



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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E-MAIL: planning@amadorgov.org

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

APPLICATION REFERRAL

TO: Ione Band of Miwok Indians**
Washoe Tribe of Nevada and California**
CDFW, Region 2
AFPD
Environmental Health Department
Building Department
Surveying Department
Undersheriff
Amador Water Agency

Buena Vista Band of Me-Wuk Indians**
Shingle Springs Band of Miwok Indians**
Cal Fire
Transportation and Public Works Department
Waste Management/Air District
County Counsel
Amador Transit
Caltrans, District 10
ACTC

DATE: May 17, 2019

FROM: Ruslan Bratan, Planner

PROJECT: **REVISED:** Tentative Subdivision Map No. 2654 by Eric and Cathy Yochheim proposes the division of 126.15 acres into two parcels of 44+/- and 82+/- acres in size.

Applicant: Eric D. & Cathleen G. Yochheim
Property Owner: Eric D. & Cathleen G. Yochheim
Supervisory District: 2

LOCATION: 4200 Coal Mine Road, Ione, CA 95640 located on the east side of Coal Mine Rd. approximately one mile from the Buena Vista Rd. / Coal Mind Rd. intersection (APN 012-100-042).

REVIEW: As part of the preliminary review process, this project is being referred to State, Tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will *review the application for completeness* during its regular meeting on **Wednesday, June 5, 2019, at 3:00 p.m.** in Conference Room "C" of 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 to review a CEQA Initial Study, prepare mitigation measures and/or conditions of approval, and make recommendations to the Planning Commission at a later date. Notification of further TAC meetings and agendas will be made via the TAC email distribution list (contact planning@amadorgov.org to be added to the list).

**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 2054
or Subdivision Name and Number _____
2. Subdivider and/or Land Owner _____
Name Eric D. & Cathleen G. Yochheim
Address POB 1596, 4200 Coal Mine Rd., Lone, CA 95640
Phone 209-419-0839
3. Surveyor Toma & Associates, INC
4. Assessor Plat Number 012-100-042
5. Existing Zoning District "X"
6. General Plan Classification AG
7. Date Application Submitted 5-12-19
8. Proposed Use of Parcels Parcel 1: "X"; Parcel 2: Residential (existing)
9. Special Use Districts (if applicable) _____
10. Source of Water Supply Well
11. Sewage Disposal System Parcel 1: 4 bedroom approved septic site; Parcel 2 3 bedroom approved septic
12. Signature of Landowner/Applicant Eric D. Yochheim / Cathleen Yochheim
(May provide Statement of Authorization in lieu of signature)
13. Signature of Surveyor _____

The following shall be included with this application:

14. Thirty-five (35) copies of tentative map. PLEASE FOLD MAPS
15 copies: 18" X 26" in size, folded to 6" X 9½" in size
20 copies: 11" X 17" in size, folded in half
15. One (1) copy of Assessor Plat Map.
16. Two (2) copies of deed(s).
17. Two (2) copies of completed environmental information form (sections 29, 30, 31 require description and photos).
18. Two (2) copies of preliminary map report.
19. One (1) reduced (8½" X 11") reproduction of tentative map.
20. Application Fee (see Fee Schedule).
21. Copies of Receipts of Environmental Health Department and Public Works Agency Fees.
22. Completed and signed Indemnification Agreement.
23. If your project accesses off a State highway, provide encroachment permit or other pertinent information (e.g., a road maintenance agreement if your project accesses from a private road connected to a State highway), or state if no information is available.
24. Oak Woodland Study prepared by a Registered Professional Forester pursuant to PRC 21083.4. (See Attachment 1)

PROCEDURES TO BE FOLLOWED FOR THE APPLICATION OF LAND DIVISIONS WITHIN THE UNINCORPORATED AREA OF AMADOR COUNTY

The subdividing of any parcel of land within the unincorporated area of Amador County shall be in conformance with the State Subdivision Map Act and shall comply with all provisions of the Amador County Codes, Regulations, and adopted procedures, and shall be consistent with the Amador County General Plan.

The Application Form and Checklist for Tentative Parcel Map and Subdivision Map shall be submitted with the following:

- A. Two (2) copies of current title report from acceptable authority.
- B. One (1) copy of current assessor plat map with subject property outlined.
- C. Thirty-five (35) prints of tentative parcel/subdivision map shall be prepared as follows:
 - 1) Option for 35 copies:
 - 15 copies: 18" X 26" in size (folded to 6" X 9-1/2" in size)
 - 20 copies: may be printed on ledger size paper (11" X 17")
 - 2) 1" border on all sides.
 - 3) Lettering to be read from bottom or right side of map only.
 - 4) Map need only show estimated mathematical data, but shall be completed with the following:
 - a) Exterior boundary in heavy line.
 - b) All Parcels numbered or lettered.
 - c) Estimated acreage of each parcel.
 - d) Contours to be shown at 5' intervals on parcels less than 40 acres; at 20' intervals on any parcel over 40 acres.
 - e) Location and outline to scale of all existing buildings, structures, wells, sewage systems, roads, culverts, driveways, fences, corrals, and any other improvements shall be shown with estimated distances from nearest property line or from proposed property line(s). Notation shall be provided as to whether or not such building, structure, or improvement is to be removed from or remain in the development, and its future use.
 - f) Remaining contiguous lands under same ownership shall be indicated by parcel number or letter designation and approximate acreage but need not be diagramed on plat.
 - g) North directional marking and scale. Maps for lots one acre or larger shall be at a scale of one inch equals two hundred feet. Maps for lots less than one acre shall be at a scale of one inch equals one hundred feet.
 - h) Location of areas subject to inundation by storm water overflow, the approximate location of existing or proposed lakes, ponds, springs or reservoirs, the location, width and direction of flow of all watercourses, both existing and proposed.
 - i) Pursuant to County Code Section 15.16.180, location of any special flood hazard area and the elevation of the base flood (as defined in County Code Section 15.16.050).
 - j) Vicinity sketch to show location and distance from nearest community

