of other limitations in the CC&R's to mitigate visual effects. Refer to the CC&R's for details.

Light and Glare

Environmental Baseline: The project site is currently utilized for grazing with one residence within the annexation area (John Allen Residence). As house lighting and other light sources are introduced into the area, there will be change in the existing environment. On-site vegetation and the varying terrain will help shield light and glare from individual locations both on and off the project site.

Source: Field observations.

Mitigation Measure: All light fixtures shall be shielded so that the light source (bulb, tube, etc.) are not visible from adjacent properties and/or public rights-of-way.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>				X
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>			X	
<p>c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?</p>			X	

Conversion of Farmland

Environmental Baseline: On-site soils are classified as Argonaut very rocky loam. This soil type is rated as Class 6 soils with very low Storie Index ratings (2 to 32). These are marginal soils and have been historically used for grazing.

The State Department of Conservation, in its Important Farmland Program, designates the property as Grazing Land. Grazing land is that which is suitable for grazing of livestock. It is not rated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance.

Source: Soil Survey Amador Area; Soil Conservation Service; September 1965
Amador County Important Farmland 2000, California Department of Conservation, Division of Land Resource Protection, February 28, 2001

Conflicts with Agricultural Land

The annexation area is adjacent to grazing land and further to the west, Williamson Act Contract lands owned by the Allen Family and utilized for cattle grazing. These contract lands are in large holdings and are expected to remain under contract.

Source: Field observations; Map review.

Potential Environmental Effects: The application proposes large lots (5-acre parcels) that are expected to be compatible with the adjacent grazing land. The City's current General Plan does not speak to measures that should be taken to protect or buffer adjacent agricultural lands when nearby parcels develop. When a Tentative Subdivision Map is filed for Parcel 50 (R-1 residential development) buffering to adjacent agricultural land would be a consideration.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Air Quality Plan

In January of this year Assembly Bill (AB) 32 the Global Warming Solutions Act of 2006 went into effect. This bill charged the California Air Resources Board (CARB) to develop regulations on how the state would address global climate change (GCC) due to greenhouse gas (GHG) emissions. There are currently no thresholds or recommended methodologies for determining the significance of a project's potential cumulative contribution to GCC in CEQA documents. However, an individual project does not generate enough GHG emissions to significantly influence GCC. Therefore, GCC are looked upon as being a cumulative impact to the environment rather than project specific.

Potential ways the project would contribute to the generation of GHG emissions could be through vehicle emissions and short term construction of the project. However at this point in the analysis phase of the project there is no empirical evidence available at present to legitimately evaluate this issue in a CEQA document. Methodologies and baselines are currently being developed by CARB and should be available within the next few months. To address the

issue, the Amador Air District currently adheres to the rules and regulations as specified by CARB. Mitigation measures are proposed below to help mitigate potential emissions due to long and short term operation of the project.

Environmental Baseline: At the present time, an air quality plan does not exist for Amador County. As a result, air quality significance criteria have not been established.

Source: Jim Harris, Amador County Air Pollution Control District

Air Pollution

Environmental Baseline: The project site is characterized as rolling terrain. Grading for the David Drive extension and individual building pads is anticipated.

Source: Development plan review.

Potential Environmental Effects: Short-term air pollution in the form of particulate matter (fugitive dust) may be caused by construction activity including truck and equipment movement, grading, and earthwork. Adherence to Amador County APCD rules and regulations will control these effects.

All air contaminants generated by activities within the annexation area are required to comply with the Rules and Regulations of the Amador Air District.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?		X		
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or				X

wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
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e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

X

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?

X

Oak Woodland/Savanna

Environmental Baseline: The project site has scattered stands of oak trees, which are within areas designated for residential development.

Source: CC&R review and field observations.

Mitigation Measure: Any oak tree greater than 6-inches in diameter that is removed shall be replaced with three oaks of the same species, shall be 24-inch box trees in size, and shall be located as specified in a tree replacement plan prepared by a landscape architect and approved by the Community Development Director.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Historic Rock Walls

Environmental Baseline: The project site contains several remnants of rock walls, likely built by the early miners and farmers.

Source: Field observations; CC&R's.

Mitigation Measure: All historic rock walls shall be retained in place or reconstructed in appropriate locations in their original form.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?		X		
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?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
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?				X

Earthquakes

Environmental Baseline: The project site is not located within a State of California Earthquake Fault Zone for known active faults. The project site 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. However in keeping with prudent construction practices, all structures should be designed and constructed to withstand a 6.5 magnitude earthquake event.

