

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION  
FOR MEETING OF MARCH 8, 2016**

**Item 2 - Request for a five-year Extension of Time for Tentative Subdivision  
Map No. 174 by Thomas Estate Company (APN 008-140-034).**

**Background:** This map project, consisting of the division of 18.84 acres into 17 residential lots, ranging in size from 1.01 to 1.63 acres, located on the north side of New Chicago Road extending to the south side of Spanish Street in Drytown, was approved by the Planning Commission on October 13, 2009. The original expiration date was October 13, 2012; legislative extensions AB 208 and AB116 have extended the expiration dates to October 13, 2014 and October 13, 2016, respectively.

County Code is consistent with the Subdivision Map Act time periods, which allows for a maximum of six years of requested extensions. This request, if approved, would bring the map expiration date to **October 13, 2021.**

**Staff Recommendation:** Staff recommends approval of the requested parcel map time extension.



CIVIL ENGINEERING  
 WATER  
 WASTEWATER  
 DRAINAGE STUDIES  
 GRADING PLANS  
 LAND DEVELOPMENT  
 SOIL TESTING

January 29, 2016  
 CSE 080073

Mr. Chuck Beatty  
 Amador County Planning Department  
 810 Court Street  
 Jackson, CA 95642

RECEIVED  
 Amador County

JAN 29 2016

PLANNING DEPARTMENT

Re: Request for amended Tentative Subdivision Map No. 174

Dear Chuck,

Please accept and process this application for amendments to Tentative Subdivision Map No. 174 (Thomas Estate Company).

**Background:**

The Thomas Estate Company tentative subdivision map was approved by the Planning Commission on October 13, 2009. As currently approved, the map divides an 18.8± acre parcel into 17 numbered lots, each roughly one acre in area. The approved subdivision is served by an internal access roadway, public water improvements, and a community storm water detention facility. The approved tentative map is currently active and a final map has not yet been recorded.

**Amended Subdivision Map Request:**

Market dynamics have changed since 2009, and the owners now believe that a smaller number of larger parcels requiring significantly less infrastructure would be better received by the market. Toward that end, an amended tentative subdivision map is proposed. The amended map would: reduce the number of lots from 17 to 8; increase the average lot size from 1.1 acres to approximately 2.3 acres; and eliminate the need for a new roadway and associated utilities.

Impacts associated with the amended subdivision will be significantly reduced. For example, significant reductions in storm water runoff, grading, potential erosion and sedimentation, water usage, and traffic will be realized with the amended configuration. Grading will be limited to that associated with individual home site development, and little or no grading will be required to support the overall development.

Amador County Planning Department  
January 29, 2016  
Page 2

Summary of Proposed Subdivision Map Amendments			
Feature	Original Map	Amended Map	Comments
Numbered lots	17	8	Represents a 53% reduction in the number of lots.
Lot area, average	1.1 acre	2.35 acres	Representing a 124% increase in the average lot area.
New road construction	1,200± l.f.	Not required	All lots will access New Chicago Road directly.
Water main and associated appurtenances	1,200± l.f.	Not required	Individual water services will be extended from New Chicago Road main
Storm water detention basin	Required	Not required	On-site storm water detention is feasible due to increased lot sizes

### Amended Conditions of Approval:

As a result of amendments made to the map, several of the original conditions are no longer applicable. Our map amendment request, therefore, includes the following corresponding amendments to the conditions of approval:

#### ROAD SIGNS/STRIPING:

15. ~~Provide stop sign, stop bar, and "STOP" painted on pavement at all intersections. Provide centerline and pavement edge striping as per Caltrans Traffic Manual. THIS REQUIREMENT SHALL BE MONITORED BY THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT.~~

*Explanation: Thomas Lane is eliminated. No intersection improvements are required.*

#### DEDICATIONS:

16. Prior to recordation of any Final Map(s), provide an irrevocable offer of dedication of one-half of a 50-foot right-of-way along the property frontage of New Chicago Road. NOTE: All rights-of-way shall be curvilinear.

~~Prior to recordation of any Final Map(s), provide an irrevocable offer of dedication of a 50-foot right of way along Thomas Lane. All rights-of way shall be curvilinear.~~

Provide easements as required for utilities in accordance with County Code 17.28.030. THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THESE REQUIREMENTS.

