



City of IONE ENVIRONMENTAL ASSESSMENT QUESTIONNAIRE

CITY USE ONLY

Application No: _____ Date submitted: _____

Rec'd by: _____ Fee: _____

ENVIRONMENTAL INFORMATION

Applicant: Fill in applicable areas; please print clearly. Return the following form with your project application. Attach additional sheets as needed. **All questions must be answered.** Your answers will be used for preliminary environmental review of your project pursuant to CEQA. In order to fully assess the potential effects on the environment from the proposed project, additional information (such as a Phase 1 Environmental Assessment, Traffic Report, Biological Report, Noise Study, etc.) may be required.

1. On a separate sheet, describe the physical setting of the **project site** as it exists. Include information on topography, soils, vegetation, wildlife, and any unique characteristics such as environmentally sensitive habitats. Describe any existing structures and uses on the project site. Also describe any design features of mitigation measures that are incorporated into the proposed project that are intended to avoid, reduce, or otherwise mitigate project impacts.

2. On a separate sheet, describe the physical setting of the **surrounding properties** as it exists. Include information on topography, soils, vegetation, and wildlife. Also describe any existing structures and uses.

3. Would the implementation of your project result in the demolition of any existing buildings? If so, please indicate date of construction and any type of material used.

___ Yes ___ No

4. Please describe any grading activities (cubic yards) and/or topographic changes needed to carry out your project (attach additional sheets if necessary).

5. Does the project include the removal of any native or non-native trees? If so, please indicate species, diameter at 4 1/2 feet height, and number.

___ Yes ___ No



City of IONE

1 EAST MAIN STREET // P.O. BOX 398 // IONE, CA 95640

[TEL] 209.274.2412 // <http://ione-ca.com/home/ione/>

NOTICE OF EXEMPTION

To: Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

From: City of Ione
Planning Department
1 East Main Street
Ione, CA 95640

Amador County Recorder
810 Court Street
Jackson, CA 95642

Project Title:

Project Location:

Assessor's Parcel Number(s):

Project Latitude/Longitude:

Project Description:

Lead Agency: City of Ione

Project Planner:

Applicant:

- Exemption Status:**
- Ministerial [Section 21080(b); 15268];
 - Declared Emergency [Section 21080(b)(3); 15269(a)];
 - Emergency Project [Section 21080(b)(4); 15269(b)(c)];
 - General Rule [Section 15061(b)(3)];
 - Categorical Exemption (Section 15303)
 - Statutory Exemption

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

City of Ione Planning Department

By _____

(209) 274-2412 x104



MITIGATED NEGATIVE DECLARATION/ INITIAL STUDY

[DATE]

Project Title:

Lead Agency Name and Address: City of Ione
Department of Planning
1 E Main Street
P.O. Box 398
Ione, CA 95640

Project Location:

Project Latitude / Longitude:

Project Sponsor's Name and Address:

General Plan Designation(s):

Zoning:

Contact Person:

Phone Number:

Date Prepared

Project Description

Describe the different components of the proposed project and the necessary discretionary permits needed from the City (for example, a use permit for..., a lot line adjustment, a variance for... etc.). Include vegetation/tree removal if it is part of the project as well as any restoration/replanting efforts proposed (which would make the project self-mitigating)



Figure 1. Site Plan

Environmental Setting and Surrounding Land Uses

Describe the site location; include APN(s). Use cardinal points and reference roads, (for example ... on the south side of Bond Road between ... and ...). Describe the physical environment of the site; include all structures (houses, barns, sheds – mention square footage) and vegetation of the site (# of trees and species if known), any significant topographic features such as drainage

swales or creeks. Also, known underground structures, storage tanks, wells, pumps. If possible add a couple of graphics (a location map and a photo of the site). Delete as appropriate.

Figure 2. Location Map	Figure 3. Project Site
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Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

This refers to agencies outside the City, such as DFG, USFWS, Caltrans, or others that would ultimately use this environmental document as part of their approval process.

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"/> Aesthetic | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <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 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.
- 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.

Planner's Signature

Date

Planner's Printed Name

City of Lone
City Planning

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Enter Project Title Here, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of an Environmental Impact Report.

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A "No Impact" answer is adequately supported if the information shows 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 project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, 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, 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," 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) 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.

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

Discussion/ Conclusion/ Mitigation:

Group answers as needed

For NO IMPACTS: Be brief but clearly show why there is no impact.

Example: "a)-d) – There are no scenic vistas in the project area. The project does not include the construction or demolition of any structure. Therefore, there will be no impacts to scenic resources and no new sources of light."

For others:

1. Describe the project as it relates to this specific environmental factor. Reference technical report prepared, GP language or other site specific information.
2. Describe the standard or threshold of significance, if any.
3. Describe the impact
4. State whether it can be mitigated or not

5. Conclude (Therefore, impacts to ... are ... because ... it does not reach the threshold; it is minor in nature; it will not destroy the resource; it is temporary in nature (USE WITH CAUTION); project is designed to avoid impacts; etc ... as evidenced by...)

Include Mitigation Measures as appropriate and REFERENCES

II. AGRICULTURAL 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:	Potentially Significant Impact	Less Than Significant 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 non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/ Conclusion/ Mitigation:

Group answers as needed

For NO IMPACTS: Be brief but clearly show why there is no impact.

Example: “a)-c) – The site is not farmland and is not under a Williamson Act contract. The property is not currently zoned for agricultural uses. Therefore the proposed project will not result in adverse impacts to agricultural resources.”

