



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
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WEBSITE: [www.amadorgov.org](http://www.amadorgov.org)  
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COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

**APPLICATION REFERRAL**

**TO:**

Amador Air District	AFPD
Building Department	ACTC
County Counsel	Amador Transit
Environmental Health Department	Amador Water Agency
Surveying Department	Cal Fire
Transportation and Public Works Department	Caltrans, District 10
Waste Management	CDFW, Region 2
Sheriff's Office	Amador LAFCO
Ione Band of Miwok Indians**	City of Plymouth
Buena Vista Band of Me-Wuk Indians**	Shingle Springs Band of Miwok Indians**
Washoe Tribe of Nevada and California**	

**DATE:** Monday, August 10, 2020

**FROM:** Krista Ruesel, Planning Department

**PROJECT:** **Tentative Parcel Map No. 2893**, proposing the division of a ±484 acre legal parcel into three parcels ±219 acres, ±190 acres, and ± 74 acres in size. The property is currently zoned AG, Exclusive Agriculture and has a General Plan land use designation of AG, Agricultural-General. The application includes a request for each proposed parcel to be enrolled in a separate CLCA Contract and simultaneously removed from Contract #412. (APNs: 005-240-007 and 005-250-004)

Applicant: Jess Family Trust, Representative: Connie Jess  
Supervisory District: 2  
Location: 4459 and 4600 Jackson Valley Rd., Ione

**REVIEW:** The Amador County Agricultural Advisory Committee reviewed the application on June 10, 2020 and found that the project is consistent with the terms of the California Land Conservation Act, subject to the ±75 acre parcel being connected to the Jackson Valley Irrigation District (JVID) water line. On July 1, 2020 Amador Technical Advisory Committee (TAC) found the application complete under the condition that the applicant provide a Cultural Resources Study for the property, which has since been provided.

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 project for environmental impacts, the environmental document, and conditions of approval on **August 17, 2020 at 3:00 p.m.** in The Board Chambers at the County Administration Building, 810 Court Street, Jackson, California. This meeting will also be conducted via teleconference, available by calling in any of the following numbers, or visiting the following link: <https://us02web.zoom.us/j/2368339091>

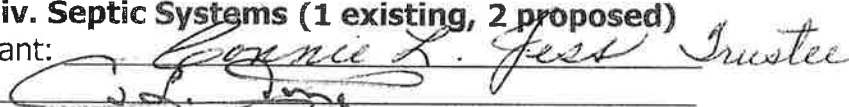

+1 669 900 6833 US;      +1 346 248 7799 US;      +1 301 715 8592 US;  
+1 312 626 6799 US;      +1 929 205 6099 US;      +1 253 215 8782 US;

**Meeting ID: 236 833 9091**

This TAC meeting is scheduled to determine the appropriate environmental document and address environmental impacts for project approval per CEQA Guidelines, as well as determine conditions for project approval for recommendation to the Planning Commission. Notification of further TAC meetings and agendas will be made via the TAC email distribution list (contact [planning@amadorgov.org](mailto:planning@amadorgov.org) to be added to the list).

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

**The following information shall be included with this application:**

1. Parcel Map Number: **2893**  
Subdivision Name/Number:
2. Subdivider and/or Land Owner: **Jess Family Trust**  
Name: **Connie Jess**  
Address: **5001 Oak Meadow Court, Ione, CA 95640**  
Phone: **(209) 274-4791**
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **005-240-007 and 005-250-004**
5. Existing Zoning District: **"A-G"**
6. General Plan Classification: **A-G Exclusive Agricultural District**
7. Date Application Submitted:
8. Proposed Use of Parcels: **Residential / Agricultural**
9. Special Use Districts (if applicable): **Jackson Valley Fire Department**
10. Source of Water Supply: **JVID (1 ex. service) and Individual Wells (2 proposed)**
11. Sewage Disposal System: **Indiv. Septic Systems (1 existing, 2 proposed)**
12. Signature of Landowner/Applicant:  **Trustee**
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 Environmental 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
- ✓ Cultural Analysis (NCIC)

## 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. 2893**  
Date Filed:

Applicant: **Jess Family Trust, Attn: Connie Jess** Record Owner: **Same**  
**5001 Oak Meadow Court**  
**Ione, CA 95640**  
**(209) 274-4791**

APN: **005-240-007 and 005-250-004**  
Zoning: **"A-G"**  
Gen. Plan: **A-G Exclusive Agricultural District**

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

- |                          |                                     |     |  |
|--------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. | Change in existing features, lakes, 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, ground water quality/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 type="checkbox"/> | <input checked="" 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. | Substantial increase in 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.
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: 4/9/2020

Signature: Connie L. Jess Trustee

For: Jess Family Trust

**ATTACHMENT TO  
ENVIRONMENTAL INFORMATION FORM**

**ENVIRONMENTAL SETTINGS**

**29.**

Project site is flat with small areas of rolling hills. A portion of it lies within the FEMA 100-year flood plain as shown on tentative parcel map. Current use of the property is irrigated pasture and open grazing land. There is one residential structure and 3 agricultural buildings on the property. Present and proposed use is residential/agricultural/cattle. No known cultural, historical or scenic aspects on the project site.