Source: California State Geologist, Uniform Building Code

Landslides, Liquefaction or Collapse

Environmental Baseline: The State Geologist has determined that there are no areas within Amador County subject to strong ground shaking, liquefaction, landslides or other ground failures that constitute a potential hazard to structures.

Source: California State Geologist
Amador County General Plan; Safety and Seismic Safety Element

Soil Erosion

Environmental Baseline: On-site soils are classified as Argonaut very rocky loam. These soil types exhibit a medium to very rapid runoff rate, and a moderate to very severe erosion hazard. It is likely that exposed soils will experience erosion during the rainy season, and in turn introduce new sediment into local drainage courses.

Source: Soil Survey, Amador Area; Soil Conservation Service; September 1965

Potential Environmental Effects: Depending on the amount of grading associated with the project, exposed soils, soil erosion, slope stabilization, and sediment runoff are expected to be issues that require design considerations and mitigation. The degree or amount of mass grading (cuts, fills and pads) which normally generate exposed soils, will not be known until preliminary grading plans are prepared.

Mitigation Measure: All exposed slopes shall be winterized with appropriate hydromulch and slope protection prior to October 15th of each year.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
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?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
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			X	

or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X		

Wildland Fires

Environmental Baseline: The project site is adjacent to open grazing/rangeland on the west. These areas consist of oak woodland and grassland which are considered hazardous for wildland fires.

Source: Aerial map review.

Potential Environmental Effects: The potential exists for wildland fire from off-site sources and to the west. Defensible space will need to be established between the development areas and the open woodland/grassland.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in		X		

substantial erosion or siltation on- or off-site?				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) 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?			X	
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Erosion and Siltation

Refer to soil erosion discussion on page 12.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat				

conservation plan or natural community conservation plan?				X
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General Plan and Zoning

Environmental Baseline: The annexation area is designated as Residential Estates; planned development and Residential Single-Family; planned development. These designations are consistent with the development proposal proposed by the Applicant. The project is located within the City's Sphere of Influence which anticipated potential annexation and development of the area. The proposed land use designations and pre-zoning is consistent with the City's vision of development and growth for the area. The General Plan Amendment and Pre-Zone of the area will eliminate any conflicts between the existing County designations and what the City is proposing.

Source: General Plan review.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
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?				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		

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

Increase in Existing Noise Levels

Environmental Baseline: Upon development, the area will transition from an environment with low ambient noise levels to an urban mixed-use development setting. However, these activities are not expected to create any unusual noise generators or perceived impacts on adjacent properties. The project site is located next to areas of the City which have noise contours of 60 decibels per the noise exposure map in the General Plan. These adjacent uses are similar to what is proposed with the Crammer Hill development.

Source: Field observations

Noise from Construction Activity

Environmental Baseline: Construction activity will generate a temporary (short-term) impact on ambient noise levels on and around the project site. Noise generated by construction equipment, including earth movers, material handlers and electrical generators can reach high levels (79 to 90 decibels, A-scale measured at 50 feet).

Source: Field observations

Potential Environmental Effects: Measures to insure properly muffling of construction equipment, and days and hours of operation need to be instituted.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion

a) – The proposed project site is located within the City’s Sphere of Influence (SOI) and population projections for the city have taken into account future growth and annexation of lands within the SOI. The current population of Sutter Creek is 2700 people. The General Plan Housing Element estimates 2.18 persons per household which would result in 142 new residents. Depending on the rate of development, the additional 142 people would become Sutter Creek residents over a period of time rather than all at once. The project site would be developed to handle the required services and will not decrease services to other residents.

b)-c) – The project would not cause the displacement of large numbers of people necessitating the construction of replacement housing elsewhere. The land is predominately vacant and would not displace county residents.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?				X

Fire Protection

Environmental Baseline: The annexation area is currently within the Amador Fire Protection District (AFPD), which has primary responsibility for fire prevention, inspection and protection. Direct responsibility for fire and emergency medical response is expected to be provided by the Sutter Creek Fire Protection District (SCFPD) upon annexation to the SCFPD. SCFPD provides ‘first responder’ service to this area currently.

