



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-5002
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

APPLICATION REFERRAL


- TO:**
- | | |
|---------------------------------|--|
| Ione Band of Miwok Indians** | Buena Vista Band of Me-Wuk Indians** |
| CHP Amador | Washoe Tribe of Nevada and California** |
| Environmental Health Department | Transportation and Public Works Department |
| Building Department | Waste Management/Air District |
| Surveying Department | County Counsel |
| Undersheriff | Amador Transit |
| Amador Water Agency | Caltrans, District 10 |
| Cal Fire | ACTC |
| City of Sutter Creek | LAFCO |
| CDFW, Region 2 | |
- DATE:** April 11, 2019
- FROM:** Krista Ruesel, Planning Department
- PROJECT:** Tentative Parcel Map No. 2879, submitted by Glavenich Trust, Michael Glavenich, trustee, proposing the division of 189± acres into 5 parcels ranging from 20± acres to 65± acres. This division would accompany the Zone Change eliminating the “B5” (no further divisions) designation of a 50± acre portion of APN 040-030-059 to be designated as “R1A” Single Family Residential and Agricultural District and an amendment to the General Plan from Agriculture-General to Agricultural-Transition on that same portion.
- LOCATION:** South of Shakeridge Rd. and north of Sutter Creek Rd, just east of Sutter Creek city limits and approximately 1000 feet southeast from the intersection of Gopher Flat Rd., Shakeridge Rd., and Golden Hills Dr (APN: 040-030-059).
- REVIEW:** As part of the preliminary review process, this project is being sent to State, Tribal, and local agencies for their review and comment. The Technical Advisory Committee (TAC) will review the project for completeness during its regular meeting on **Wednesday, April 24, 2019** in Conference Room “A” at the County Administration Building, 810 Court Street, Jackson, California.

At this time staff anticipates that a Mitigated Negative Declaration will be adopted for the project per CEQA Guidelines. Additional TAC meetings may be scheduled at a later date to complete a CEQA Initial Study, prepare mitigation measures and/or conditions of approval, and make recommendations to the Planning Commission.

**In accordance with Public Resources Code Section 21080.3.1, this notice constitutes formal notification to those tribes requesting project notification. This notification begins the 30-day time period in which California Native American tribes have to request consultation.

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

The following information shall be included with this application:

1. Parcel Map Number: **2879**
Subdivision Name/Number:
2. Subdivider and/or Land Owner: **Glavenich Trust**
Name: **Attn: Michael Glavenich**
Address: **12920 Sutter Creek Road, Sutter Creek, CA 95685**
Phone: **(209) 304-2297**
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **040-030-059**
5. Existing Zoning District: **"R1A" and "R1A-B5" and "R-E"**
Proposed Zoning District: **"R1A" and "R-E"**
6. Existing General Plan Classification: **A-T (Ag Trans) and A-G (Ag Gen)**
Proposed General Plan Classification: **A-T (Ag Trans)**
7. Date Application Submitted:
8. Proposed Use of Parcels: **Residential**
9. Special Use Districts (if applicable): **Amador Fire Protection District**
10. Source of Water Supply: **Individual Wells (4 proposed)**
11. Sewage Disposal System: **Individual Septic Systems (4 proposed)**
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 Env. Health Dept. and Public Works Dept.
- ✓ 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)
- ✓ Oak Woodlands Study prepared by a Registered Professional Forester
- ✓ **NCIC RECORD SEARCH**



TOMA & ASSOCIATES, INC.
ENGINEERING- SURVEYING- PLANNING

October 29, 2018

Amador County Planning Department
Attn: Chuck Beatty
810 Court Street
Jackson, CA 95642

**Re: Application for Zone Change to accompany TPM 2879
Glavenich
APN 040-030-059**

Dear Chuck,

Attached is an application for a zone change to accompany Tentative Parcel Map 2879.

Mike Glavenich is proposing to eliminate the "B5" (no further development) designation that currently exists on a portion of APN 040-030-059. Proposed zoning on that portion would be "R1A".

On that same abovementioned portion, he is also proposing an amendment to the General Plan from A-G to A-T.

Please let me know if you need any additional information.

Best Regards,

Gina Waklee
Toma and Associates
gmw@jacksonca.net



**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@co.amador.ca.us

APPLICATION FOR ZONE CHANGE

Application for a zoning change shall include the following:

- ✓ 1. A. Name of Property Owner GLAVENICH TRUST
ATTN: MIKE GLAVENICH
- Mailing Address 12920 SUTTER CREEK ROAD
SUTTER CREEK, CA 95685
- Phone Number (209) 304-2297
- B. Name of Applicant SAME
- Mailing Address ↓
- Phone Number ↓
- C. Name of Representative TOMIA & ASSOCIATES
- Mailing Address 41 SUMMIT STREET
JACKSON, CA 95642
- Phone Number (209) 223-0156
- ✓ 2. Assessor Parcel Number(s) 040-030-059
- ✓ 3. Letter of application explaining purpose of request, description of proposed uses, and other pertinent information. **Note: It is to your benefit to be as specific as possible with your application information.**
- N/A 4. Letter of authorization if landowner is being represented by another party.
- ✓ 5. Submit a plot plan of parcel showing location of project in relation to property lines and any existing structures/improvements (roads, parking areas, etc.) on the property as well as all proposed structures/improvements (may wish to make separate maps). NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department for the purpose of aiding in drawing of the plot plan. (SEE TPM 2879)
- ✓ 6. Copy of deed(s) to property.
- ✓ 7. Completed Environmental Information Form and Indemnification Agreement.
- ✓ 8. Filing fee of \$967.1 (see attached schedule of fees). (INCLUDED IN TPM FILING FEE)
- ✓ 9. Application Form to be signed at the time of project presentation in the Planning Department.