**30.**

Surrounding properties range from residential to agricultural to irrigated pasture to open grazing land. No known cultural, historical or scenic aspects on the project site.

**31.**

There are no known mine shafts, tunnels, air shafts, open hazardous excavations on the project site.

**INDEMNIFICATION**

**Project: Tentative Parcel Map No. 2893**

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 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:

Owner (if different than Applicant):

  
Signature

\_\_\_\_\_  
Signature

RECORDING REQUESTED BY,  
Calaveras Title Company  
WHEN RECORDED MAIL TO

Joseph John Jess Sr.  
Connie Lee Jess  
15850 Jess Ranch Road  
Tracy, CA 95377-8975

Mail tax statement to address shown above  
TITLE ORDER NO 39316-T0  
ESCROW NO 93884-KE  
APN 005-190-018-000,005-240-007-000,005-  
250-004-000



Amador County Recorder  
Sheldon D. Johnson  
DOC- 2010-0009485-00

Acct 3-Western Land Title Co  
Monday, NOV 29, 2010 15:25:00  
Ttl Pd \$3,018.00 Nbr-0000202414  
CT1/R1/1-4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

- DOCUMENTARY TRANSFER TAX is: \$2,992 00 CITY TAX is  
Monument Preservation Fee is: \$10 00
- computed on full value of property conveyed, or  
 computed on full value less value of liens and encumbrances remaining at time of sale  
 Unincorporated area  City of \_\_\_\_\_, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Fuller Family Partnership, a California limited partnership and Scully Ranch LLC, a California limited liability company

hereby GRANT(S) to

Joseph John Jess Sr and Connie Lee Jess, Trustees of the Joseph John Jess Sr and Connie Lee Jess Family Trust dated May 1,  
2003

the following described real property in the Unincorporated Area, County of Amador, State of California

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dated November 15, 2010

FOR ADDITIONAL SIGNATURES, SEE SIGNATURE PAGE  
ATTACHED HERETO AND MADE A PART HEREOF

GRANT DEED

SIGNATURE PAGE

Fuller Family Partnership, a California limited partnership

By: [Signature] General Partner  
Ronald F. Beaton, General Partner

By: [Signature] General Partner  
Robert L. Beaton, General Partner

By: [Signature] Gen. Partner  
Monica H. Beaton, General Partner

Scully Ranch, LLC, a California limited liability company

By: [Signature] Managing Member  
Robert L. Beaton, Managing Member

STATE OF CALIFORNIA

COUNTY OF Marin

On 11/20/2010 before me, Evan Timmel

(insert name), a Notary Public

personally appeared Ronald F. Beaton and Robert L. Beaton

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) were subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature [Signature]



(Seal)



# CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO ss.

ON 11-21-2010 BEFORE ME, ROBERT J GUTHERTZ NOTARY PUBLIC

Date Name  
PERSONALLY APPEARED MOONICA H BEATON



WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON (S) WHOSE NAME (S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY (IES) AND THAT BY HIS/HER/THEIR SIGNATURE (S) ON THE INSTRUMENT THE PERSON (S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON (S) ACTED, EXECUTED THE INSTRUMENT.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL

Signature of Notary

## OPTIONAL INFORMATION

The information below is not required by law, but it may prove to be important to persons relying on the document and could prevent fraudulent removal and reattachment of this form to some other document

### DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF

DOCUMENT:

GRANT DEED

DOCUMENT DATE: 11-21-2010

NUMBER OF PAGES 3

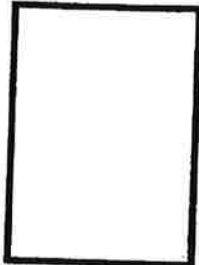
SIGNER (S) OTHER THAN NAMED ABOVE:

### CAPACITY (IES) CLAIMED BY SIGNER (S)

SIGNER'S NAME: \_\_\_\_\_

SIGNER'S NAME: \_\_\_\_\_

- INDIVIDUAL
- CORPORATE OFFICER
- TITLE (S): \_\_\_\_\_
- PARTNER
- LIMITED  GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE
- GUARDIAN OR CONSERVATOR
- OTHER: \_\_\_\_\_