For others:

1. Describe the project as it relates to this specific environmental factor. Reference technical report prepared, GP language or other site specific information.
2. Describe the standard or threshold of significance, if any.
3. Describe the impact
4. State whether it can be mitigated or not
5. Conclude (Therefore, impacts to ... are ... because... it does not reach the threshold; it is minor in nature; it will not destroy the resource; it is temporary in nature (USE WITH CAUTION); project is designed to avoid impacts; etc ... as evidenced by...)

Include Mitigation Measures as appropriate and REFERENCES

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:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/ Conclusion/ Mitigation:

Group answers as needed

For NO IMPACTS: Be brief but clearly show why there is no impact.

Example: “a)-f) – If you think/ know of one let me know.”

For others:

1. Describe the project as it relates to this specific environmental factor. Reference technical report prepared, GP language or other site specific information.
2. Describe the standard or threshold of significance, if any.
3. Describe the impact
4. State whether it can be mitigated or not
5. Conclude (Therefore, impacts to ... are ... because ... it does not reach the threshold; it is minor in nature; it will not destroy the resource; it is temporary in nature (USE WITH CAUTION); project is designed to avoid impacts; etc ... as evidenced by...)

Include Mitigation Measures as appropriate and REFERENCES

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>

Discussion/ Conclusion/ Mitigation:

Group answers as needed

For NO IMPACTS: Be brief but clearly show why there is no impact.

Example: “a)-f) – The project will place a structure on an existing asphalted parking lot, where no biological resources exist and no living thing occurs. The only reason we are doing this Initial Study is because the environmental coordinator is a perfectionist.” OR “The project site is on a vacant parcel that does not contain significant biological resources or environmentally sensitive

habitat areas. Therefore, no adverse impacts to biological resources will occur by project implementation”

For others:

1. Describe the project as it relates to this specific environmental factor. Reference technical report prepared, GP language or other site specific information.
2. Describe the standard or threshold of significance, if any.
3. Describe the impact
4. State whether it can be mitigated or not
5. Conclude (Therefore, impacts to ... are ... because... it does not reach the threshold; it is minor in nature; it will not destroy the resource; it is temporary in nature (USE WITH CAUTION); project is designed to avoid impacts; etc ... as evidenced by...)

Include Mitigation Measures as appropriate and REFERENCES

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

Discussion/ Conclusion/ Mitigation:

Group answers as needed

For NO IMPACTS: Be brief but clearly show why there is no impact.

Example: “a)-d) – The project site is not located in an area of archaeological sensitivity. The project does not require any grading and no structures will be demolished. Therefore the project will not adversely impact cultural resources.”

For others:

1. Describe the project as it relates to this specific environmental factor. Reference technical report prepared, GP language or other site specific information.
2. Describe the standard or threshold of significance, if any.
3. Describe the impact
4. State whether it can be mitigated or not
5. Conclude (Therefore, impacts to ... are ... because... it does not reach the threshold; it is minor in nature; it will not destroy the resource; it is temporary in nature (USE WITH CAUTION); project is designed to avoid impacts; etc ... as evidenced by...)

Include Mitigation Measures as appropriate and REFERENCES

VI GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/ Conclusion/ Mitigation:

Group answers as needed

For NO IMPACTS: Be brief but clearly show why there is no impact.

Example: “a)-e) – The site does not lie on any known seismic fault and there are no structures proposed that would create hazards or expose people to risks of injury or death due to fault rupture or seismic movement. Therefore the proposed project will not create any adverse impacts related to geology and soils.”

For others:

1. Describe the project as it relates to this specific environmental factor. Reference technical report prepared, GP language or other site specific information.
2. Describe the standard or threshold of significance, if any.
3. Describe the impact
4. State whether it can be mitigated or not
5. Conclude (Therefore, impacts to ... are ... because ... it does not reach the threshold; it is minor in nature; it will not destroy the resource; it is temporary in nature (USE WITH CAUTION); project is designed to avoid impacts; etc ... as evidenced by...)

Include Mitigation Measures as appropriate and REFERENCES

VII. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 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 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 type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/ Conclusion/ Mitigation:

Group answers as needed

For NO IMPACTS: Be brief but clearly show why there is no impact.

Example: “a)-h) – The project does not involve the manufacture, storage, handling or transportation of hazardous material. The site is not located in an airport land use plan area, near a private air strip or in the vicinity of wildland areas. Therefore the project will not have an adverse environmental impact from hazards and hazardous materials.”

For others:

1. Describe the project as it relates to this specific environmental factor. Reference technical report prepared, GP language or other site specific information.
2. Describe the standard or threshold of significance, if any.
3. Describe the impact
4. State whether it can be mitigated or not
5. Conclude (Therefore, impacts to ... are ... because... it does not reach the threshold; it is minor in nature; it will not destroy the resource; it is temporary in nature (USE WITH CAUTION); project is designed to avoid impacts; etc ... as evidenced by...)

Include Mitigation Measures as appropriate and REFERENCES

VIII. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete ground water supplies or interfere substantially with ground water recharge such that there would be a net deficit in aquifer volume or a lowering of the local ground water 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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? (Source:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VIII HYDROLOGY AND WATER QUALITY

	Po tentially Sig nific ant Impact	Le ss Than Sig nific ant With Mitig a tion Inc o r p o r a t e d	Le ss Than Sig nific ant Impact	No Impact
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seismic, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/ Conclusion/ Mitigation:

Group answers as needed

For NO IMPACTS: Be brief but clearly show why there is no impact.