- recognized as such by U.S. topographical map (minimum scale of 1 inch equals 1,000 feet).
- k) All easements, proposed and existing, shall be indicated. Where applicable, deed or other recorded data shall be shown to enable staff to determine legality of easement.
 - l) A title block shall be clearly shown to reflect the name of applicant in letters not less than 1/4". Other data to be shown:
 - (1) Quarter section, section, township and range.
 - (2) Recorded subdivision and lot or parcel in which located (if applicable).
 - (3) Previous Record of Survey or Parcel Map of applicable area.
 - (4) Tentative map number obtained from the Planning Department.
 - m) Ownership and recorded data of any and all contiguous parcels shall be shown with name and deed reference.
 - n) Other data shall include:
 - (1) Name, address and phone number of record owner and subdivider.
 - (2) Name, address and phone number of engineer/surveyor.
 - (3) Purpose of subdivision.
 - (4) Source of water. Also see E. 4) below.
 - (5) Method of sewage disposal. Also see E. 4) below.
 - (6) Existing zone district and any requested change in zoning, if applicable.
 - (7) Existing General Plan classification and any requested amendment, if applicable.
 - (8) Assessor Plat Number(s).
 - (9) Special district and/or city if within one mile of any incorporated City or District.
 - o) Pertinent building setbacks either from zoning regulations (Title 19) or from Chapter 15.30 Fire and Life Safety Regulations.
 - p) Names and width of adjacent streets, highways, alleys and ways, together with the type and location of street improvements thereon.
 - q) The width and approximate grade of all streets, highways, alleys and other rights-of-way proposed for dedication.
 - r) The approximate radii of all curves.
 - s) Existing minimum elevation above sea level and approximate elevation at street intersections.
 - t) Natural features shall be shown including, but not limited to, areas of oak woodland; individual heritage oak trees; rock outcroppings; etc.
 - u) The location of existing fences, wells, cesspools, sewers, culverts, drain pipes, easements and rights-of-way, underground structures or sand, gravel or other excavations within two hundred feet of any portion of the subdivision, noting thereon whether they are to be abandoned or used.
- D. Complete fees: one check made out to the Planning Department, one for Public Works Agency fees, and one check made out to the Environmental Health Department. Fees shall include all those necessary for the application including any requested or required zone changes, general plan amendments, variances, use permits, etc.

- E. At the time of application, the applicant shall provide the County Planning Department with:
- 1) A completed Environmental Information Form with accurate and applicable information. Subject information will be used in the assessment of environmental impacts of the proposed division and the determination of the need for the preparation of an Environmental Impact Report or a Negative Declaration in compliance with the California Environmental Quality Act.
 - 2) Oak Woodland Study prepared by a Registered Professional Forester pursuant to PRC 21083.4.
 - 3) Signed Indemnification Agreement.
 - 4) Two (2) copies of deed(s).
 - 5) Statement as to the intention of the subdivider in regard to improvements to be constructed by him, as required in Chapters 17.40 and 17.48, and other laws of the county.
 - 6) Evidence of compliance with Chapter 17.44 relative to sewage disposal and water availability. Generally these requirements are (contact Environmental Health for further details): Will serve letter from domestic water provider or if no connection of a water system is proposed, letter from licensed well driller giving his opinion as to the quality and quantity of domestic water. If within 500 feet of existing sewage disposal system, project shall be connected, with permission of provider. If no connection to sanitary sewer system is to be made then soils data showing satisfactory conditions for proposed method of disposal for project must be provided to Environmental Health Dept.
 - 7) Statement as to front yard depths and building lines.
 - 8) Proposed public areas to be dedicated or scenic easements proposed.
 - 9) Statement as to development of lots (whether for sale as lots or fully developed with structure and lot).
 - 10) Copy of any condition, restrictive reservation or covenant, existing or proposed, shall be provided.
 - 11) Statement as to whether the project area is within 1000' of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resource Code and within an urbanized area as defined in Section 65944 (maps available in Planning Dept or on-line at <http://atlas.resources.ca.gov/>).
- F. If within the sphere of influence of any incorporated city, or within 200 feet of the boundary of any district, a letter shall be provided from subject city, or governing body, as to its recommendations.

No application shall be considered complete for filing with the Technical Advisory Committee (TAC) until all the above have been completed to the satisfaction of the TAC Secretary.

The TAC will hold meetings for map application completeness or the need for further information and recommendations for conditions/mitigation measures and possible project approval. A Public Hearing will be scheduled before the Planning Commission for a project decision on the environmental document and project with conditions/mitigation.

Proposed

AMADOR COUNTY PLANNING COMMISSION

**Conditions of Approval
and Mitigation Monitoring Program**

PROJECT: Tentative Parcel Map No. 2654

SUBDIVIDER: Eric & Cathleen Yochheim

DESCRIPTION: Tentative Parcel Map No. 2654 by Eric & Cathleen Yochheim proposes the division of 126 acres into 2 parcels of 44 and 82 acres on property located
4200 Coal Mine Road, Ione CA 95640 APN 012-100-042

ENVIRONMENTAL DOCUMENT:

PLANNING COMMISSION APPROVAL DATE:

BOARD OF SUPERVISORS ACTION :

NOTICE OF INTENT (TO FILE A NEGATIVE DECLARATION):

NOTICE OF DETERMINATION DATE:

TENTATIVE PARCEL MAP EXPIRATION DATE:

EXTENSION OF EXPIRATION DATE:

IMPORTANT NOTES:

- NOTE A: It is suggested the subdivider contact the Environmental Health, Public Works, and Planning Departments and any other agencies involved prior to commencing the preceding requirements. Improvement work shall not begin prior to the review of the plans and the issuance of a permit by the Public Works Department. The Inspector must have a minimum of 48 hours notice prior to the start of any construction.
- NOTE B: An extension of time for completion of this tentative map is possible, provided said extension is applied for by the applicant, to the Planning Department, in writing, prior to the expiration date of the tentative map.
- NOTE C: Information concerning this map can be obtained through the Amador County Planning Department, 810 Court Street, Jackson, CA 95642 (209) 223-6380.