*Explanation: Thomas Lane and its associated right-of-way are eliminated.*

## Amador County Planning Department

January 29, 2016

Page 3

**PRIVATE ROAD IMPROVEMENTS:**

~~17. Prior to recordation of any Final Map(s), Submit construction plans prepared by a Registered Civil Engineer for Thomas Lane from the intersection of New Chicago Road through to the end, terminating in a 50 foot radius cul de sac bulb to the following requirements: 50 foot right of way, full 26.5 foot wide base 5 inches thick, full 20 foot wide AC 2 inches thick. All right of ways to be curvilinear. Prior to recordation of any Final Map(s), Construct street and drainage improvements in accordance with County Code Sections 12.08 and 17.90 for Thomas Lane from its connection with New Chicago Road to the end terminating in a 50 foot radius cul de sac bulb to the following requirements: 50 foot right of way, full 26.5 foot wide base 5 inches thick, full 20 foot wide AC 2 inches thick. NOTE: Construction staking is required and shall be the responsibility of the subdivider.~~

~~Enter into a land development improvement agreement for all public improvements and submit any required accompanying bonds, fees, and related documents.~~

~~Obtain permits from the County and other jurisdictions as required by the County Director of Public Works for the construction of road improvements including any required appurtenances. Developer must provide County with Certificate of Workmen's Compensation Insurance.~~

~~Prior to recordation of any Final Map(s), Developer shall provide evidence that each parcel is a participant in a Homeowner's Private Road Maintenance Association covering Thomas Lane.~~

~~Prior to recordation of any Final Map(s), Developer shall relinquish access to New Chicago Road / Main Street along Parcels 1, 10, and 13. Access for these parcels shall be off Thomas Lane. THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THESE REQUIREMENTS.~~

*Explanation: Thomas Lane is eliminated. No road construction or associated improvement agreement, permits, etc. are required.*

**STANDARD ROAD CONNECTION:**

~~18. Prior to recordation of any Final Map(s), obtain an encroachment permit from the Public Works Agency prior to improvement of the existing access encroachment to a Standard Road Connection to New Chicago Road including any required appurtenances.~~

~~Prior to recordation of any Final Map(s), the encroachment to New Chicago Road shall conform to Public Works Standard PW 5 Standard Road Connection for a Local Access Road to Collector Road Encroachment Class. THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THESE REQUIREMENTS.~~

*Explanation: Thomas Lane is eliminated. No road connection is required.*

**DRAINAGE:**

~~19. During all construction activities, any unnecessary paving, covering over or compaction of soil shall be avoided.~~

## Amador County Planning Department

January 29, 2016

Page 4

~~Construction activities involving grading and excavation shall be conducted between April 15 and October 15 when major storms are not likely to occur, unless a winterization plan for the October 15 to April 15 period has been applied for, approved, and the required measures in place by October 14.~~

~~Prior to the recordation of any Final Map(s), file a Notice Of Intent for an NPDES Permit (National Pollutant Discharge Elimination System) from the California Regional Water Quality Control Board (CRWQCB), and submit a drainage study to the Public Works Agency for the entire project, prepared by a Registered Civil Engineer, conforming to the following criteria:~~

~~a) Said study shall consist of calculations and a plan showing drainage areas, demonstrate adequate positive storm drainage facilities both on and off the subject property, and indicate any potential off-site impacts; particularly to down-stream properties which may be caused by on-site improvements. The drainage study of the entire project area must be completed and approved prior to beginning of construction activities related to this project. Said study shall identify any increases in runoff due to project construction and propose methods to either: (1) detain such increases on site, and/or (2) make improvements to off-site facilities to ensure safe conveyance of such increases via existing drainages. Provisions for ongoing maintenance of such facilities shall be made and such responsibility designated prior to approval of said study.~~

~~b) If the study indicates the need for drainage improvements, the subdivider shall submit an improvement plan and cost estimate, with the necessary calculations, all prepared by a Registered Civil Engineer and in conformance with County Ordinance Code 17.90.120. The developer shall pay the actual costs of Plan Checking, Inspection and Testing prior to recordation of the Final Map(s). Five percent (5%) of a Licensed Civil Engineer's Estimate of the Improvement Costs shall be deposited with the Public Works Agency (2 1/2% at the time of submission and 2 1/2% prior to inspection and testing).~~

~~c) Design of the drainage plan shall be in conformance with criteria as designated in County Ordinance Code 17.90.120, County Ordinance No. 1581 Amador County Guidelines For Grading And Erosion Control, High Sierra RC&D Council Erosion and Sediment Control Guidelines, and CalTrans Construction Site Best Management Practices (BMP) Manual, including rights-of-way, sewers, channels, swales and appurtenances as needed to provide adequate positive storm drainage facilities.~~

~~d) No drainage work shall be done without a minimum 48-hour notice to the Public Works Inspector.~~

~~e) Where feasible, runoff from parking areas and roadways shall be channeled into retention ponds to meter flow into surface water systems and to act as catch basins for impurities in accordance with Best Management Practices.~~

~~f) Where terrain is generally level, elevate house pad as necessary to avoid drainage problems.~~