Example: “a)-c) – The project is not located within a 100-year flood hazard area and will not impact any drainage course. The project will not generate wastewater other than from employee restroom and kitchen use. Wastewater will be disposed of in a septic tank/leach field system. Therefore implementation of the proposed project will not have adverse impacts to hydrology and water quality.”

For others:

1. Describe the project as it relates to this specific environmental factor. Reference technical report prepared, GP language or other site specific information.
2. Describe the standard or threshold of significance, if any.
3. Describe the impact
4. State whether it can be mitigated or not
5. Conclude (Therefore, impacts to ... are ... because ... it does not reach the threshold; it is minor in nature; it will not destroy the resource; it is temporary in nature (USE WITH CAUTION); project is designed to avoid impacts; etc ... as evidenced by...)

Include Mitigation Measures as appropriate and REFERENCES

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

Discussion/ Conclusion/ Mitigation

Group answers as needed

For NO IMPACTS: Be brief but clearly show why there is no impact.

Example: “a)-c) – The proposed project is an office building. It is located in an existing office park on a property zoned for office and commercial uses. Therefore, no impacts to land use or planning will occur from project implementation.”

For the rs:

1. Describe the project as it relates to this specific environmental factor. Reference technical report prepared, GP language or other site specific information.
2. Describe the standard or threshold of significance, if any.
3. Describe the impact
4. State whether it can be mitigated or not
5. Conclude (Therefore, impacts to ... are ... because ... it does not reach the threshold; it is minor in nature; it will not destroy the resource; it is temporary in nature (USE WITH CAUTION); project is designed to avoid impacts; etc ... as evidenced by...)

Include Mitigation Measures as appropriate and REFERENCES

X. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/ Conclusion/ Mitigation:

Group answers as needed

For NO IMPACTS: Be brief but clearly show why there is no impact.

Example: “a)-b) – The proposed project is a housing development. No important mineral resources are known to occur on the site, and the site is not designated as an important mineral resource recovery site. Therefore the project will not have any adverse impacts to mineral resources.”

For others:

1. Describe the project as it relates to this specific environmental factor. Reference technical report prepared, GP language or other site specific information.
2. Describe the standard or threshold of significance, if any.
3. Describe the impact
4. State whether it can be mitigated or not
5. Conclude (Therefore, impacts to ... are ... because ... it does not reach the threshold; it is minor in nature; it will not destroy the resource; it is temporary in nature (USE WITH CAUTION); project is designed to avoid impacts; etc ... as evidenced by...)

Include Mitigation Measures as appropriate and REFERENCES

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

Discussion/ Conclusion/ Mitigation:

Group answers as needed

For NO IMPACTS: Be brief but clearly show why there is no impact.

Example: “a)- f) – The project will not have any adverse noise impacts because a condition has been included that requires all residents in the proposed development to be really, really quiet and to push theircars until out of the neighborhood.”

For others:

1. Describe the project as it relates to this specific environmental factor. Reference technical report prepared, GP language or other site specific information.
2. Describe the standard or threshold of significance, if any.
3. Describe the impact
4. State whether it can be mitigated or not
5. Conclude (Therefore, impacts to ... are ... because ... it does not reach the threshold; it is minor in nature; it will not destroy the resource; it is temporary in nature (USE WITH CAUTION); project is designed to avoid impacts; etc ... as evidenced by...)

Include Mitigation Measures as appropriate and REFERENCES

XII POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/ Conclusion/ Mitigation:

Group answers as needed

For NO IMPACTS: Be brief but clearly show why there is no impact.

Example: “a)-c) - *The project is an agricultural industrial use in an area zoned for that purpose. The project does not involve the construction of housing. Therefore, the project will not have an adverse impact on population or housing.*”

For others:

1. Describe the project as it relates to this specific environmental factor. Reference technical report prepared, GP language or other site specific information.
2. Describe the standard or threshold of significance, if any.
3. Describe the impact
4. State whether it can be mitigated or not
5. Conclude (Therefore, impacts to ... are ... because ... it does not reach the threshold; it is minor in nature; it will not destroy the resource; it is temporary in nature (USE WITH CAUTION); project is designed to avoid impacts; etc ... as evidenced by...)

Include Mitigation Measures as appropriate and REFERENCES

XIII. PUBLIC SERVICES

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/ Conclusion/ Mitigation:

Group answers as needed

For NO IMPACTS: Be brief but clearly show why there is no impact.

Example: “a)-e) – The project is so little that it will not result in the need for additional public services. Honestly, it is just a 37,000 square-foot paint thinner storage warehouse.”

For others:

1. Describe the project as it relates to this specific environmental factor. Reference technical report prepared, GP language or other site specific information.
2. Describe the standard or threshold of significance, if any.
3. Describe the impact
4. State whether it can be mitigated or not
5. Conclude (Therefore, impacts to ... are ... because... it does not reach the threshold; it is minor in nature; it will not destroy the resource; it is temporary in nature (USE WITH CAUTION); project is designed to avoid impacts; etc ... as evidenced by...)

Include Mitigation Measures as appropriate and REFERENCES

XIV. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) 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 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 type="checkbox"/>

Discussion/ Conclusion/ Mitigation:

Group answers as needed

For NO IMPACTS: Be brief but clearly show why there is no impact.