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project: **Tentative Parcel Map No. 2879**
Date Filed:

Applicant: **Glavenich Trust** Record Owner: **(Same)**
Attn: Michael Glavenich
12920 Sutter Creek Road
Sutter Creek, CA 95685
(209) 304-2297

APN: **040-030-059**
Zoning: **Existing: "R1A", "R1A-B5" and "R-E" Proposed: "R1-A" and "R-E"**
Gen. Plan: **Existing: A-T and A-G Proposed: A-T**

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 is 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/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, loading facilities.
14. Industrial Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities and community benefits to be derived/project.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities and community benefits to be derived/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

- 17. Change in existing features, lakes, hills, or substantial alteration of ground contours
- 18. Change in scenic views or vistas from existing residential areas, public lands or roads
- 19. Change in pattern, scale or character of general area of project
- 20. Significant amounts of solid waste or litter
- 21. Change in dust, ash, smoke, fumes or odors in the vicinity
- 22. Change in lake, stream, ground water quality/quantity, or alteration of existing drainage patterns
- 23. Substantial change in existing noise or vibration levels in the vicinity
- 24. Site on filled land or on slope of 10 percent or more
- 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)
- 27. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)
- 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.
- 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 (single family, apartments, shops, department stores, etc.) and scale of development (height, frontage setbacks, etc.) Attach photographs of the vicinity.
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photos of these known features.

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: 2-15

Signature: 

ANSWERS TO QUESTIONS 29-30-31

29. The property lies between Sutter Creek Rd and Gopher Flat Rd. The property consists of rolling hills with oak trees, brush, and grass land for grazing. The only structure is an old rock powder house.

30. The surrounding properties consist of residential on the N.W. side and mostly grazing land w/ sparse residential on the rest. This property was passed down to my sister and I from our parents that have passed away. Now we are just trying to split the property between the two of us.