RIGHT THUMBPRINT OF SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
- TITLE (S): \_\_\_\_\_
- PARTNER
- LIMITED  GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE
- GUARDIAN OR CONSERVATOR
- OTHER: \_\_\_\_\_



RIGHT THUMBPRINT OF SIGNER

SIGNER IS REPRESENTING. \_\_\_\_\_

SIGNER IS REPRESENTING: \_\_\_\_\_

Order No. 39316 TO

**EXHIBIT "A"**

All that real property situated in the State of California, County of Amador, described as follows:

PARCEL ONE

Parcel C as delineated and designated upon the certain Record of Survey entitled "Amends-Amended Record of Survey for Fuller & Strohm 151-O.R.-153 Being a Portion of The Rancho Arroyo Seco", filed for record on December 6, 1977 in Book 29 of Maps and Plats, Page 23, Records of Amador County

EXCEPTING THEREFROM all the minerals beneath the surface of that portion of the above described land included within the exterior boundaries of the property described as Parcel 20 in the Deed dated May 2, 1877, recorded June 2, 1877, in Volume "P" of Deeds, Page 422, executed by David D Colton to David Goodman, upon the terms and conditions as reserved in said deed.

APN: 005-190-018-000

PARCEL TWO

A parcel of land situated in the County of Amador, State of California, being a portion of the Rancho Arroyo Seco, more particularly described as follows:

Beginning at a 4 inch by 4 inch wooden post found marking the Southwest corner of Lot 270 of said Rancho Arroyo Seco; thence, from said point of beginning, South 06° 09' 30" West 6110.60 feet to a ½ inch steel reinforcing rod tagged L.S. 2902; thence North° 27' 30" West 179.49 feet to a fence corner post; thence South 14° 38' 30" West 2980.29 feet to a similar steel rod; thence South 89° 58' 20" West 489.27 feet to a similar steel rod; thence North 08° 26' 40" West 575.50 feet to an oak tree 11 feet in circumference, thence South 64° 48' 20" West 977.73 feet to a fence corner post; thence North 15° 56' 30" West 1134.26 feet to a fence corner post, thence North 85° 23' 00" West 538.99 feet to a fence corner post; thence North 14° 05' 30" East 1673.91 feet to a fence intersection post; thence North 14° 08' 20" East 6133.00 feet to a fence corner post; thence North 86° 44' 20" East 1323.41 feet to a ½ inch steel reinforcing rod tagged L.S. 2902; thence North 09° 49' 50" East 97.38 feet to a similar steel rod; thence South 80° 43' 20" East 657.05 feet to the point of beginning

The parcel of land described above is delineated and designated "Fuller and Strohm 153-OR-524 474.211 Acres", upon that certain official map entitled "RECORD OF SURVEY PROPERTY OF FRANK J. FULLER, ET UX & JACOB J. STROM, ET UX", recorded in the office of the Recorder of Amador County on July 29, 1966, in Book 12 of Maps and Plats, at Page 97.

EXCEPTING THEREFROM all the minerals beneath the surface of that portion of the above described land included within the exterior boundaries of the property described as Parcel 20 in the Deed dated May 2, 1877, recorded June 2, 1877, in Volume "P" of Deeds, Page 422, executed by David D. Colton to David Goodman, upon the terms and conditions as reserved in said deed.

APN: 005-240-007-000 and 005-250-004-000



*First American Title*

## First American Title Company

1283 South Main Street, PO Box 687  
Angels Camp, CA 95222

Order Number: 0505-6120679 ( )

Escrow Officer: Kelly Ervin  
Phone: (209)736-2578  
Fax No.: (866)370-3036  
E-Mail: kervin@firstam.com

E-Mail Loan Documents to: AngelsCampEDocs@firstam.com

Buyer: TBD  
Owner: Joseph John Sr. & Connie Lee Jess Trust  
Property: 4600 Jackson Valley Road  
Ione, CA 95640

### PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of January 02, 2020 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

JOSEPH JOHN JESS SR AND CONNIE LEE JESS, TRUSTEES OF THE JOSEPH JOHN JESS SR AND  
CONNIE LEE JESS FAMILY TRUST DATED MAY 1, 2003

The estate or interest in the land hereinafter described or referred to covered by this Report is:

FEE

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2020-2021, a lien not yet due or payable.
2. General and special taxes and assessments for the fiscal year 2019-2020.