Example: "a)-b) – *There are no recreational facilities on or near the project site that could be impacted by the project and the project does not include recreational facilities. Therefore implementation of the project will not result in adverse impacts to recreational resources.*"

For others:

1. Describe the project as it relates to this specific environmental factor. Reference technical report prepared, GP language or other site specific information.
2. Describe the standard or threshold of significance, if any.
3. Describe the impact
4. State whether it can be mitigated or not
5. Conclude (Therefore, impacts to ... are ... because ... it does not reach the threshold; it is minor in nature; it will not destroy the resource; it is temporary in nature (USE WITH CAUTION); project is designed to avoid impacts; etc ... as evidenced by...)

Include Mitigation Measures as appropriate and REFERENCES

XV. TRANSPORTATION/ TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus tumouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/ Conclusion/ Mitigation:

Group answers as needed

For NO IMPACTS: Be brief but clearly show why there is no impact.

Example: “a)-g) – The proposed project is the construction of a bam in the middle of nowhere for the storage of hay. Apart from the tractor, which has been on the farm since 1948 (and still works strong!) there are no cars near the site, just cows and chickens (which makes me think – Is this project exempt from CEQA?). Therefore, implementation of the project will not have adverse impacts to local or regional traffic.”

For others:

1. Describe the project as it relates to this specific environmental factor. Reference technical report prepared, GP language or other site specific information.
2. Describe the standard or threshold of significance, if any.
3. Describe the impact
4. State whether it can be mitigated or not

5. Conclude (Therefore, impacts to ... are ... because ... it does not reach the threshold; it is minor in nature; it will not destroy the resource; it is temporary in nature (USE WITH CAUTION); project is designed to avoid impacts; etc ... as evidenced by...)

Include Mitigation Measures as appropriate and REFERENCES

XVI UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/ Conclusion/ Mitigation:

Group answers as needed

For NO IMPACTS: Be brief but clearly show why there is no impact.

Example: “a)-g) – The proposed project will be served by existing utilities and service systems. No modification to these will be required by the project. Therefore, the proposed project will not have any adverse impacts to utilities and service systems.”

For others:

- Describe the project as it relates to this specific environmental factor. Reference technical report prepared, GP language or other site specific information.
- Describe the standard or threshold of significance, if any.

City of Lone
August 08

3. City of Lone IS-MND-ND Template
Initial Study

3. Describe the impact
4. State whether it can be mitigated or not
5. Conclude (Therefore, impacts to ... are ... because ... it does not reach the threshold; it is minor in nature; it will not destroy the resource; it is temporary in nature (USE WITH CAUTION); project is designed to avoid impacts; etc ... as evidenced by...)

Include Mitigation Measures as appropriate and REFERENCES

XVII MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Does the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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 type="checkbox"/>
c) 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 type="checkbox"/>

Discussion/ Conclusion/ Mitigation:

Example response:

This initial study found that the proposed project will potentially impact the environment in the areas of..., however, these potential impacts are either of a less than significant level or will be reduced to a less than significant level with the implementation of mitigation measures... as described in more detail under the corresponding environmental factor section.

REFERENCES

- 1.

ATTACHMENTS



City of **IONE**

1 EAST MAIN STREET / P.O. BOX 398 // IONE, CA 95640

[TEL] 209.274.2412 // <http://ione-ca.com/home/ione/>

**NOTICE OF INTENT TO ADOPT
A **MITIGATED** NEGATIVE DECLARATION**

Month, Day, Year

Lead Agency and Address: City of Ione
Department of Planning
1 E Main Street
Ione, CA 95640

Contact Person: Planner, (916) 478-xxxx

Project Title: Project Title

Project Location: xxxx A Road between B Road and C Road, south of D Road (APN 000-0000-000)

Project Latitude/ Longitude:

Project Description: Insert project description from Initial Study.

NOTICE IS HEREBY GIVEN that the City of Ione has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of the California Environmental Quality Act (CEQA), for the above described project.

The project **is/is not** listed on the Hazardous Waste and Substances Sites List as set forth in Government Code Section 65962.5.

PUBLIC REVIEW PERIOD: A **20/30** day public review period for the Draft **Negative Declaration** will commence on **Month, Day Year** through **Month, Day, Year** for interested individuals and public agencies to submit written comments on the document. Any written comments on the **Negative Declaration** must be received at the above address within the public review period. Comments can also be made during the public hearing. Copies of the **Negative Declaration** and Initial Study are available for review at the City at the above address.

PUBLIC MEETING: This matter has been **tentatively** set for public hearing before the City Council/Planning Commission on Tuesday **Month, Day, Year**.