31. There are no open excavations, mine shafts or tunnels to my knowledge.

SC Vol Rd
1st from town



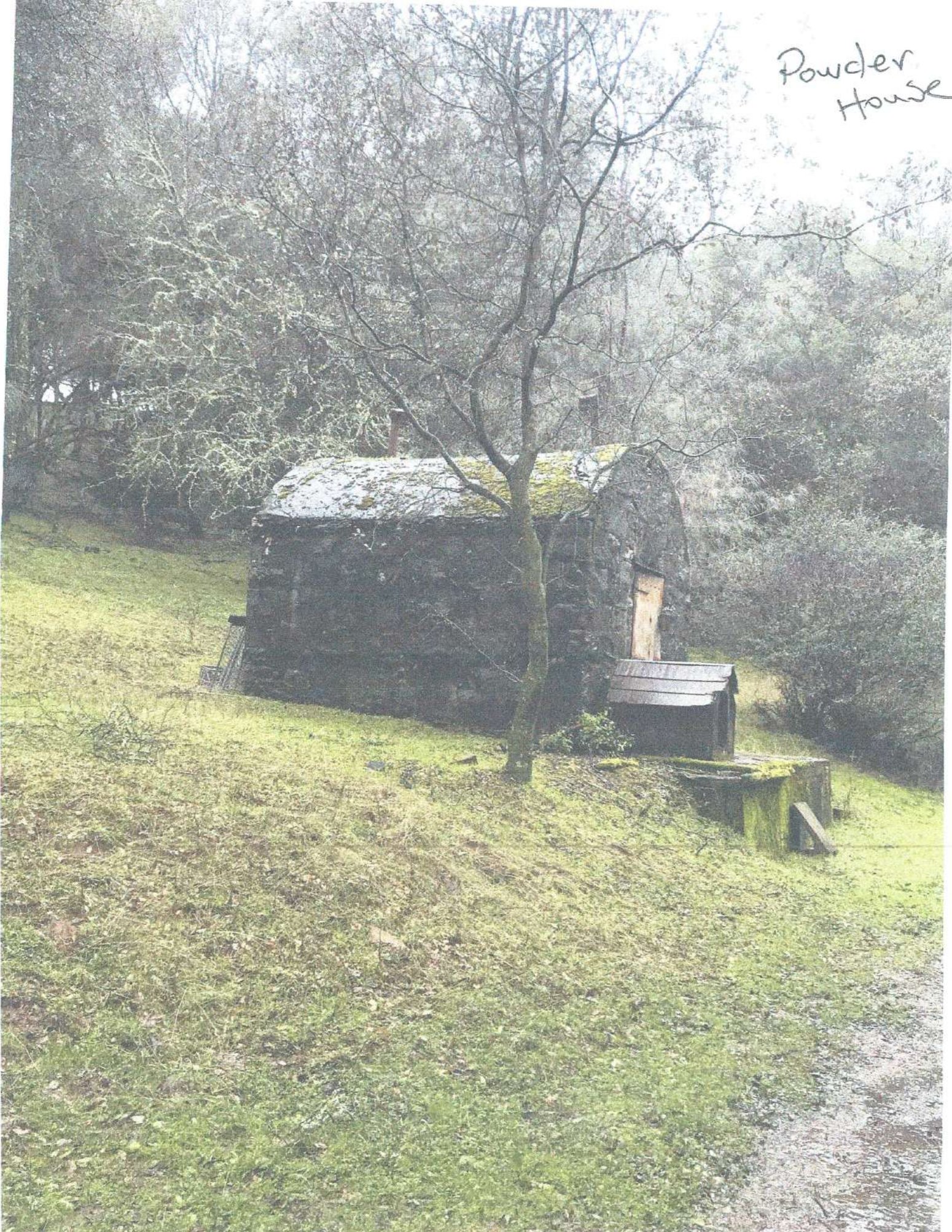
5. C. Vol 1 224
New York
Tamm



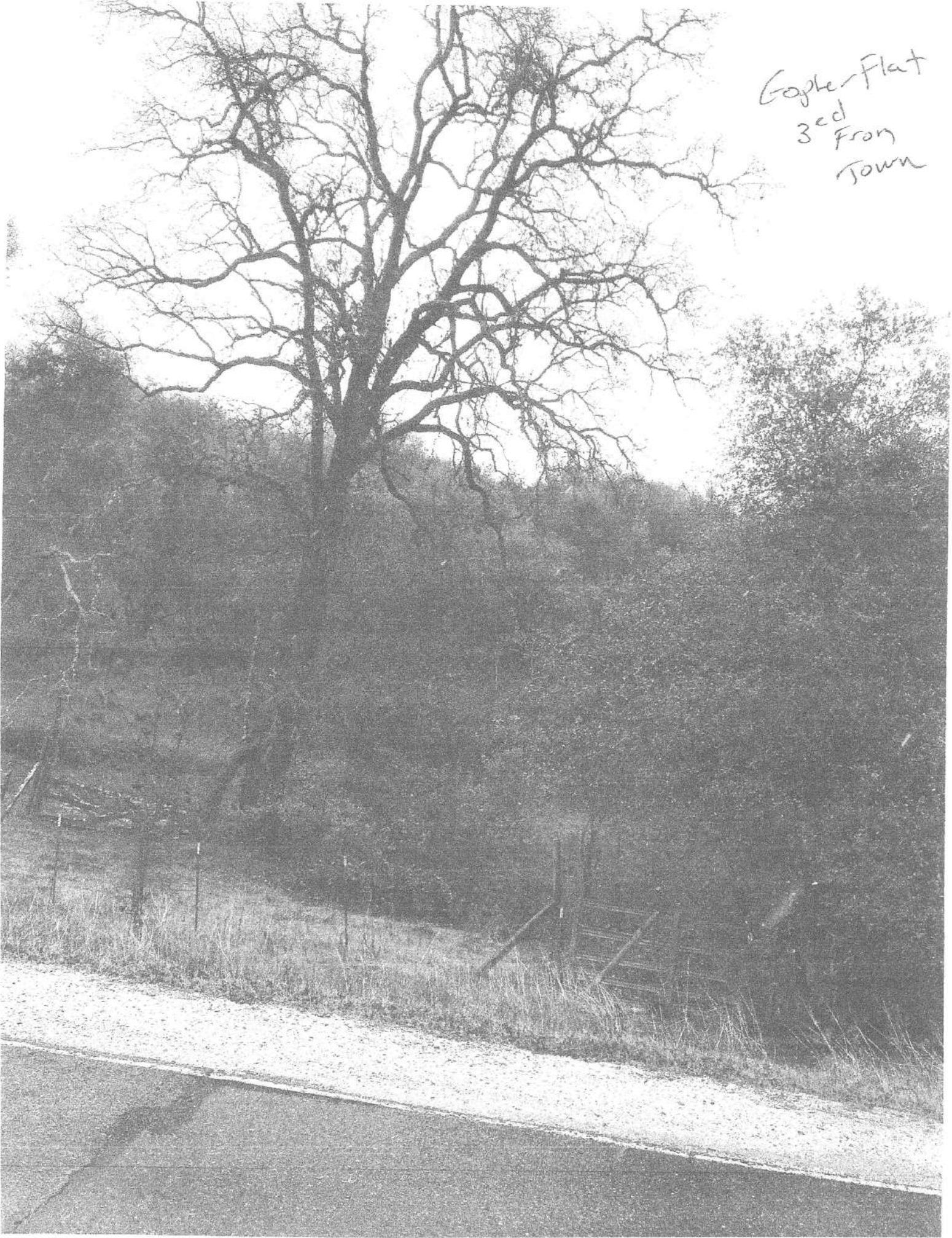
J. G. Vol Rd
3ed from Town



Powder
House



Gopher Flat
3rd
From
Town

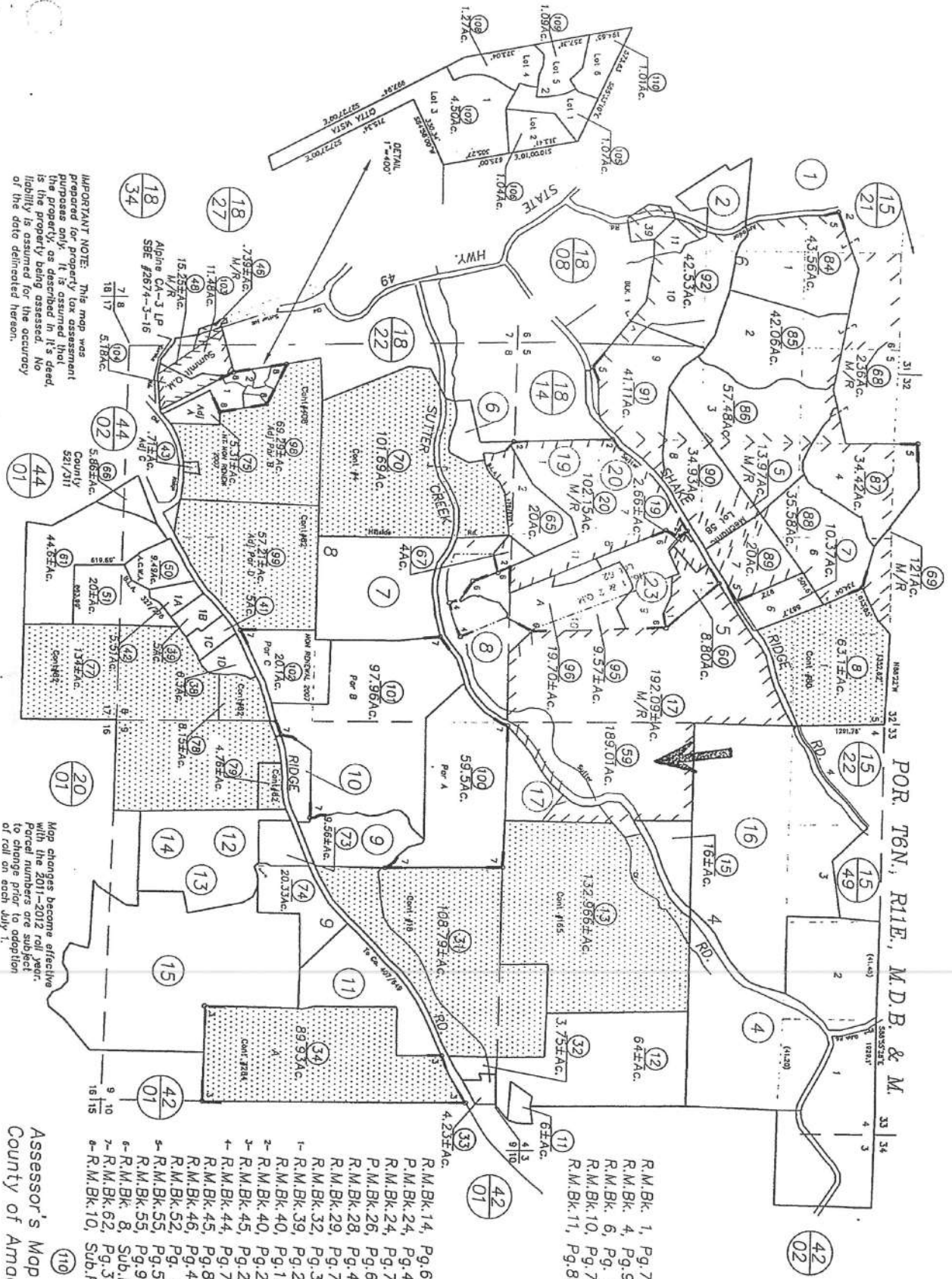


Gopher Flat
2nd closed to
Towner



Gopher Flat
Side
closest to
Town





IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in its deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

Map changes become effective with the 2011-2012 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

Assessor's Map Bk. 40, Pg. 03
County of Amador, Calif.

- R.M.Bk. 1, Pg. 75 (7/13/17)
- R.M.Bk. 4, Pg. 92 (7/10/15)
- R.M.Bk. 6, Pg. 8 (8/20/15)
- R.M.Bk. 10, Pg. 70 (1/23/14)
- R.M.Bk. 11, Pg. 83 (4/28/15)
- R.M.Bk. 14, Pg. 60 (1/6/18)
- R.M.Bk. 24, Pg. 41 (5/23/14)
- R.M.Bk. 24, Pg. 77 (8/28/14)
- R.M.Bk. 26, Pg. 65 (5/21/15)
- R.M.Bk. 28, Pg. 47 (7/7/17)
- R.M.Bk. 29, Pg. 78 (5/31/18)
- R.M.Bk. 32, Pg. 30 (8/22/19)
- R.M.Bk. 39, Pg. 21 (4/15/15)
- R.M.Bk. 40, Pg. 13 (2/26/18)
- R.M.Bk. 40, Pg. 29 (3/30/18)
- R.M.Bk. 45, Pg. 23 (12/20/18)
- R.M.Bk. 45, Pg. 72 (8/17/18)
- R.M.Bk. 45, Pg. 83 (10/2/18)
- R.M.Bk. 46, Pg. 41 (4/8/18)
- R.M.Bk. 52, Pg. 1 (1/17/19)
- R.M.Bk. 55, Pg. 50 (3/19/2019)
- R.M.Bk. 55, Pg. 97 (9/16/2019)
- R.M.Bk. 8, Sub. Pg. 36 (6/1/2019)
- R.M.Bk. 62, Pg. 36 (4/29/2011)
