



PLANNING DEPARTMENT
LAND USE AGENCY

County Administration Center
810 Court Street • Jackson, CA 95642-2132
Telephone: (209) 223-6380
Website: www.co.amador.ca.us
E-mail: planning@amadorgov.org

APPLICATION REFERRAL

TO: Mike Israel, Environmental Health Department
Jered Reinking, Department of Transportation and Public Works
Rich Millar, Building Department
David Bellerive, Amador Fire Protection District
Jim McHargue, Waste Management/Air District
George Allen, Surveying & Engineering
Greg Gillott, County Counsel
Jim Wegner, Sheriff
Carla Meyer, Amador Transit
Caltrans District 10
Darin McFarlin, Cal Fire
John Gedney, Amador County Transportation Commission
California Department of Fish & Wildlife, Region 2

DATE: September 30, 2015

FROM: Chuck Beatty, Planning Department

PROJECT: Tentative Parcel Map #2854, proposing the division of 9.69± acres into eight parcels ranging in size from 1.0± to 2.0± acres.

LOCATION: 17705 Highway 49, Plymouth, at the intersection with Randolph Drive (APN 008-100-019).

REVIEW: As part of the preliminary review process, this project is being sent to State and local agencies for their review and comment. The application will be reviewed for completeness by the Amador County Technical Advisory Committee on **Monday, October 19, 2015 at 10:00 a.m.** in Conference Room “A” at the County Administration Building, 810 Court Street, Jackson, California.

A future Technical Advisory Committee (TAC) meeting will be scheduled to conduct an environmental review and make recommendations to the Planning Commission. At this time staff, anticipates that a Mitigated Negative Declaration will be recommended as the appropriate environmental document for this project and a “Notice of Intent” will be filed.

cc: Gina Waklee, Toma & Associates, Inc.
Ken Deaver, Applicant

**APPLICATION FORM AND CHECKLIST FOR
TENTATIVE PARCEL MAP AND SUBDIVISION MAP**

RECEIVED
Amador County

SEP 23 2015

PLANNING DEPARTMENT

The following information shall be included with this application:

1. Parcel Map Number: **2854**
Subdivision Name/Number:
2. Subdivider and/or Land Owner: **Deaver Trust/Ninnis**
Name: **Kenneth Deaver**
Address: **21624 Shenandoah School Road, Plymouth, CA 95669**
Phone: **(209) 245-6661**
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **008-100-019**
5. Existing Zoning District: **"C2" Heavy Commercial**
6. General Plan Classification: **Industrial**
7. Date Application Submitted:
8. Proposed Use of Parcels: **Commercial**
9. Special Use Districts (if applicable): **Amador Fire Protection District**
10. Source of Water Supply: **Existing well to be used as common wtr. system**
11. Sewage Disposal System: **Existing common leach field to be expanded**
12. Signature of Landowner/Applicant: _____
13. Signature of Surveyor: _____

The following shall be included with this application:

- ✓ Thirty-five (35) copies of tentative map
Option for 35 copies:
15 copies 18" x 26" in size (folded to 6" x 9-1/2" in size)
20 copies 11" x 17" in size
- ✓ One (1) copy of Assessor's Plat Map
- ✓ Two (2) copies of deed(s)
- ✓ Two (2) copies of completed environmental information form (Sections 19, 30 and 31 require description and photos)
- ✓ Two (2) copies of preliminary map report
- ✓ One (1) reduced 8-1/2" x 11" copy of tentative map
- ✓ Application fee (see Fee Schedule)
- ✓ Copy of receipt of Health Department fee
- ✓ Completed and signed Indemnification Agreement
- ✓ If your project access off a State highway, provide encroachment permit or other pertinent information (e.g., a road maintenance agreement if your project access from a road directly connected to a State highway)

SEP 23 2015

PLANNING DEPARTMENT

ENVIRONMENTAL INFORMATION FORM

(To be completed by applicant; use additional sheets as necessary.)
Attach plans, diagrams, etc. as appropriate.

GENERAL INFORMATION

Project Name: TENTATIVE PARCEL MAP No. 2854

Date Filed: _____ File No. _____

Applicant/ Developer	<u>DEAYER/NINNIS</u>	Landowner	<u>SAME</u>
Address	<u>21624 SHENANDOAH SCHOOL ROAD PLYMOUTH, CA 95669</u>	Address	<u>↓</u>
Phone No.	<u>(209) 245-6661</u>	Phone No.	<u>↓</u>

Assessor's Plat Number(s) 008-100-019

Existing Zoning District "C2" HEAVY COMMERCIAL

Existing General Plan INDUSTRIAL

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies: _____

WRITTEN PROJECT DESCRIPTION (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

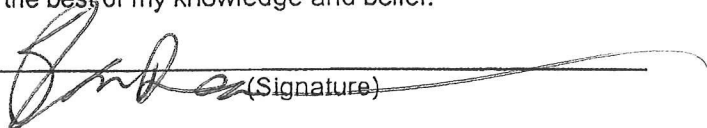
- | YES | NO | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale, or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes, or odors in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 24. Site on filled land or on slope of 10 percent or more. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Relationship to a larger project or series of projects. |

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or "Polaroid" photos will be accepted.
30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted (cannot be returned).
31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features. Snapshots or "Polaroid" photos will be accepted (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 9/20/15

 (Signature)