For reviewing agencies: The City of Lone requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. If applicable and in accordance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Department if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

- No Comments provided
- Comments noted below
- Comments provided in separate letter

COMMENTS:

Return to: City of Lone
 Department of Planning
 Attn.: **Planner Name**
 1 E. Main Street
 Lone, CA 95460

From: Agency Name: _____
 Contact Person: _____
 Phone Number: _____

DISTRIBUTION

1. State Clearinghouse (15 copies)—include Notice of Completion
2. County Clerk's Office
3. City Hall
4. Newspaper
5. Applicant
6. Residents
7. Interested Parties
8. **Amador County Transportation Commission**
9. **Amador County Air Pollution Control District**
10. **Amador Water Agency**
11. **CALTRANS**
12. **Amador Unified School District**
13. **Pacific Gas & Electric**
14. **Others?**



City of IONE

1 EAST MAIN STREET / P.O. BOX 398 // IONE, CA 95640

[TEL] 209.274.2412 // <http://ione-ca.com/home/ione/>

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

From: City of Ione
Planning Department
1 East Main Street, P.O. Box 398
Ione, CA 95640

Amador County Recorder
810 Court Street
Jackson, CA 95642

Project Title:

Project Location:

Assessor's Parcel Number(s):

Project Description:

Date of Approval of Project:

Lead Agency: City of Ione

Project Planner:

Applicant:

Determination that the Project will not have a significant effect on the environment:

Date:

Action [i.e., Resolution No., Motion, Ordinance, etc.]

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

Address where a copy of the **Mitigated/Negative Declaration may be examined:**

City of Ione
Planning Department
1 East Main Street
Ione, CA 95640

City of Ione Planning Department

By _____

(209) 274-2412 x104



NOTICE OF PREPARATION
[PROJECT TITLE]

Date: **Date**

To: Responsible Agencies, Organizations and Interested Parties

Lead Agency: City of Ione
Contact: **[City Planner Name]**
1 East Main Street, P.O. Box 398
Ione, CA 95640

Subject: Environmental Impact Report for the **[Project Title]**

In discharging its duties under Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Ione (as Lead Agency) intends to prepare an Environmental Impact Report for the **[Project Title]**. In accordance with Section 15082 of the CEQA Guidelines, the City of Ione has prepared this Notice of Preparation to provide Responsible Agencies and other interested parties with sufficient information describing the proposal and its potential environmental effects.

The determination to prepare an Environmental Impact Report (EIR) was made by the City of Ione following preliminary review of the project. Probable environmental effects of the project are described in the attached Initial Study.

As specified by the CEQA Guidelines, the Notice of Preparation would be circulated for a 30-day review period. The City of Ione welcomes agency and public input during this review. In the event that no response or request for additional time is received by any Responsible Agency by the end of the review period, the Lead Agency may presume that the Responsible Agency has no response.

The City is scheduled to hold a scoping hearing during the Planning Commission meeting on **Month, Date, 19XX** in the City Hall Council chambers, located at 1 East Main Street, Ione, CA. Copies of the Notice of Preparation are available at City Hall.

Comments may be submitted in writing during the review period and addressed to:

[City Planner]
City of Ione
1 East Main Street, P.O. Box 398
Ione, CA 95640

The comment period closes on Month, Date, 19XX.

PROJECT SUMMARY

A. Project Location/ Existing Uses

Describe the project setting and location, existing uses and context, and the existing environmental setting. Include descriptions of adjacent uses and relevant projects.

B. Project Description

Describe the different components of the proposed project. Discuss the existing and proposed General Plan and zoning designations. Include tables and figures that will further explain or clarify the project.

TABLE 1

C. Project Objective

Include a summary of what the overall project objective is.

D. Required Approvals and Permits

City of Inone

It is anticipated that the City of Inone would take the following actions as part of approval of the proposed project:

- List and explain any necessary discretionary permits needed from the City (for example, a use permit for..., a lot line adjustment, a variance for... etc.).

Other Public Agencies [If relevant]

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

- List any other agencies whose approval is needed for the project.

Other approvals may be required for the [Project title] as the proposed project is implemented. The [Project Title] EIR would serve as the environmental review document for other approvals that may be necessary or desirable for project implementation.

E. Probable Environmental Effects

Aesthetics

List as relevant a brief summary of anticipated effects.

Air Quality

List as relevant a brief summary of anticipated effects, and figures as needed.

Biological Resources

List as relevant a brief summary of anticipated effects, and figures as needed.

Cultural Resources

List as relevant a brief summary of anticipated effects, and figures as needed.

Geology and Soils

List as relevant a brief summary of anticipated effects, and figures as needed.

Hydrology and Water Quality

List as relevant a brief summary of anticipated effects, and figures as needed.

Land Use and Planning

List as relevant a brief summary of anticipated effects, and figures as needed.

Noise

List as relevant a brief summary of anticipated effects, and figures as needed.

Population and Housing

List as relevant a brief summary of anticipated effects, and figures as needed.

Public Services

List as relevant a brief summary of anticipated effects, and figures as needed.

Transportation/Traffic

List as relevant a brief summary of anticipated effects, and figures as needed.

Utilities and Service Systems

List as relevant a brief summary of anticipated effects, and figures as needed.

F. Issues Scoped Out from Analysis in the EIR

[List all categories as relevant that are not included in the scope of the EIR]

NOTICE OF PREPARATION

Agricultural Resources

Provide the justification for not including this topic in the EIR: city relevant City standards, policy, or State or Federal Guidelines if applicable; or use clear logic. Be clear and brief. Include figures or tables as necessary. (e.g., “Based on the project’s location (inland, away from any water bodies) and topography (relatively flat), no impacts would occur with regard to seiche, tsunami or mudflow. This impact will not be discussed in the EIR”; or “The proposed project site was identified for development on General Plan Land Use Policy Map and does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. In addition, none of the proposed project parcels are under a Williamson Act Contract as shown in the General Plan EIR. Therefore, agricultural resources will not be discussed in the EIR.”)

Seiche, Tsunami and Mudflow

Provide the justification for not including this topic in the EIR: city relevant City standards, policy, or State or Federal Guidelines if applicable; or use clear logic. Be clear and brief. Include figures or tables as necessary.