FISH AND GAME FEES:

1. *No permits shall be issued, fees paid, or activity commence, as they relate to this project, until such time as the Permittee has provided the Planning Department with the Department of Fish and Game Filing Fee for a Notice of Determination or a Certificate of Fee Exemption from Fish and Game. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*

PARCEL MAP RECORDATION REQUIREMENTS:

2. Prepare and submit Parcel Map. THE SURVEYOR'S OFFICE SHALL MONITOR THIS REQUIREMENT.
3. Submit Preliminary Title Report as evidence of ownership. A Parcel Map Guaranty must accompany the map at the time of recording. THE SURVEYOR'S OFFICE SHALL MONITOR THIS REQUIREMENT.
4. A Registered Civil Engineer or Licensed Land Surveyor must survey all parcels. Monuments are to be set, reset, or verified (if existing) according to County Standards. THE SURVEYOR'S OFFICE SHALL MONITOR THIS REQUIREMENT.
5. Pursuant to Section 66463.1 of the Government Code (Subdivision Map Act) multiple Parcel Map(s) may be filed prior to the expiration of the tentative map. Any multiple Parcel Map(s) so filed shall be reviewed as to submittal to the Board of Supervisors for Parcel Map approval. The shape and size and development of any single unit or multiple units will be subject to Public Works Agency and Environmental Health Department review of traffic circulation and sewage disposal. MONITORED BY THE SURVEYOR'S OFFICE, PUBLIC WORKS AGENCY, AND ENVIRONMENTAL HEALTH DEPARTMENT.

SOILS:

6. Preliminary Soils Report:
 Submit Preliminary Soils Report by a Registered Civil Engineer required in Section 17.28.240 of the County Ordinance Code.
 Waived as defined in Section 66491 (a) of the Subdivision Map Act.
 NO MONITORING NECESSARY.

EASEMENTS:

7. Prior to recordation of any Parcel Map, provide easements as required for utilities by County Code Section 17.28.030. THE SURVEYOR'S OFFICE SHALL MONITOR THIS REQUIREMENT.

TAXES:

8. All current and delinquent taxes must be paid. Security, in the form of a cash deposit, must be posted for estimated taxes, and special assessment collected as taxes, which are a lien against the subject property, but which are not yet payable. The Tax Collector shall draw upon this cash deposit to pay the taxes, and special assessments collected as taxes when they become payable.

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Tentative Parcel Map No. 2654

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When all current and/or delinquent taxes have been paid, and any required security has been posted with the County Tax Collector, the Tax Collector will submit a letter to the County Surveyor's Office stating that this condition has been satisfied. (Note: Please refer to Amador County Code Sections 17.72.120, 17.72.130 and 17.72.140 {amended May 15, 2007}, and Government Code Sections 66492 and 66493). THE SURVEYOR'S OFFICE SHALL MONITOR THIS REQUIREMENT.

PUBLIC REPORT:

9. Complete the form for the Subdivision Public Report for recording--must be notarized. THE SURVEYOR'S OFFICE SHALL MONITOR THIS REQUIREMENT.

PUBLIC WORKS FEES:

10. The subdivider shall pay the actual costs of Plan Checking, Inspection, and Testing as provided in Section 17.40 of the County Ordinance prior to recordation of any final map(s). Five percent (5%) of a Licensed Civil Engineer's Estimate of the Improvement Costs will be deposit with the Public Works Agency in the Surveying and Engineering Office (2-1/2% at the time of submission and 2-1/2% prior to inspection and testing). THIS REQUIREMENT SHALL BE MONITORED BY THE PUBLIC WORKS AGENCY.

WATER SUPPLY:

11. Prior to recordation of any Parcel Map(s), submit a "will-serve" letter from _____ for water supply to Parcel(s) _____. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

OR

Prior to recordation of any Parcel Map(s), submit to the Environmental Health Department for review and approval the results of bacteriological water analysis and general mineral and physical analysis (including nitrates and fluorides) of water produced by the well serving the existing residence on proposed Parcel 2. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

SEWAGE DISPOSAL:

12. Prior to recordation of any final map the subdivider shall demonstrate compliance with Amador County Code Sections 14.12.170 or 14.12.180 by completing the following:
 - A. Perform soil profile testing in all proposed sewage disposal sites for all proposed parcels.
 - B. Perform percolation tests in all proposed sewage disposal sites for all parcels.
 - C. For all parcels with disposal site which comply with the criteria for conventional sewage disposal pursuant to Section 14.12.170 of Amador County Code, submit to the Environmental Health Department for review and approval a scaled site plan for each parcel locating and dimensioning the proposed sewage disposal sites. Site plans are to include locations field testing, any existing or proposed wells within 200 feet of the disposal site, and any waterways within 100' of the disposal site.
 - D. For all parcels which do not meet the criteria for conventional sewage disposal pursuant to Section 14.12.170 of Amador County Code, submit to the Environmental Health Department

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Tentative Parcel Map No. 2654

for review and approval a scaled site plan as required above for each parcel locating and dimensioning the proposed sewage disposal sites including a footprint or layout of the disposal system, topography in the disposal site, typical trench cross section, and linear footage of trench required per bedroom.

THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THESE REQUIREMENTS.

DEDICATIONS:

13. _____

NOTE: All rights-of-way shall be curvilinear. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

14. Prior to recordation of any Parcel Map, dedicate a 20-foot minimum easement for storm drainage purposes as required. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

PRIVATE ROAD IMPROVEMENTS:

15. none

THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

16. Construct street and drainage improvements in accordance with County Code Section 17.90.120 as follows: _____

THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

17. Enter into land development improvement agreement and submit accompanying bonds, fees, and related documents. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

18. Obtain permits from the County and other jurisdictions as required by the Director of Public Works for construction of road improvements including any required appurtenances. Subdivider must provide County with Certificate of Workmen's Compensation Insurance. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

19. Submit road maintenance agreement as defined in Section 17.92.020 of the County Ordinance Code. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

**MAP PROJECT CONDITIONS OF APPROVAL AND
MITIGATION MONITORING PROGRAM**

ARCHAEOLOGICAL, CULTURAL, HISTORICAL MITIGATION:

21. Should any archaeological find be encountered during driveway construction, work shall immediately cease within a ten-yard perimeter of the find, a qualified archaeologist consulted for an opinion and the Amador County Technical Advisory Committee notified for an assessment of the importance of the find and determination of any need to preserve the site or otherwise reduce impacts. If a find is encountered prior to the filing of the Parcel Map, the subdivider shall provide proof (from a qualified Archaeologist) that the above-mentioned mitigation measure has been completed or an acceptable alternative proposed. THE PLANNING DEPARTMENT SHALL MONITOR THIS MITIGATION.