- R.M.Bk. 10, Sub. Pg. 01 (10/21/2017)

(10)

VESTING TENTATIVE PARCEL MAP NO. 2879

for
**MICHAEL GLAVENICH, Trustee of the
Luke R. Glavenich Revocable Living Trust - 2006**

20120006523

BEING A PORTION OF THE SW 1/4 SECTION 4 AND THE NE AND SE 1/4 SECTION 5
T. 6 N., R. 11 E., M. 0 M.
COUNTY OF ALABAMA, STATE OF CALIFORNIA

TOMA & ASSOCIATES INC.
ENGINEERING - SURVEYING - PLANNING
41 Summit Street, Jackson, CA 95642
(916) 223-9158

March, 2019 Contour Interval: 20' Scale: 1" = 300'

GENERAL NOTES AND STATEMENTS

1. RECORDED OWNER: MICHAEL GLAVENICH, Trustee of the Luke R. Glavenich Revocable Living Trust, 1700 SUTTER CREEK ROAD, SUTTER CREEK, CA 95685 (916) 223-9158

2. SURVEYOR: TOMA & ASSOCIATES, INC., LICENSED LAND SURVEYORS, 41 SUMMIT STREET, JACKSON, CA 95642 (916) 223-9158

3. A.P.M.: 040,030,059

4. ZONING: EXISTING: "RLX" AND "R-1A8B" AND "R-E" PREVIOUSLY: "RV" AND "R-E"

5. GENERAL PLAN: EXISTING: "A1" AND "AG" PROPOSED: "A1"

6. DEED REFERENCE: PROPOSED USE: RESIDENTIAL, INDIVIDUAL WELLS

7. WATER: SEWAGE DISPOSAL

8. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT

9. SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT

10. UTILITIES: POWER WILL BE SERVED BY G, A, T, AND TELEPHONE WILL BE SERVED BY A, T, AND T.

11. EASEMENTS: PUBLIC UTILITY EASEMENTS WILL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ON THE RIGHT-OF-WAY SIDE OF ALL INTERIOR LOT LINES.