Mineral Resources

Provide the justification for not including this topic in the EIR: city relevant City standards, policy, or State or Federal Guidelines if applicable; or use clear logic. Be clear and brief. Include figures or tables as necessary.

Hazardous Material

Provide the justification for not including this topic in the EIR: city relevant City standards, policy, or State or Federal Guidelines if applicable; or use clear logic. Be clear and brief. Include figures or tables as necessary.

Airports and Airstrips

Provide the justification for not including this topic in the EIR: city relevant City standards, policy, or State or Federal Guidelines if applicable; or use clear logic. Be clear and brief. Include figures or tables as necessary.

Changes in Air Traffic Patterns

Provide the justification for not including this topic in the EIR: city relevant City standards, policy, or State or Federal Guidelines if applicable; or use clear logic. Be clear and brief. Include figures or tables as necessary.

Use of Septic Systems

Provide the justification for not including this topic in the EIR: city relevant City standards, policy, or State or Federal Guidelines if applicable; or use clear logic. Be clear and brief. Include figures or tables as necessary.

Recreation

Provide the justification for not including this topic in the EIR: city relevant City standards, policy, or State or Federal Guidelines if applicable; or use clear logic. Be clear and brief. Include figures or tables as necessary.

[Include additional topics as necessary]



City of **IONE** CONSULTANT SELECTION PROCEDURES

Consultants are often hired by the City to carry out one-time only projects requiring efforts beyond the available time or capability of permanent staff. Having an established consulting firm that has dealt with a variety of pertinent projects can provide the City with experience and objectivity. The following guidelines will assist staff in creating a fair and efficient consultation process.

I Overview

In selecting a consultant for a particular job, the City first decides how broad it wants its list of consultants to be for initial consideration, how many proposals it is prepared to consider, and how formal the proposals must be. The decision depends on the complexity of the project and the amount of time available for selection process. Four general procedures may apply:

- A. Single-source procurements;
- B. Selection from a list of prequalified candidates;
- C. Selection based on responses to a Statement of Qualifications (SOQ);
- D. Selection based on a two-step process that includes a Statement of Qualifications followed by a Request for Proposals (RFP).

II Single-Source Procurement

With this approach the City only contacts one consultant for a given project or retains the same consultant on an on-going basis. This process allows the City to maintain a long standing relationship with a local consultant who is familiar with the community. Single-source procurement may be used when:

- A. A consultant is already on board with the City who is familiar with the project, is capable of handling the work, and has a solid record of good performance;
- B. It is politically necessary to retain a local consultant, and there is only one qualified consulting firm;
- C. A highly specialized consultant is needed;
- D. There is not sufficient time to establish a formal search procedure; and
- E. Significant cost savings can be achieved by using a consultant who is already familiar with the community, the staff, and the procedures.

If single-source procurement is chosen, the City should document its reasons for doing so, to avoid any discriminatory practice claims by other consultants.

III Selection from a List of Qualified Consultants

This procedure involves reviewing a list of consultants whose qualifications are known to the City prior to selection. This approach includes the following:

- A. A small group of three to five consultants are selected from a list of firms used previously or referred from other agencies;
- B. The consultants are contacted to ascertain their interest and availability;
- C. Interested consultants are asked to submit an initial proposal describing how they would approach the project or problem. Responding firms are not expected to provide detailed work plans or cost estimates at this point;

- D. Initial proposals are presented in an interview situation. A selection is made based on such criteria as experience, education, creativity, availability, competence, chemistry, and familiarity with the community;
- E. A consultant is asked to submit a detailed work plan/cost estimate; and,
- F. Either a contract is executed with this consultant; or, if the proposal is unsatisfactory and no compromise can be reached through negotiation, the next candidate on the list is invited to submit a detailed proposal.

IV. Selection on the Basis of a Statement of Qualifications (SOQ)

It may be appropriate for the City to broaden its list of candidates by soliciting responses to a Statement of Qualifications (SOQ). The SOQ is a screening tool utilized to compare the qualifications and experience of those consultants who will be invited to bid on contract services. The SOQ allows the City to select the most qualified consultants to continue in the bidding process and it gives the prospective consultants an opportunity to determine if they wish to participate in the bidding process. The following sections should be included in the SOQ:

- A. Introduction of the City
- B. Purpose for the request
- C. Broad scope of project
- D. Terms and conditions
- E. Expected duties of the bidders
- F. Necessary qualifications of the bidders
- G. Selection criteria
- H. Time frame and deadlines for submitting SOQ
- I. Format for submitting SOQ

The only difference between selection from a prequalified list and selection on the basis of an SOQ is that, in the latter case, the original list of consultants is expanded to consider unknowns who responded to the SOQ. This approach is useful when the City is not confident that its list of prequalified consultants is appropriate for the project.

IV. Request for Proposals (RFP)

An RFP is used to convey to prospective bidders a detailed explanation of the scope of work and final contract terms and conditions. It is through this document that fee quotations are requested and the project time frame is specified. The RFP should request the following information.

- A. Background information and qualifications on the firm, designated project manager and key personnel including experience, academic training, etc.
- B. Background information on the experience of the consulting including references, length of time and service, list of clients and projects completed by the firms similar to the City's project, office location and related information.
- C. Proposed use of sub-consultants on the City project with information on their qualifications, if appropriate.
- D. Project proposal including schedule of fees and a schedule of work.
- E. Other information of interest to the department.