RECREATIONAL:

22. Pursuant to County Code Chapter 17.50 (Ordinance No. 1198- Amador County Recreation and Fees Ordinance) a dedication of land, payment of fees, or a combination of both for park and recreational purposes shall be provided by the developer prior to the recordation of the Parcel Map. THE RECREATION DEPARTMENT SHALL MONITOR THIS MITIGATION.

FIRE PROTECTION SERVICES:

23. To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640, the developer shall participate in the annexation to the County's Community Facilities District No. 2006-1 (Fire Protection Services), including execution of a "waiver and consent" to the expedited election procedure, the successful completion of a landowner-vote election authorizing an annual special tax for fire protection services, to be levied on the subject property by means of the County's secured property tax roll, and payment of the County's cost in conducting the procedure. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS MITIGATION.

Chairman
Amador County Planning Commission

(1) Applicant	(8) Fish and Game
(2) Preparer of Map	(9) California Department of Forestry
(3) Building Department	
(4) Environmental Health Department	
(5) Public Works Agency	
(6) Surveying Office	
(7) Amador Fire Protection District	

INDEMNIFICATION

Project: Parcel Map 2654

In consideration of the County's processing and consideration of the application for the discretionary land use approval identified above (the "Project") the Owner and Applicant, jointly and severally, agree to defend, indemnify, and hold harmless the County of Amador from any claim, action, or proceeding against the County to attack, set aside, void or annul the Project approval, or any action relating related to the Project approvals as follows:

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.
2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.
3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, by their signature below, Owner and Applicant hereby acknowledge that they have read, understand, and agree to perform the obligations under this Indemnification.

Applicant:

Cathleen Gockheim
Signature

Owner (if different than Applicant):

Evelyn L. Keller
Signature

APPLICATION FOR ENCROACHMENT PERMIT



810 Court Street • Jackson, CA 95642 • Phone: 209-223-6429 • Fax: 209-223-6395
e-mail: publicworks@amadorgov.org • website: www.amadorgov.org

OWNER NAME: Eric D. + Cathy G. Godheim
MAILING ADDRESS: P.O.B 1596, Ione, CA 95640
PHONE # _____ **EMAIL:** godheimgroup@hotmail.com

APPLICANT/CONTRACTOR NAME (if other than owner) _____
MAILING ADDRESS: _____
PHONE # _____ **EMAIL:** _____

PROJECT LOCATION: 4200 Coal Mine Rd., Ione, CA 95640
PARCEL # 012-100-042-501
DRIVING DIRECTIONS TO SITE: ~ 1/2 mi. north of Indian Reservation Rd
IS ENCROACHMENT A PROJECT CONDITION FOR ANY OF THE FOLLOWING?
 Use Permit Parcel Map Subdiv. Map GP Amend. Zone Change None

STAKE UP DATE	START DATE	COMPLETION DATE

TYPE OF ENCROACHMENT	PERMIT FEE
<input type="checkbox"/> Ag. Entrance – Security not required	\$625
<input type="checkbox"/> Driveway-Commercial	\$625
<input type="checkbox"/> Driveway-Shared (list common addresses in project location)	\$625
<input checked="" type="checkbox"/> Driveway-Standard Residential	\$625
<input type="checkbox"/> Mailbox	\$ 25
<input type="checkbox"/> Signage in Right of Way	\$625
<input type="checkbox"/> Site inspection	\$ 85
<input type="checkbox"/> Special Event in Right of Way***	\$625
<input type="checkbox"/> Standard Road Connection	\$625
<input type="checkbox"/> Temporary Access – Security Required	\$ 50
<input type="checkbox"/> Traffic control	\$625
<input type="checkbox"/> Trenching/Boring(for electric, water, sewer, phone)	\$625
<input type="checkbox"/> Utility crossing under road	\$625
<input type="checkbox"/> Other (please describe) _____	

*****Application for Special Event Encroachment Permit is a separate form.**

***FEES ADOPTED BY THE AMADOR COUNTY BOARD OF SUPERVISORS ON 8.29.06 *EFFECTIVE ON 9.29.06 ***

FEE: \$625.00 + 75% of Contractor's Estimate for Security. The security will be refunded upon project completion.

A site inspection fee of \$85 will be charged to determine if an existing encroachment meets County requirements. If it is approved "as is" all but the \$85 fee will be refunded.

DEPOSIT AMOUNT		\$ 2100.
PERMIT FEE	RECEIPT # 87183	\$ 625.
TOTAL PAID		\$ 2725.
RECEIVED BY: P.S.	DATE: 5-7-19	BALANCE \$ 0

OWNER OR AUTHORIZED AGENT SIGNATURE _____
TODAY'S DATE _____ **EXPIRATION DATE:** _____

• All permits OTHER THAN THOSE issued to PUBLIC AGENCY or PUBLIC UTILITY having lawful authority to occupy the **highways** are revocable on five days' notice and the encroachment must be removed or relocated as may be specified by the road commissioner in the notice revoking the permit and within a reasonable time specified by the road commissioner unless the permit provides a specified time.

Untitled

Tentative Parcel map No. 2654

Items

1-10 agree

11. Parcel two is an existing well that services the existing house on the total property and has been tested.

applicant agree to proposed parcel one well to be tested per county standards for private residential use on parcels 40+ acres, Conditioned approval appears to be for the wells to conform to public or shared well systems. Applicant wants to be comply with county standards for private residential use not public or shared well requirements

12. Applicant has owned the property since 1989. The property has heavy brush and steep terrain. There have been cattle, goats and horses on the property and no caved in areas have been observed. There was a small open pit mining operation that has been observed by Mr. Israel. The Applicant had conducted an oak tree study and no open caved in areas had been observed. Applicant request that this condition be removed.