12. SETBACKS: RIGHT-OF-WAYS, A THIRTY FOOT BUILDING SETBACK FROM ALL SIDE LOT LINES AND A THIRTY FOOT BUILDING SETBACK FROM ALL REAR LOT LINES. DRAINAGE SETBACKS, IF NECESSARY, WILL BE TWENTY FEET, AROUND ALL DRAINAGE COURSES.

13. EASEMENTS: AMADOR FIRE PROTECTION DISTRICT

14. SPECIAL DISTRICTS: FLOOD ZONE

15. SPECIAL DISTRICTS: FLOOD ZONE

16. FLOOD ZONE: SPECIAL DISTRICTS

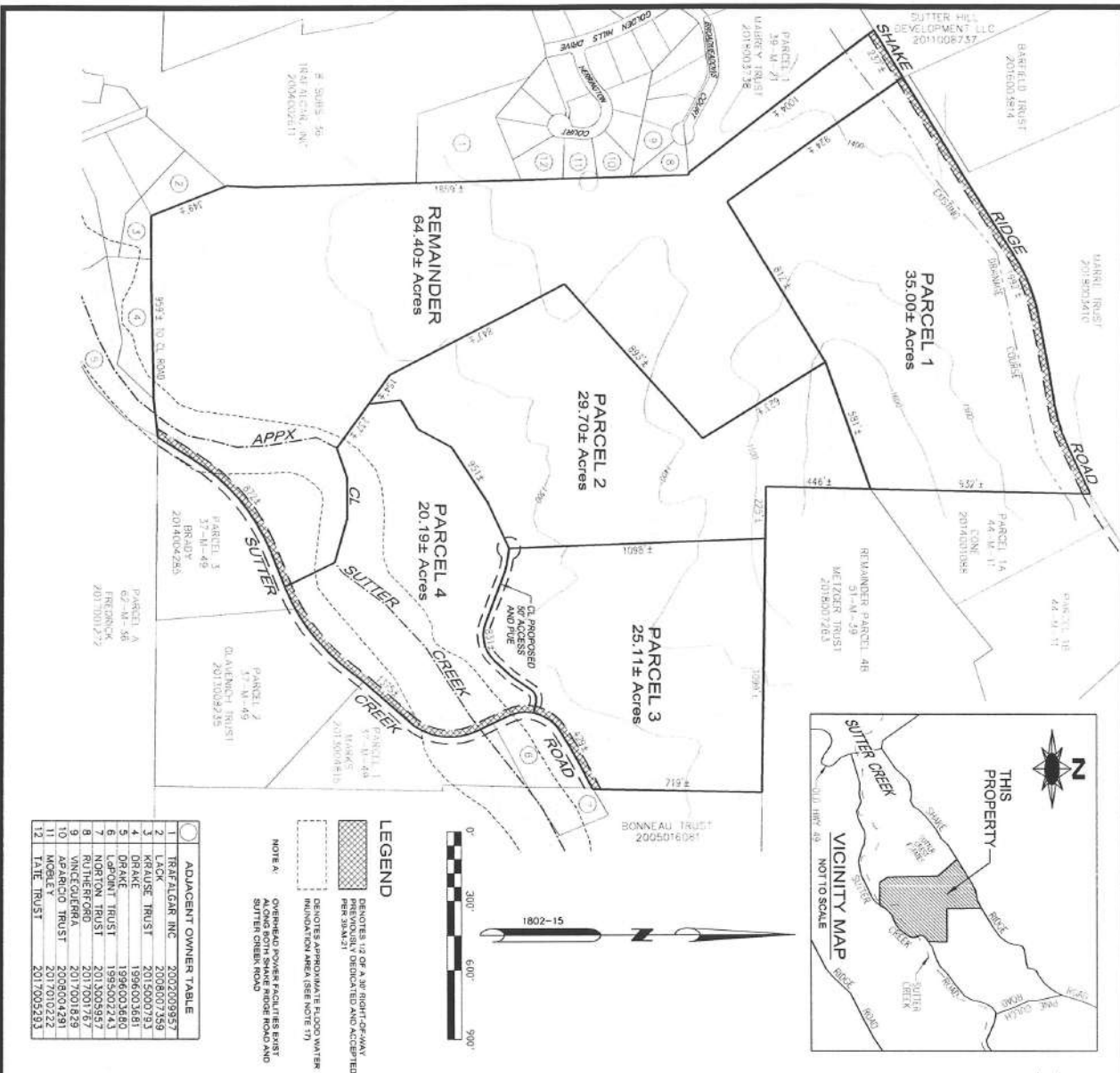
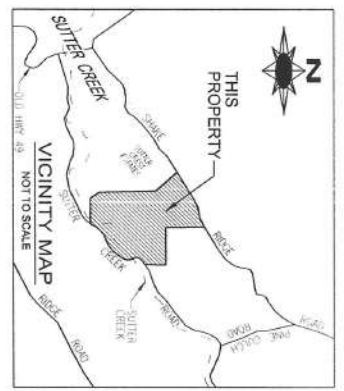
17. FLOOD ZONE: FLOOD ZONE

18. MINIMUM LOT SIZE: A PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD HAZARD. A FLOOD HAZARD STUDY REPORT IS REQUIRED FOR THE CREATION OF LOTS AND FILING THIS PARCEL MAP.