On major City projects, the City Manager or Planning Director may request the appointment of a selection review board to select the consultant. Staff members responsible for the consultant services may also initiate a selection review board.

Following the tentative selection, the department staff should enter into negotiations with the prospective consultant to determine the final fee and prepare the agreement, a final determination of

services the consultant is to provide, the time schedule for completion of the services, and the type of fee arrangement and total cost of the requested services should be made at this time. If the cost of the consultant is less than \$5,000, the department staff should prepare a draft "letter of agreement" in lieu of a formal agreement for the rendering of services, and approved by the Department Director and City Attorney's Office. Contracts greater than \$5,000 should be approved and signed by the City Manager or his/her designee.

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: _____

Lead Agency: _____ Contact Person: _____

Mailing Address: _____ Phone: _____

City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____

Cross Streets: _____ Zip Code: _____

Lat. / Long.: _____° _____' _____" N/ _____° _____' _____" W Total Acres: _____

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: _____

Airports: _____ Railways: _____ Schools: _____

Document Type:

- | | | | |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Mit Neg Dec | Other _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other _____ |

Development Type:

- | | |
|---|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| | <input type="checkbox"/> Other: _____ |

Project Issues Discussed in Document:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Wildlife |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Growth Inducing |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Other _____ | | | |

Present Land Use/Zoning/General Plan Designation:

Project Description: (please use a separate page if necessary)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Office of Emergency Services | |
-

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
Address: _____ Address: _____
City/State/Zip: _____ City/State/Zip: _____
Contact: _____ Phone: _____
Phone: _____

Signature of Lead Agency Representative: _____ Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



City of **IONE**

1 EAST MAIN STREET // P.O. BOX 398 // IONE, CA 95640

[TEL] 209.274.2412 // <http://ione-ca.com/home/ione/>

NOTICE OF AVAILABILITY

[PROJECT TITLE HERE]

DRAFT ENVIRONMENTAL IMPACT REPORT

[DATE]

Lead Agency: City of Ione
Department of Planning
Attn: Environmental Services Coordinator
1 East Main Street, P.O. Box 398
Ione, CA 95640
Email: [insert email]
Fax: [insert fax]

Project Title: xx-xxx [title]

Project Location: [City of Ione, a XX-acre site located ...]

Project Description: [Insert project description here ...]

Significant Environmental Effects: The Draft Environmental Impact Report has identified the following environmental issue areas as having potentially significant environmental impacts from implementation of the project [add/delete areas as appropriate]:

- Agricultural Resources
- Traffic and Circulation
- Noise
- Visual Resources/Light and Glare
- Air Quality
- Hydrology and Water Quality
- Geology and Soils
- Biological and Natural Resources
- Cultural Resources
- Public Services and Utilities

Public Review Period: A 45-day public review period for the Draft EIR will commence on _____ and end on _____, for interested individuals and public agencies to submit written comments on the document. Any written comments on the Draft EIR must be received at the above address within the public review period. Copies of the Draft EIR are available for review at the City's offices at the above address [add any other locations as needed].

Public Meeting: The Ione Planning Commission [City Council] will receive public comments on the Draft EIR at their meeting on Tuesday, _____ at the following address:

Ione City Hall
1 East Main Street
Ione, CA

For reviewing agencies: The City of Lone requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. If applicable and in accordance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Department if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

- No Comments provided
- Comments noted below
- Comments provided in separate letter

COMMENTS:

Return to: City of Lone
Department of Planning
Attn.: Planner
1 East Main Street, P.O. Box 398
Lone, CA 95640

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

DISTRIBUTION

1. State Clearinghouse (15 copies)—include Notice of Completion
2. County Clerk's Office
3. City Hall
4. Newspaper
5. Applicant
6. Residents
7. Interested Parties
8. Amador County Transportation Commission
9. Amador County Air Pollution Control District
10. CALTRANS
11. Amador Unified School District
12. Amador Water Agency
13. Pacific Gas & Electric
14. Others



City of **IONE**

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NOTICE OF AVAILABILITY

[PROJECT TITLE HERE]

DRAFT ENVIRONMENTAL IMPACT REPORT

[DATE]

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Department of Planning
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Ione, CA 95640
Email: [insert email]
Fax: [insert fax]

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Project Description: [Insert project description here ...]

Significant Environmental Effects: The Draft Environmental Impact Report has identified the following environmental issue areas as having potentially significant environmental impacts from implementation of the project **[add/delete areas as appropriate]:**

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- Traffic and Circulation
- Noise
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- Air Quality
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Public Meeting: The Ione Planning Commission [**City Council**] will receive public comments on the Draft EIR at their meeting on Tuesday, _____ at the following address:

Ione City Hall
1 East Main Street
Ione, CA

Recording Requested By and When
Recorded, Mail To:

CITY OF IONE
Attn: City Clerk
1 E Main Street
PO Box 398
Ione, CA 95640

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

AGREEMENT TO
MITIGATION MONITORING AND REPORTING PROGRAM
FOR
[PROJECT NAME]
[ENTITLEMENTS]

City Control Number: XX-XXX – [Project Name]

Assessor's Parcel Number(s): XXX-XXX-XXX

Project Description:

Location:

Project Applicant:

All references to "the Applicant" below, and in the attached mitigation measures, shall mean the individual property owner, project applicant or project representative of the parcel(s) described by the APN(s) shown in the legal description(s) and location shown in Exhibits "A" and "B" executing this Declaration of Agreement.