15. Encroachment for parcel 2 be standard residential driveway encroachment deviation to Chapter 15.30 grade requirements has been issued (see Memorandum oct 4,2012 from Publid works) PW-4

16. (see memorandum dated oct 4 2012)

TRIPPLICATE
Owner's Copy

Attachment 3

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

Page 1 of _____

Owner's Well No. # 3

No. **802480**

Date Work Began 4-30-06 Ended 4-30-06

Local Permit Agency Amador County

Permit No. W03502 Permit Date 4-27-06

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

DEPTH FROM SURFACE			DESCRIPTION <i>Describe material, grain size, color, etc.</i>
Fl.	to	Fl.	
0	7		Sand Clay Gravel
7	15		Sandy Clay
15	21		Thin Clay
21	45		Sandy Clay
45	60		Coarse Quartz Sand
60	75		Sandy Blue Gray Clay
75	79		Blue Gray Clay
79	93		Sandy Blue Clay
93	101		Blue Gray Clay
101	119		Decomposed Organics
119	203		Blue Gray Clay
203	261		Fine Gravel
261	340		Blue Clay

WELL OWNER

Name Eric D. Cathy G. Yocheim

Mailing Address 4200 Coal Mine Rd

June CA 95646

CITY STATE ZIP

WELL LOCATION

Address 4200 Coal Mine Rd

City June

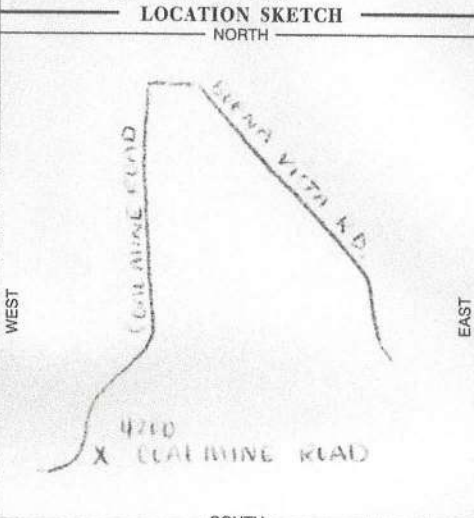
County Amador

APN Book _____ Page _____ Parcel 12-110-042-501

Township _____ Range _____ Section _____

Latitude _____ NORTH _____ WEST

Longitude _____ DEG. MIN. SEC. _____



ACTIVITY (≤)

NEW WELL

MODIFICATION/REPAIR

— Deepen

— Other (Specify) _____

DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

PLANNED USES (≤)

WATER SUPPLY

— Domestic — Public

— Irrigation — Industrial

MONITORING _____

TEST WELL _____

CATHODIC PROTECTION _____

HEAT EXCHANGE _____

DIRECT PUSH _____

INJECTION _____

VAPOR EXTRACTION _____

SPARGING _____

REMEDIATION _____

OTHER (SPECIFY) _____

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER _____ (Fl.) BELOW SURFACE

DEPTH OF STATIC WATER LEVEL 125 (Fl.) & DATE MEASURED _____

ESTIMATED YIELD 30 (GPM) & TEST TYPE Continuous

TEST LENGTH 24 (Hrs.) TOTAL DRAWDOWN 51 (Fl.)

* May not be representative of a well's long-term yield.

TOTAL DEPTH OF BORING 343 (Feet)

TOTAL DEPTH OF COMPLETED WELL 275 (Feet)

DEPTH FROM SURFACE Ft. to Ft.	BORE-HOLE DIA. (Inches)	CASING (S)					
		TYPE (≤)	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	
0 to 50	1.5	BLANK SCREEN	MS	6	.250		
50 to 70		CONDUCTOR	SS	6		.050	
70 to 205		CONDUCTOR	MS	6	.250		
205 to 265		FILL PIPE	SS	6		.050	

DEPTH FROM SURFACE Ft. to Ft.	ANNULAR MATERIAL TYPE			
	CE-MENT (≤)	BEN-TONITE (≤)	FILL (≤)	FILTER PACK (TYPE/SIZE)
0 to 50	✓	✓		
50 to 100			✓	8 x 17
100 to 195		✓		
195 to 270			✓	8 x 17
270 to 285		✓		
285 to 340	✓	✓		

ATTACHMENTS (≤)

— Geologic Log

— Well Construction Diagram

— Geophysical Log(s)

— Soil/Water Chemical Analyses

— Other _____

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME WDC Exploration Wells
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

PO BOX 1411 26000 CA 95695
ADDRESS CITY STATE ZIP

Signed [Signature] 11/8/06 283326
WELL DRILLER/AUTHORIZED REPRESENTATIVE DATE SIGNED C-57 LICENSE NUMBER

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 2654

Date Filed: 5-10-2019 File No. _____

Applicant/ Developer property owner Landowner Eric & Cathleen Yochheim

Address _____ Address 4200 Coal Mine Road, Ione CA 95640, PO 1596 Ione, CA

Phone No. _____ Phone No. 209-419-0839

Assessor Parcel Number(s) APN 012-100-042

Existing Zoning District K

Existing General Plan AG

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.

ADDITIONAL INFORMATION 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 or any lakes or 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, or ground water quality or 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 has slopes 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. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 28. Does this project have a 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 (cannot be returned).
- 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 (cannot be returned).
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (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 5-10-2019

Cathleen Gochkevis
(Signature)

For _____

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 2654

Date Filed: 5-10-2019 File No. _____

Applicant/ Developer property owner Landowner Eric & Cathleen Yochheim

Address _____ Address 4200 Coal Mine Road, Ione CA 95640, PO 1596 Ione, CA

Phone No. _____ Phone No. 209-419-0839

Assessor Parcel Number(s) APN 012-100-042

Existing Zoning District _____

Existing General Plan _____

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 _____

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1. Site Size
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5. Source of Water
6. Method of Sewage Disposal
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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.

RONALD P. MONK CONSULTING
REGISTERED PROFESSIONAL FORESTER, CA. RPF #1718

16650 TONY LANE, SUTTER CREEK, CA. 95685
TEL (209)296-4332; FAX (209)296-0604
e-mail: rmonk@volcano.net

January 22, 2007

Amador County Planning Department
810 Court Street
Jackson, CA 95642

RE: Yochheim Subdivision /APN 012-100-042/Oak Woodlands Protection

I have reviewed the proposed parcel split project as it relates to the County's requirements to protect oak woodlands under PRC 21083.4 (SB 1334). The specific purpose of my review of the project was to answer the following questions:

1. Does the project area contain oak woodlands?
2. Does the project result in the direct or indirect conversion of oak woodlands that will have a significant effect on the environment?