Source: Dominic Moreno, Sutter Creek Fire Protection District; personal communication

Potential Environmental Effects: Difficulty for the Sutter Creek Fire Protection District to provide standard response times for fire and emergency medical response due to the District’s reliance on volunteer fire fighters. Any subdivisions within the annexation area will be required to participate in the Fire Protection Facility District Assessment. The Master Revenue Sharing Agreement will also address Fire District funding.

Police Protection

Environmental Baseline: Police protection will be the responsibility of the Sutter Creek Police Department. The site is currently served by the Sheriff's Department. Providing this service to the annexation area will require an incremental increase in sworn officers, additional administrative personnel, and additional patrol vehicles.

Source: Rob Duke, Sutter Creek Police Chief; personal communication

Potential Environmental Effects: Development within the annexation area will cause a small but incremental increase in the need for police services.

Schools

Environmental Baseline: It is estimated that at full build-out, the project will generate approximately 11 students (Kindergarten through 12th Grade at 0.35 students per single-family equivalent). Within the Amador County Unified School District, current school facilities are operating at capacity.

Source: Barbara Murray, Amador County Unified School District; personal communication

Potential Environmental Effects: The annexation area will cause a small, but incremental increase in the number of students attending local schools. Construction of new residences requires the payment of school impacts fees which will help off set the cost of the additional students.

Parks

Environmental Baseline: The Applicant has proposed a small 'pocket park' site at the easterly side of Parcel 52. This is planned to be a pedestrian oriented passive park, with no direct vehicle access. The City is continuing negotiations with the property owner on acquisition of the park site and has a Memorandum of Understanding outlining the requirement of a park site for the development.

Source: Applicant-City Memorandum of Understanding

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
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?			X	

Use of Existing Parks

Environmental Baseline: Current City park facilities are limited (Minnie Provis City Park, Cribbs Field ball diamond, Bryson Drive Neighborhood Park). Existing School District playing fields within the City are limited to Amador High School, which also provides the Community swimming pool. The proposed project will likely add to the current use of these park and

recreation facilities. However the project is also providing a park for the neighborhood and nearby residents which will reduce impacts on City wide parks and recreation facilities.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X		
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?			X	
f) Result in inadequate parking capacity?			X	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Discussion

The project site would cause an increase in traffic to the newly annexed area and surrounding properties. Raylan Drive between Highway 49 and David Drive is a substandard street per City standards. The applicant will be required to pay a mitigation fee of \$1,000 per dwelling unit for improvements to the street

Source: Roark Weber, City Engineer; Applicant-City MOU

Mitigation Measure: Each lot within the annexation area shall pay an additional traffic mitigation fee of \$1,000 per dwelling unit for improvements to Raylan Drive.

With the addition of residential units the traffic patterns will increase on the street coming in and out of the site. However, the increased traffic is not enough to generate increased levels of service on the roadway system requiring the applicant to mitigate such an impact. Response

times would increase when the City is providing the services to these locations but overall City response time could decrease slightly depending on distance to the location (Refer to Public Facilities for additional information).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		X		
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Potable Water

Water is proposed to be provided by the Amador Water Agency by extending infrastructure into the project site. Preliminary engineering will be necessary to establish a water line layout plan, storage facilities, and any required pumping facilities.

Wastewater

Environmental Baseline: Development within the annexation area will utilize a portion of the EDA line. The EDA line was partly privately financed, and therefore will require a contribution from development projects to enlarge or replace the portion of the line utilized. Contribution fees will be based on capacity used, length of line used, updated original cost, and any other items the project may require.

Potential Environmental Effects: Available treatment capacity at the Sutter Creek Sewage Treatment Plant is approximately 203,000 gallons per day. Available capacity in the Amador Regional Sanitation Authority (ARSA) disposal system is approximately 123,000 gallons per day. Development within the annexation area will need to be considered in conjunction with other projects within the City. The City of Sutter Creek and ARSA are currently considering these alternatives in conjunction with a regional sewer study presently underway.

Solid Waste Disposal

Environmental Baseline: Solid waste disposal would be accomplished by Amador Disposal, a division of Waste Management, Inc., under a franchise agreement with the City. The adequacy of landfill capacity has not been determined, as the County is currently undergoing a review process to determine the landfill operations at the Buena Vista site.

Source: Larry Peterson, Amador County Public Works Agency; personal communication

Potential Environmental Effects: Solid waste generated within the annexation area may need to be transported out of the County for disposal. Recycling and source reduction measures need to be incorporated into the solid waste disposal program.