~~g) Erosion control plans are to be submitted and approved, with grading plans, to the Building Department.~~

~~Prior to recordation of any Final Map(s), provide 10-foot setbacks from each side of centerline of drainage swales for non-County maintained storm drainage purposes (as required).~~

## Amador County Planning Department

January 29, 2016

Page 5

~~Lot lines shall line up along drainage courses to avoid disturbances of those areas.~~

~~All drainage channels and flow concentration points along roads and improved areas where storm water is concentrated, shall utilize control measures to minimize erosion as described in Erosion and Sediment Control Guidelines for Developing Areas of the Sierra (High Sierra Resource Conservation and Development Project, 1991 or most recent).~~

~~Riprap shall be used to line steep channels to protect those channels from the erosive forces of water during storm events along road drainage courses. THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THESE REQUIREMENTS.~~

*Explanation: On-site construction (road, utilities, detention basin, etc.) is no longer required so coverage under the Construction General Permit and implementation of construction-related erosion & sedimentation control measures are not necessary. Note that a drainage study is still appropriate, however the study will demonstrate that no community detention facility is required and that each of the resulting larger lots will adequately support modern on-site detention features (grass-lined swales, etc.) to detain storm water runoff near individual home sites.*

**FIRE FLOW:**

~~21. A minimum fire flow of 1,500 gallons per minute, for single family dwellings, shall be provided. The required fire flow shall be available, at a minimum residual pressure of 20 psi, through a system of water lines and fire hydrants. The average spacing between hydrants along roadways shall be 500 feet with a maximum distance of 250 feet from any point on the road frontage to a hydrant. Fire hydrants, piping, and system installation shall meet water agency specifications.~~

~~The developer shall submit plans for providing the required fire flow to AFPD. The fire flow plans are to be approved by AFPD prior to recordation of any final maps(s). The approved fire flow system shall be operational prior to construction of any structures in the subdivision. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS REQUIREMENT.~~

*Explanation: No new fire suppression infrastructure will be constructed. New individual water services will tap the existing New Chicago Road water main, and existing hydrants along New Chicago Road will provide fire flow to the reduced number of home sites.*

**Other Considerations:****Lot 2 configuration**

The terrain and general configuration of the subject property make a standard frontage design for Lot 2 impractical. The logical building area on Lot 2 is immediately north of adjacent properties owned by others (the Drytown School District and the Drytown County Water District), so Lot 2 access is via a panhandle. Panhandle lots are allowed pursuant to section 17.24.040 & 050 of the County municipal code.

Amador County Planning Department  
January 29, 2016  
Page 6

### Lot length-to-width ratios

Chapter 17.28 of the County municipal code sets forth prescriptive design standards for blocks and for lots less than 20 acres in area; for example, section 17.28.064 prescribes a maximum lot length-to-width ratio of 3.0. With the proposed map amendment, elimination of nine lots and the internal access road resulted in several lots that have a length-to-width ratio exceeding 3.0.

Chapter 17 of the County municipal code – Divisions of Land – incorporates a statement of intent which allows for innovative subdivision designs. Section 17.04.020 reads as follows:

**17.04.020 Intent.**

*It is the purpose of this title to encourage new concepts and innovations in the arrangement of building sites within subdivisions. Deviations from the traditional mechanical approach to the subdivision of land are encouraged in order to facilitate the ultimate development of the land in a manner that will be commensurate with contemporary living patterns and technological progress.*

It is important to note that the lot configurations depicted on the amended subdivision map were developed by first identifying the best building sites and then parcel boundaries were drawn to accommodate and adequately separate the building sites. We believe that the stated intent of Chapter 17, i.e. to “...encourage new concepts and innovations in the arrangement of building sites within subdivisions ...” and to allow “...deviations from the traditional mechanical approach to the subdivision of land ...” is embodied in the revised subdivision map’s configuration.

### Extension of map life

County municipal code section 17.72.010 provides for tentative subdivision map extensions as specified in Government Code section 66452.6. Government Code section 66452.6(e) provides that the County may extend the life of approved tentative subdivision maps for up to six years. At this time we are requesting a map life extension of five years, for a revised expiration date of October 13, 2021.

Amador County Planning Department  
January 29, 2016  
Page 7

Thank you for your consideration. Please be certain to contact me with any questions or comments.

Very truly yours,  
Cal State Engineering, Inc.

A handwritten signature in blue ink, appearing to read 'R. Peters', with a long horizontal flourish extending to the right.

Robin D. Peters, P.E.  
Principal Engineer

Att: Map amendment fee of \$444  
Reduced copy of approved Vesting Tentative Subdivision Map no. 174

Cc: Thomas Estate Company

RDP:st