19. THE DEVELOPER IS REQUIRED BY ALL APPLICABLE COUNTY ORDINANCES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.

20. THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.

21. THIS PROJECT DOES NOT USE WITHIN 1000 FEET OF A MILITARY INSTALLATION BEING A FLOOD HAZARD OR WITHIN 1000 FEET OF A MILITARY INSTALLATION BEING A FLOOD HAZARD OR WITHIN 1000 FEET OF A MILITARY INSTALLATION BEING A FLOOD HAZARD.



ADJACENT OWNER TABLE

NO.	OWNER	ADDRESS
1	TRIFALGAR INC	2007209957
2	LAKESIDE TRUST	2008070759
3	ORANGE TRUST	1996003681
4	ORANGE TRUST	1996003680
5	L'ORONTO TRUST	1995002743
6	NORTON TRUST	2013009577
7	RUTHERFORD	2017001767
8	WILSON TRUST	2017001729
9	WILSON TRUST	2017001728
10	WILSON TRUST	2017001727
11	WILSON TRUST	2017001726
12	TATE TRUST	2017005933

LEGEND

- DEPOTES 12 OF A 36 RIGHT-OF-WAY PREVIOUSLY OBTAINED AND ACCEPTED PER SHARPE
- SPRINGS APPROXIMATE LOCATION WATER RUNOFF AREA (SEE NOTE 17)
- ORANGE POWER FACILITIES RIGHT ALONG BOTH SHAKE RIDGE ROAD AND SUTTER CREEK ROAD



3/12/2019

NCIC File No.: AMA-19-8

Gina Waklee
Toma and Associates
41 Summit Street
Jackson, CA 95642

Records Search Results for
APN: 040-030-059

Gina Waklee:

Per your request received by our office on 3/11/2019, a complete records search was conducted by searching California Historic Resources Information System (CHRIS) maps for cultural resource site records and survey reports in Amador County within a 1/4-mile radius of the proposed project area.

Review of this information indicates that the proposed project area contains zero (0) prehistoric-period resource(s) and zero (0) historic-period cultural resource(s). Additionally, zero (0) cultural resources study reports on file at this office cover a portion of the proposed project area.

Outside the proposed project area, but within the 1/4-mile radius, the broader search area contains zero (0) prehistoric-period resource(s) and zero (0) historic-period cultural resource(s). Additionally, zero (0) cultural resources study reports on file at this office cover a portion of the broader search area.

In this part of Amador County, archaeologists locate prehistoric-period habitation sites "along streams or on ridges or knolls, especially those with southern exposure." (Moratto 1984:290) This region is known as the ethnographic-period territory of the Nisenan, also called the Southern Maidu. The Nisenan maintained permanent settlements along major rivers in the Sacramento Valley and foothills; they also periodically traveled to higher elevations (Wilson and Towne 1978:387-389). The proposed project search area is situated in the Sierra Nevada foothills in the immediate vicinity of Sutter Creek and Gopher Gulch. Given the extent of known cultural resources and the environmental setting, there is moderate potential for locating prehistoric-period cultural resources in the immediate vicinity of the proposed project area.

Within the search area, the 1870 GLO plat of T6N, R11E shows evidence of nineteenth-century ditches, mining claims, roads or trails, and a barn. The 1962 Amador City 7.5' USGS topographical map shows evidence of twentieth-century paved and unpaved roads, and two buildings. Given the extent of known cultural resources and patterns of local history, there is moderate potential for locating historic-period cultural resources in the immediate vicinity of the proposed project area.

SENSITIVITY STATEMENT:

- 1) With respect to cultural resources, it appears that the proposed project area **potentially sensitive**.
- 2) Should the lead agency/authority require a cultural resources survey, a list of qualified local consultants can be found at <http://chrisinfo.org>.
- 3) If cultural resources are encountered during the project, avoid altering the materials and their context until a qualified cultural resources professional has evaluated the project area. Project personnel should not collect cultural resources. Prehistoric-period resources include: chert or obsidian flakes, projectile points, and other flaked-stone artifacts; mortars, grinding slicks, pestles, and other groundstone tools; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include: stone or adobe foundations or walls; structures and remains with square nails; mine shafts, tailings, or ditches/flumes; and refuse deposits or bottle dumps, often located in old wells or privies.
- 4) Identified cultural resources should be recorded on DPR 523 (A-J) historic resource recordation forms, available at http://ohp.parks.ca.gov/?page_id=1069.
- 5) Review for possible historic-period cultural resources has included only those sources listed in the referenced literature and should not be considered comprehensive. The Office of Historic Preservation has determined that buildings, structures, and objects 45 years or older may be of historical value. If the area of potential effect contains such properties not noted in our research, they should be assessed by an architectural historian before commencement of project activities.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact North Central Information Center at (916) 278-6217 if you have any questions about this record search. An invoice is enclosed.

Sincerely,

Dr. Nathan Hallam, Coordinator
North Central Information Center

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

17 December 2018

Re: APN 040-030-059 Glavenich

Dear Mr. Beatty,

At the request of Toma & Associates, I conducted an inspection of the parcel referenced above. I was told that the Planning Department has required that an Oak Woodlands Assessment shall be done for the parcel. This letter is in response to that requirement.

Section 21083.4 of the California Public Resources Code requires that counties determine if there will be a significant effect on oak woodlands as a result of a project proposed to the county. The first question that must be answered is whether a project area does indeed qualify as an "Oak Woodland". The Fish and Game Code of the State of California defines "Oak Woodland" under Section 1361(h) as "...an oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10% canopy cover". Additional important information comes from PRC 21083(a), where it is stated that oaks included in the determination of oak woodland status cannot come from the Group A or Group B commercial species as defined by 14 CCR 895.1 (Forest Practice Rules). California Black Oak (*Quercus kelloggii*), a species common at the elevation of APN 033-480-051, is a Group B species under the Forest Practice Rules.