Storm Water Drainage Facilities

Environmental Baseline: Increased storm water runoff from new development (including the extension of David Drive will change existing drainage patterns and possible cause runoff effects on downstream properties.

Source: Roark Weber, City Engineer

Mitigation Measure: A storm drainage plan, including watershed runoff calculations and storm drainage conveyance and dissipation devices, shall be included with the Improvement Plans for the David Drive Extension.

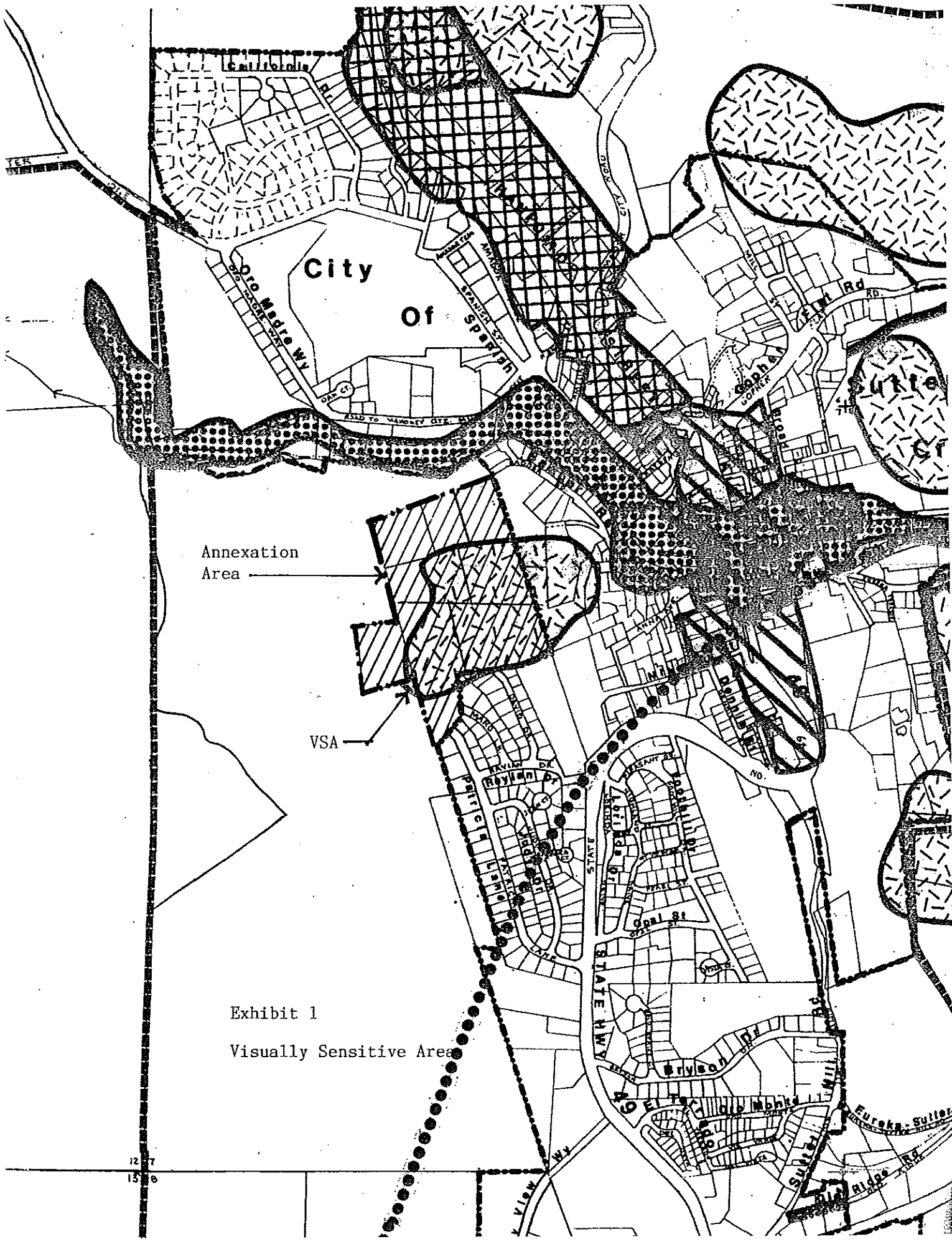
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
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)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

Quality of the Environment

Environmental Baseline: Environmental quality issues will be addressed through project design and the mitigation measures incorporated in this document. Verification of these measures needs to be part of the review and approval process. Design modifications may be necessary to avoid or reduce these environmental effects.