Methodology:

A 400 foot by 200 foot plot grid was laid out on aerial photography of the property resulting in 63 sample plots. At each plot I estimated oak canopy cover of oak trees 5 inches DBH (diameter at breast height) or larger. I field reviewed the plots to check accuracy of aerial photo estimates. The tentative parcel map, zoning, and General Plan land use classification were reviewed to determine potential impacts.


Results:

Oak species consisting blue oak (*Quercus douglasii*) and interior live oak (*Quercus wislizenii*) were present on the parcel. Digger pine was a significant overstory specie. California buckeye, chemise, toyon, buck brush and manzanita were prevalent throughout the property. Most of the oak trees were small diameter, averaging less than 10 inches, and were concentrated in draws and on north facing slopes. The concentrations of oak stands were fragmented into six distinct areas thereby reducing the importance of these stands as oak woodland habitat. The overall average canopy cover of oak on the property was estimated to be 13%.

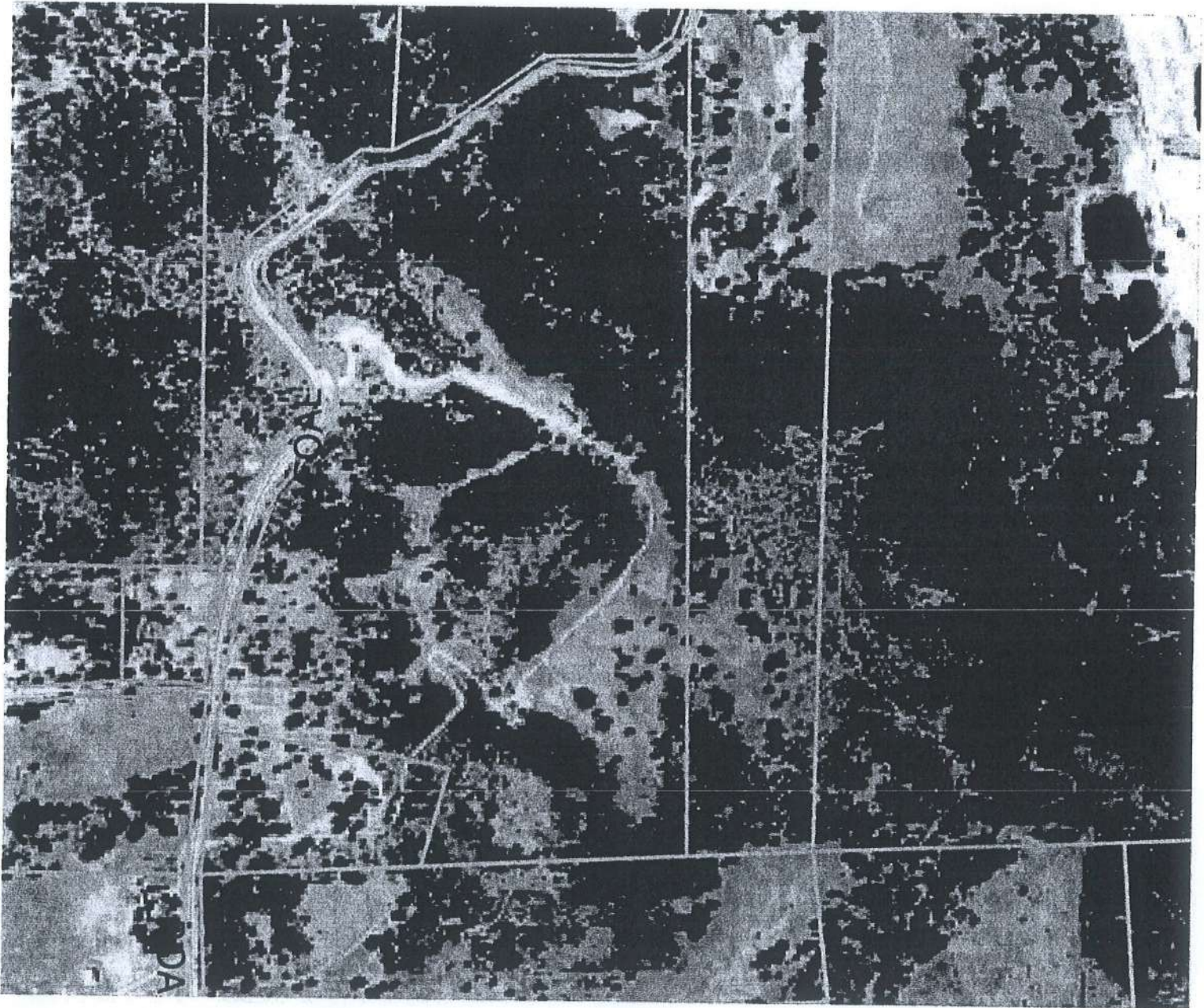
Conclusion:

The Department of Fish & Game Code Section 1360(h) defines oak woodland as an oak stand containing greater than 10% oak canopy cover or may have historically supported greater than 10% canopy cover. Based on the low percentage of existing oak canopy cover and the fragmentation of the oak stands, the parcel is categorized as marginal oak woodland. The project as proposed will utilize existing roads, open ridge top areas and other open ground located between the fragmented oak stands. The project will not reduce the percentage of oak canopy cover and will not result in the direct or indirect conversion of oak woodlands that will have a significant effect on the environment.