Full Name
Address
City, State, Zip

Prepared by: City of Ione
Planning Department

Date: August 32, 2008

SAMPLE

DECLARATION OF AGREEMENT

This Mitigation Monitoring and Reporting Program applies to certain real property, a Legal Description of which is attached as Exhibit "A" and located as shown in Exhibit "B". I (We) the undersigned agree that this Mitigation Monitoring and Reporting Program applies to the real property described in Exhibit "A" and "B". I (We) the undersigned am (are) the legal owner(s) of that property, and agree to comply with the requirements of this Mitigation Monitoring and Reporting Program (Summary and Mitigation Measures attached as Exhibit "C").

IN WITNESS WHEREOF, this declaration is hereby executed by the undersigned named legal owner(s)/ project applicant of the subject property on this ____ day of _____, 20__.

Print or type Company name

Print or type Company name

Signature

Signature

Print or type name

Print or type name

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF AMADOR

On _____ before me, _____, a Notary Public in and for said county, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF AMADOR

On _____ before me, _____, a Notary Public in and for said county, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

EXHIBIT "A" - LEGAL DESCRIPTION(S)

SAMPLE

EXHIBIT "B" - LOCATION

SAMPLE

SIE MAP

SAMPLE

SUMMARY CONDITIONS OF APPROVAL AND MITIGATION MEASURES

Pursuant to Section 21081.6 of the Public Resources Code and Chapter **XX.XX** of the City of Ine Municipal Code, a Mitigation Monitoring and Reporting Program, City Project Number **XX-XXX**, has been established for the project entitled **PROJECTNAME - PROJECT ENTITLEMENTS**. The purpose of this program is to assure diligent and good faith compliance with the Mitigation Measures which have been recommended in the environmental document, and adopted as part of the project or made conditions of project approval, in order to avoid or mitigate potentially significant effects on the environment.

It shall be the responsibility of the project applicant to provide written notification to the City Planner, in a timely manner, of the completion of each Mitigation Measure as identified on the following pages. The City of Ine Planning Department will verify, within ten (10) business days of notification that the project is in compliance. Any non-compliance will be reported to the project applicant, and it shall be the project applicant's responsibility to rectify the situation by bringing the project into compliance and re-notifying the City Planner. Any indication that the project is proceeding without good-faith compliance could result in the imposition of administrative, civil and/or criminal penalties upon the project applicant in accordance with Chapter **XX.XX** of the City of Ine Municipal Code.

It shall be the responsibility of the project applicant to reimburse the City for all expenses incurred in the implementation of the Mitigation Monitoring and Reporting Program, including any necessary enforcement actions. The initial estimate of City monitoring costs for this project is **\$XX,000.00**, which must be paid to the City of Ine Planning Department. If actual City monitoring costs are less than the initial estimate, the difference will be refunded to the applicant; and if the actual City monitoring costs exceed the initial estimate, a revised estimate and/or supplemental bill(s) will be submitted to the applicant.

Pursuant to Section **XX.XX.XXX** of the City of Ine Municipal Code, upon the determination of the City Planner that compliance with the terms of the approved Mitigation Monitoring and Reporting Program has been achieved, and that there has been full payment of all fees for the project, the Environmental Coordinator shall issue and the City Clerk shall record a Program Completion Certificate for the project.

In order to record the adopted Mitigation Monitoring and Reporting Program with the County Recorder as required by Section **XX.XX.XXX** of the City of Ine Municipal Code, the project applicant shall provide to the City of Ine Planning Department a Legal Description for the real property that is the subject of the project.

The requirements of this adopted Program run with the real property that is the subject of the project, as described in **Exhibits "A" & "B"**. Successive owners, heirs and assigns of this real property are bound to comply with all of the requirements of the adopted Program.

Prior to any lease, sale, transfer or conveyance of any portion of the real property that is the subject of the project, the record owner(s) at the time of the application for the project, or his or her successor's in interest, shall provide a copy of the adopted Program to the prospective lessee, buyer, transferee, or one to whom the conveyance is made.

Chapter **XX.XX** of the City of Ine Municipal Code permits civil remedies and criminal penalties to be imposed in the event of non-compliance with an adopted Mitigation Monitoring and Reporting Program. The civil remedies, which are found in Section **XX.XX.XXX** of the City of Ine Municipal Code, include injunctive relief, stop work orders, revocation of any special permit granted concurrently with the approval of a Program, and the abatement of any resulting nuisance. The criminal penalties, which are found in Section **XX.XX.XXX** of the City of Ine Municipal Code, include a fine not to exceed five hundred dollars or imprisonment in the County jail not to exceed six months, or both.

STANDARD PROVISIONS

1. Any/all Preliminary Grading Plans, Improvement Plans and/or Building/Development Plans which are submitted to the appropriate City of Lone department for this project, and revisions to those Plans which are subsequently submitted, shall be in full compliance with the adopted Mitigation Monitoring and Reporting Program (MMRP). If the Lone Planning Department determines that the Plans are not in full compliance with the adopted MMRP, the Plans shall be returned to the project applicant or responsible party with a letter specifying the items of non-compliance, and instructing the applicant or responsible party to revise the Plans and resubmit them to the approving department.

SAMPLE

EXHIBIT "C" - MITIGATION MEASURES

SAMPLE