On the 14th of December, 2018, I visited the Glavenich property and conducted an evaluation of the property. It seemed to be obvious from the air photos and a casual drive-by that this property would qualify as an "Oak Woodland", as defined by the Fish & Game Code. In spite of that observation, I walked the area from south to north and conducted reconnaissance from west to east of the primary property access road that runs from Sutter Creek/Volcano Road to Gopher Flat Road. I also measured ten (10) inventory plots that were located randomly within the area vegetated with oak trees. Those inventory plots collected data on: Species, diameter, spacing of trees, basal area and crown width. The data is then averaged to determine averages for those criteria. I also mapped the area covered with oak trees, excluding openings of one (1) acre and larger. Individual trees or small groups of 3-4 trees were not included in that mapping exercise. I then used a planimeter to estimate the number of square inches of oak canopy coverage and converted the total square inches to acres using a conversion factor of 4.55 acres per square inch.

The results of my calculations and estimations are as follows:

Species encountered – Interior live oak (*Quercus wizlizenii*), California black oak (*Quercus kelloggii*), Valley oak (*Quercus lobata*). Though not a hardwood specie, Gray pine (*Pinus sabiniana*) is also associated with the oak forest on the Glavenich property.

Average diameter @ 4.5 ft. above ground – 11.6 inches (range of 4" to 30")

Average spacing between trees – 16.5 feet (range of 3 ft. to 50 ft.)

Average number of trees per acre – 160 trees/ac.

Average basal area per acre – 105 sq. ft./ac.

Average crown diameter – 20 feet (range of 15-30 ft.)

Estimated acreage of oak forest – 90 acres

The total acreage of the Glavenich property is 174 acres. Since the area forested with oak is 90 acres, the property is 58% oak woodland, therefore qualifying as an "Oak Woodland" under the Fish & Game Code.

The next question that is necessarily needing to be answered is: "Will the proposed subdivision of this property result in a significant impact to the Oak Woodland?"

The proposed subdivision would split the property into five parcels, the smallest of which would be 20+ acres. In my reconnaissance of the property I also took note of numerous locations where logical building sites exist. Many of those sites would not require the removal of oak trees for construction of residences and outbuildings. Given the large acreage of oak woodland and the small total acreage of maximum woodland conversion (5 sites x 3 acres converted = 15 acres), there would not be a significant reduction of oak woodland under the most extreme of land conversion scenarios.

In summary and to reiterate, the Glavenich property definitely qualifies as an Oak Woodland under the California Fish & Game Code. The answer to the second question required under PRC 21083.4 is that in my professional opinion, the proposed Glavenich will not result in a significant reduction of oak woodland area.

If you have any questions, please feel free to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Cannon", with a long horizontal flourish extending to the right.

Steve Q. Cannon
Registered Professional Forester #2316

attachments

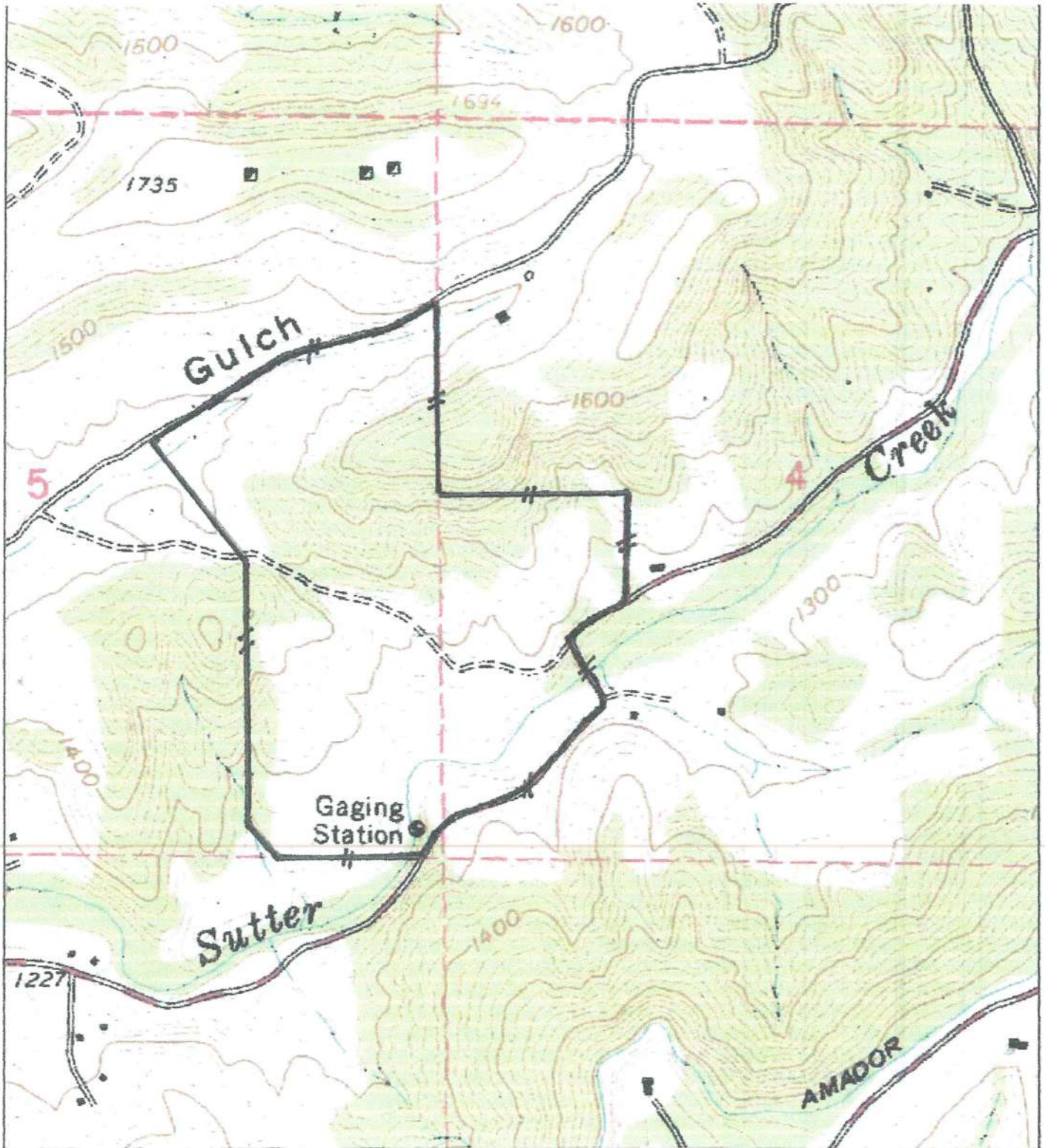
cc: Toma & Assoc.