Sincerely,


Ron Monk

PM 2654 - Yochheim



SCALE 1 : 7,707



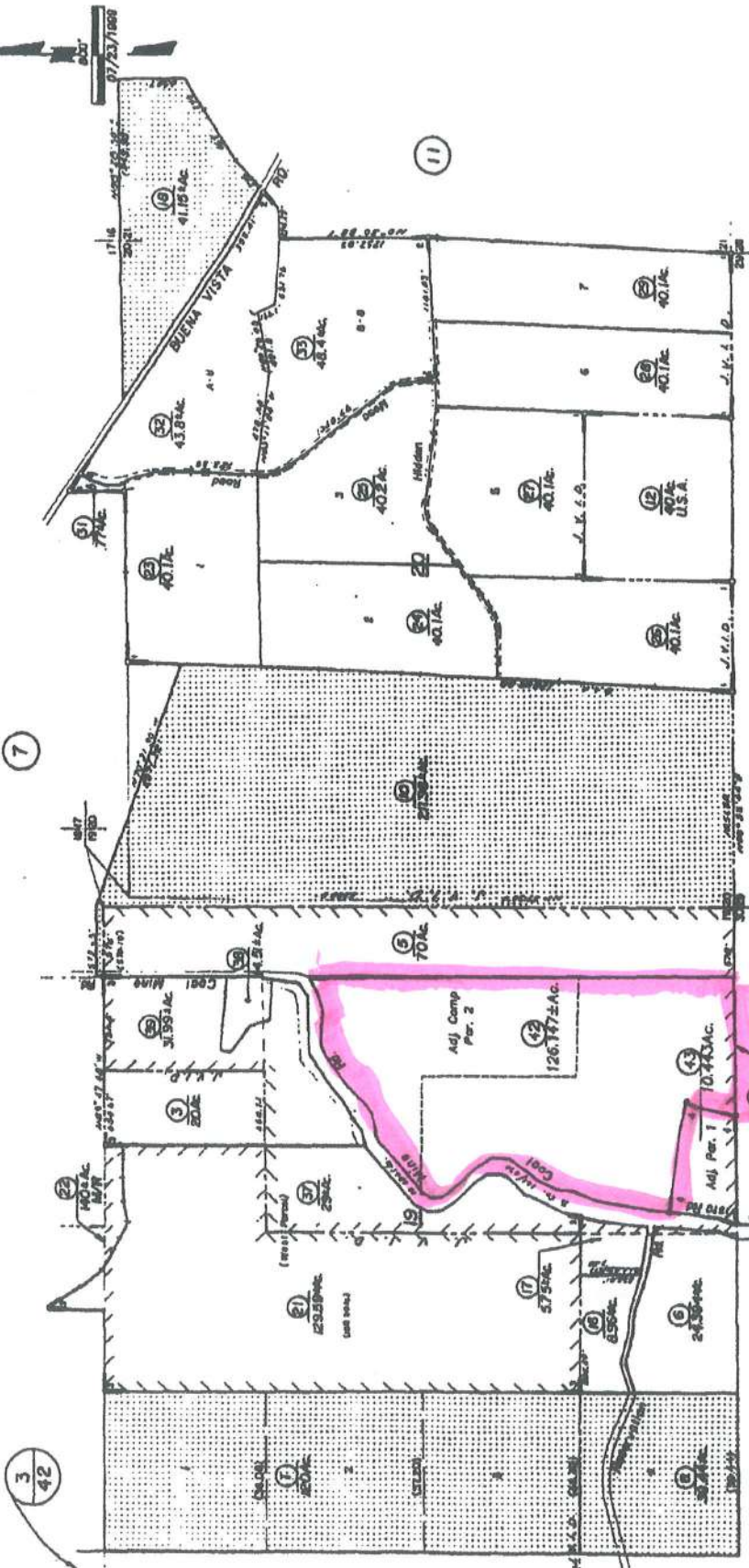
The County of Amador assumes no responsibility arising from use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating your decision with the appropriate County office.

A PN 019-100-042

12-10

Tax Area Code
52-048 (I.V.I.O.)
52-048

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH EXISTING SUBDIVISION BUILDING ORDINANCES.



- RM. Bk. 10, Pg. 51
- RM. Bk. 14, Pg. 13
- RM. Bk. 26, Pg. 22
- RM. Bk. 29, Pg. 92
- RM. Bk. 30, Pg. 73
- RM. Bk. 31, Pg. 78
- RM. Bk. 35, Pg. 84
- RM. Bk. 36, Pg. 79
- 1-R.M. Bk. 39, Pg. 1
- 1-R.M. Bk. 47, Pg. 36 (1/1/1983)

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property as described in it's deed is the property being assessed. No liability is assumed for the accuracy of the data obtained herein.

Map changes become effective with the 2000-2001 real year. Parcel numbers are subject to change on each July 1.

Assessor's Map Bk. 12, Pg. 10
County of Amador, Calif.

Eric & Kathleen Gochken
4900 Coal Mine Rd. Jones, CA
915640

neighbor To
East

our parcel
27



Gochheim
11900 Coal Mine Rd. Geneva A



Yochheim
4900 Coalmine Rd, Ione, CA



Yochheim
4900 Coal mine Rd
Tone, en





PARK #1

PARK #2

Yockheim
Coal Mine

RESERVATION RD

COAL MINE RD



VESTING TENTATIVE PARCEL MAP No. 2654

for
ERIC D. YOCHHEIM and CATHY H. YOCHHEIM
20120005829

ALSO BEING A PORTION OF THE NE AND SE 1/4 SECTION 19, T. 5 N., R. 10 E., M. D. M.
COUNTY OF AMADOR, STATE OF CALIFORNIA



February, 2005

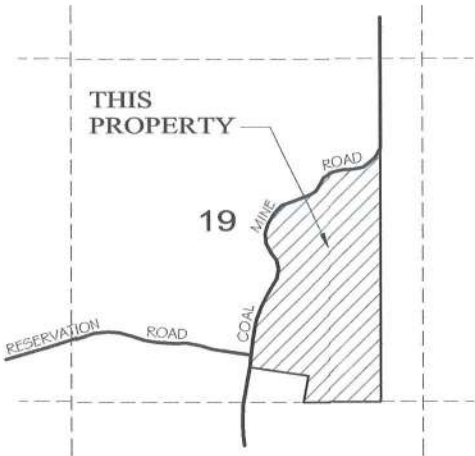
Contour Interval: 50'

Scale: 1" = 300'