Cumulative Effects

Environmental Baseline: Within the annexation area, cumulative impacts are expected for traffic and circulation, school facilities, and municipal services and facilities. Individual projects may be required to provide off-site mitigation for these cumulative effects and when tentative maps are filled these impacts can be reviewed further.



City
of
SPARKS

Annexation
Area

VSA

Exhibit 1
Visually Sensitive Area

12 7
13 6

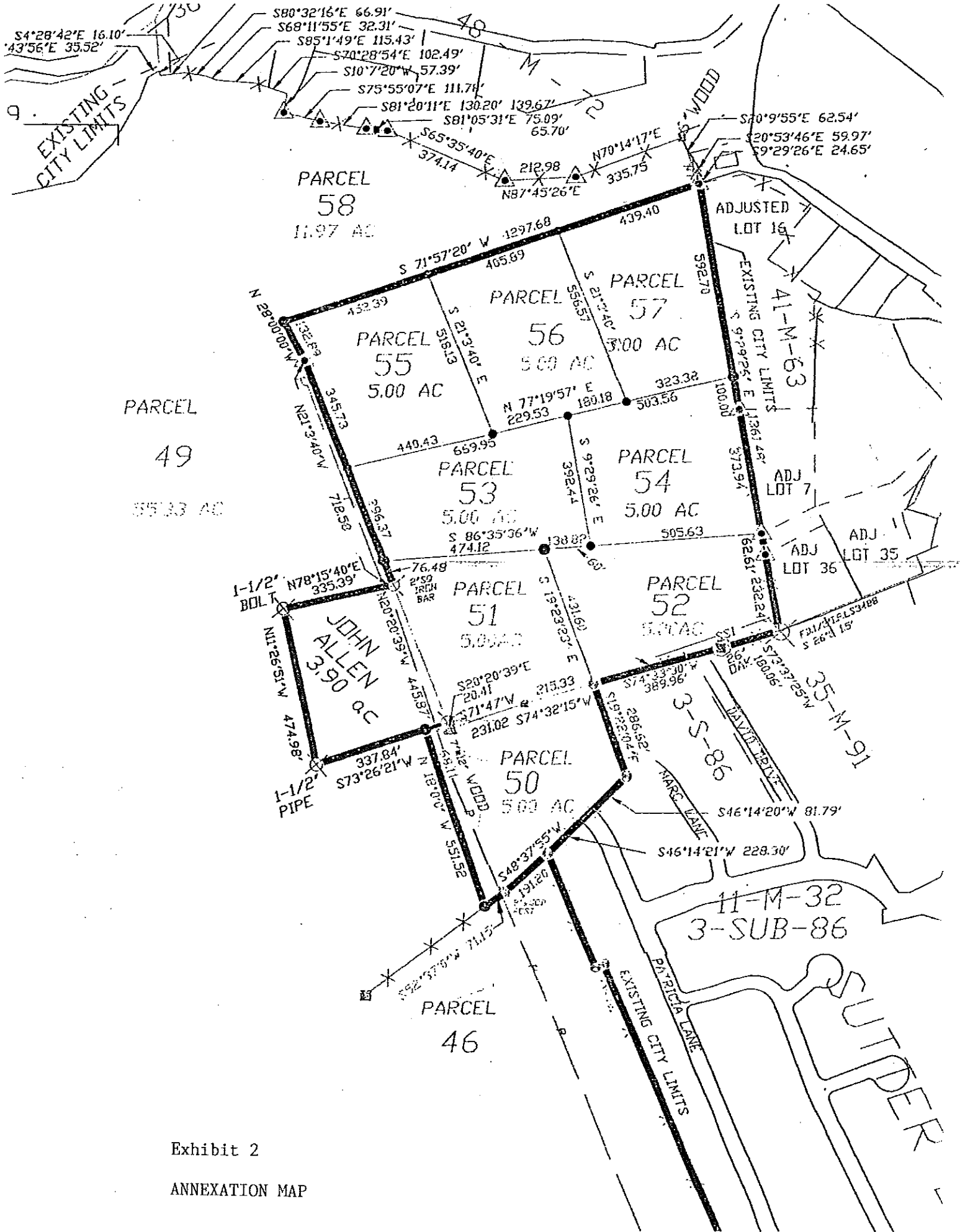


Exhibit 2
ANNEXATION MAP