Glavenich Oak Woodlands Report

Township 8 North, Range 11 East, Sections 4 & 5, MDB&M

Amador City 7.5' Quadrangle

Amador County



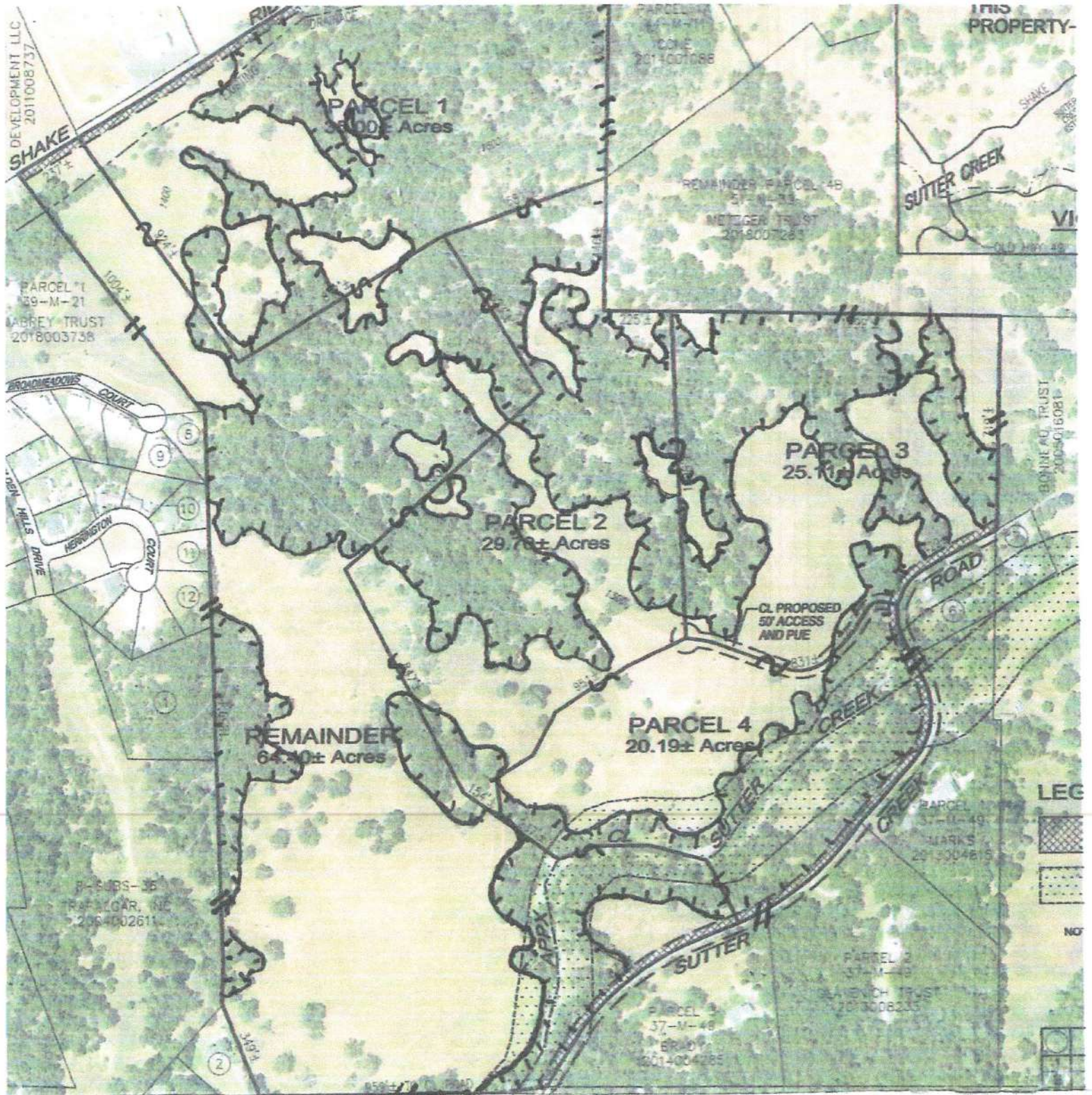
Glavenich Property Boundary

Existing Road

Scale

0 1000 ft.

Glavenich Oak Woodlands Report
 Township 8 North, Range 11 East, Sections 4 & 5, MDB&M
 Amador City 7.5' Quadrangle
 Amador County

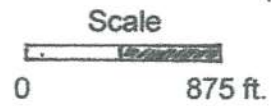


—//— Glavenich Property Boundary

— Proposed Lot Boundaries



Oak Woodland Areas



LEG