GENERAL NOTES AND STATEMENTS

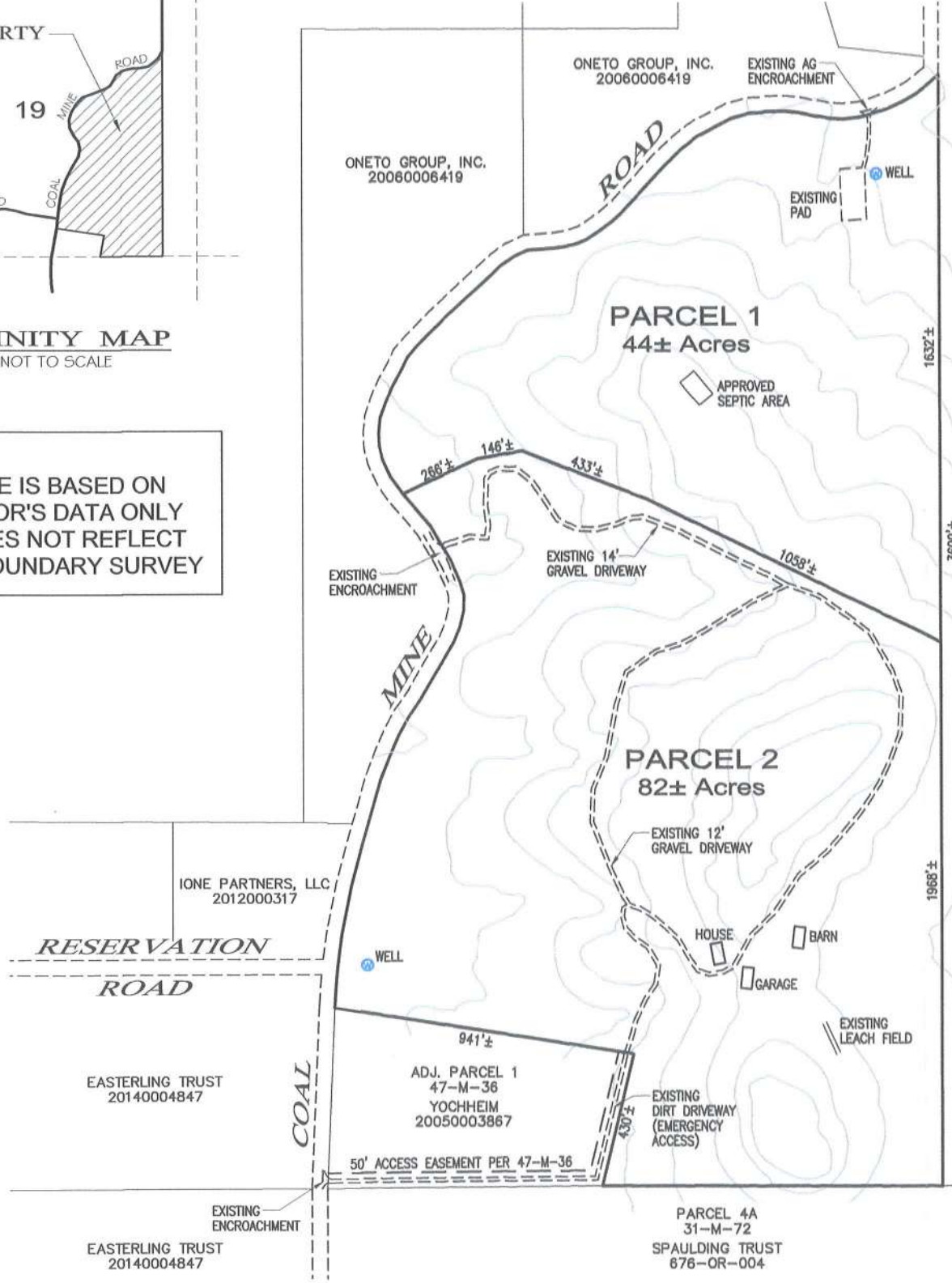
1. RECORD OWNER: ERIC D. YOCHHEIM and CATHY H. YOCHHEIM
4200 COAL MINE ROAD
IONE, CA 95640
(209) 274.4455
2. SURVEYOR: TOMA and ASSOCIATES
LICENSED LAND SURVEYORS
41 SUMMIT STREET
JACKSON, CA 95642
(209) 223.0156
3. A.P.N.: 012-100-042
4. ZONING: "X"
5. GENERAL PLAN: A-M
6. DEED REFERENCE: 20120005829
7. PROPOSED USE: RESIDENTIAL
8. WATER: INDIVIDUAL WELLS
9. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
10. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
11. SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
12. UTILITIES: POWER WILL BE SERVED BY P.G. and E.
TELEPHONE WILL BE SERVED BY S.B.C.
13. EASEMENTS: PUBLIC UTILITY EASEMENTS WILL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ALONG THE EXTERIOR BOUNDARY OF THIS PROJECT.
14. SETBACKS: THERE WILL BE A TWENTY-FIVE FOOT BUILDING SETBACK FROM ALL ROAD 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 ALONG ALL DRAINAGE COURSES.
15. SPECIAL DISTRICTS: AMADOR FIRE PROTECTION DISTRICT AND JACKSON VALLEY IRRIGATION DISTRICT
16. PHASING: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FILINGS.
17. FLOOD ZONE: THIS PROJECT IS NOT WITHIN ANY AREA SUBJECT TO FLOOD WATER INUNDATION AND IS WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010.
PANEL 550 OF 700
MAP No. 06005C0550F
18. MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 40± ACRES.
19. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FILING OF A FINAL MAP AS REQUIRED BY ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
20. THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.
21. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FILING OF A FINAL MAP AS REQUIRED BY ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
22. THIS PROJECT DOES NOT LIE WITH 1000 FEET OF A MILITARY INSTALLATION, BENEATH A FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE.

- 1 REVISED BNDY 2.05.2007
- 2 REVISED BNDY 12.27.2007
- 3 REVISED BNDY 12.31.2014
- 4 REVISED BNDY 2.10.2015
- 5 REVISED BNDY 8.09.2015



VICINITY MAP
NOT TO SCALE

NOTE:
ACREAGE IS BASED ON
ASSESSOR'S DATA ONLY
AND DOES NOT REFLECT
FIELD BOUNDARY SURVEY



56-M-19
BUENA VISTA RANCHERIA
OF MEWUK INDIANS
19960007879

19 20
30 29