For _____

Environmental Information Form

Deaver/Ninnis Responses

Written project Description:

1. Site Size: 10 +/- acres
 2. Square footage of existing/proposed structures: 3 buildings, 15,000 +/- square feet
 3. Number of Floors of construction: 1
 4. Off Street Parking Provided: Refer to Toma & Associates drawing
 5. Source of Water: Existing well
 6. Method of Sewage Disposal: Existing septic system
 7. Attach Plans: No plans, refer to Toma & Associates drawing.
 8. Proposed scheduling of project construction: None at this time
 9. Development Stages: None at this time
 10. Associated projects: None
 11. Subdivision/Land Division Projects: See Toma & Associates proposed map
 12. Residential project: N/A
 13. Commercial projects: Unknown at this time
 14. Industrial Projects: None at this time
 15. Institutional Project: None at this time
 16. If the project involves a variance, conditional use permit or rezoning – None at this time.
-
24. Site is partially on filled land – no recent land disturbances – Ground prepped 20 +/- years ago.

Environmental Setting:

29. Project was leveled and prepped 20 years ago. Currently has three buildings, a hardware store, a vacant building available for rent and a veterinary clinic. No special soil, animals or plants.

30. Surrounding properties:

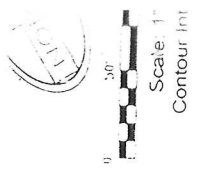
To the North – Rural residences

To the South – Highway 49

To the East – Rural Residence/vacant commercial property

To the West – Grazing ground and large animal vet.

31. Known mine shafts, tunnels, air shafts, open hazardous excavations, etc. – none known.



1
1.6± AC.
SEWAGE DISPOSAL PARCEL

2
1.3± AC.
PROPOSED 14000 SF BUILDING

6
1.0± AC.
PROPOSED 3000 SF BUILDING

3
0.6± AC.
FIRE STORAGE POND
STORM DRAIN DETENTION POND

5
1.1± AC.
WELL

7
2.0± AC.
EXISTING 8000 SF BUILDING
EXISTING 5200 SF BUILDING
EXISTING 7200 SF BUILDING

4
1.0± AC.
PROPOSED 6800 SF BUILDING

8
1.0± AC.
PROPOSED 8000 SF BUILDING

RANDOLPH DRIVE

STATE HIGHWAY 49

STATE HIGHWAY 49

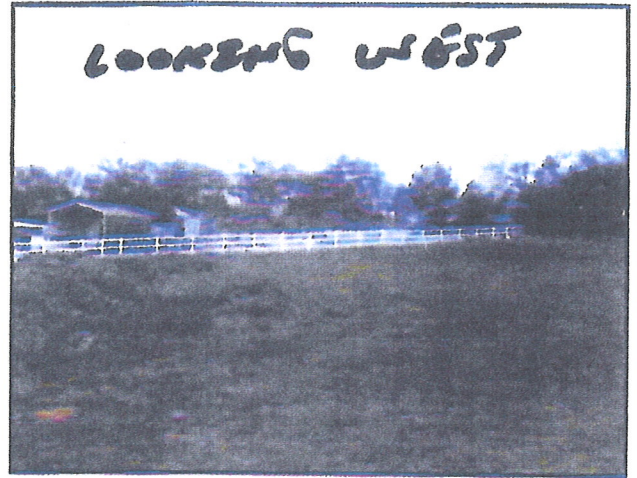
TO HWY 16

TO PL WOUTH

ED ON PARKING REGULATIONS PER
MICIPAL CODE CHAPTER 19.36.010B.
F GROSS FLOOR AREA IN A
JT



View of excess land



View of excess land



View of subject from Highway 49



Main entrance from Randolph Street



Looking south along Highway 49



Looking east along Randolph Street

PHOTOGRAPHS



View of hardware store (Building A)



View of hardware store (Building B)



View of veterinary clinic (Building C)



Rear view of hardware store from vet building



Parking lot



Yard storage adjacent to hardware store

Photographs

LOOKING WEST



Surplus Land

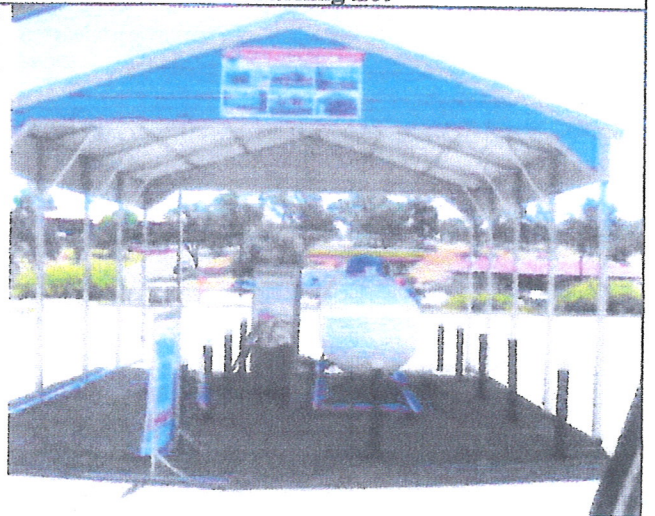
LOOKING EAST



Parking Lot



Parking Lot next to Bldg. 3



Propane Tank

LOOKING SOUTH



Vacant Pad Site

LOOKING SOUTHEAST



Randolph Drive