First Installment:	\$4,213.65, PAID
Penalty:	\$0.00
Second Installment:	\$4,213.65, OPEN
Penalty:	\$0.00
Tax Rate Area:	052046
A. P. No.:	005-250-004-000
3. General and special taxes and assessments for the fiscal year 2019-2020.

First Installment:	\$463.00, PAID
Penalty:	\$0.00
Second Installment:	\$463.00, OPEN
Penalty:	\$0.00
Tax Rate Area:	052046
A. P. No.:	005-240-007-000
4. Taxes and assessments, if any, of the JACKSON VALLEY IRRIGATION District.

5. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
6. The effect of a map purporting to show the land and other property, filed JULY 29, 1966 IN BOOK 12, PAGE 97 of Record of Surveys.
7. An easement for PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING A WATER LINE and incidental purposes, recorded MARCH 29, 1974 as BOOK 256, PAGE 75 of Official Records.  
In Favor of: MARILYNN SCULLY, ET AL  
Affects: AS DESCRIBED THEREIN
8. An easement for TO CONSTRUCT, OPERATE AND MAINTAIN A WATER PIPELINE and incidental purposes, recorded JUNE 08, 1976 as BOOK 290, PAGE 307 of Official Records.  
In Favor of: DUDLEY J. SILVEIRA AND CHARLOTTE J. SILVEIRA, HUSBAND AND WIFE AS THEIR COMMUNITY PROPERTY AS TO AN UNDIVIDED 1/2 INTEREST, AND DARRELL L. SILVEIRA AND CAROLE R. SILVEIRA, HUSBAND AND WIFE AS THEIR COMMUNITY PROPERTY AS TO AN UNDIVIDED 1/2 INTEREST  
Affects: AS DESCRIBED THEREIN
9. A deed of trust to secure an original indebtedness of \$540,000.00 recorded NOVEMBER 29, 2010 as INSTRUMENT NO. 2010-0009486 OF OFFICIAL RECORDS.  
Dated: NOVEMBER 22, 2010  
Trustor: JOSEPH JOHN JESS, SR. AND CONNIE LEE JESS, TRUSTEES OF THE JOSEPH JOHN JESS, SR. AND CONNIE LEE JESS FAMILY TRUST UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED MAY 1, 2003  
Trustee: CALAVERAS TITLE COMPANY  
Beneficiary: TRI COUNTIES BANK  
Affects: The land and other property.
10. Terms, provisions, covenants, restrictions and conditions contained in a document executed pursuant to the California Land Conservation Act of 1965 (Williamson Act) and recorded DECEMBER 21, 2010 as INSTRUMENT NO. 2010-0010225-00 of Official Records.
11. The terms and provisions contained in the document entitled "AGREEMENT TO LIMIT USES OF AGRICULTURAL STRUCTURE" recorded DECEMBER 07, 2011 as INSTRUMENT NO. 2011-0009643-00 of Official Records.  
  
Document(s) declaring modifications thereof recorded MAY 03, 2012 as INSTRUMENT NO. 2012-0003744-00 of Official Records.
12. The terms and provisions contained in the document entitled "AGREEMENT TO LIMIT USES OF AGRICULTURAL STRUCTURE" recorded DECEMBER 07, 2011 as INSTRUMENT NO. 2011-0009644-00 of Official Records.  
  
Document(s) declaring modifications thereof recorded MAY 03, 2012 as INSTRUMENT NO. 2012-0003745-00 of Official Records.

13. The terms and provisions contained in the document entitled NOTICE OF AN INDEPENDENT SOLAR ENERGY PRODUCER CONTRACT, executed by and between SUNRUN INC. and JOSEPH JOHN JESS SR AND CONNIE LEE JESS, TRUSTEES OF THE JOSEPH JOHN JESS SR AND CONNIE LEE JESS FAMILY TRUST DATED MAY 1, 2003, recorded JUNE 09, 2014, as Instrument No. 2014-0003726-00 of Official Records.

(Affects APN: 005-250-004-000)

14. A deed of trust to secure an original indebtedness of \$275,000.00 recorded OCTOBER 14, 2016 as INSTRUMENT NO. 2016-0008154 OF OFFICIAL RECORDS.

Dated: SEPTEMBER 27, 2016

Trustor: JOSEPH JOHN JESS SR. AND CONNIE LEE JESS, TRUSTEES OF THE JOSEPH JOHN JESS SR. AND CONNIE LESS JESS FAMILY TRUST UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED MAY 1, 2003

Trustee: FIRST AMERICAN TITLE COMPANY

Beneficiary: TRI COUNTIES BANK

Affects: The land and other property.

15. THE SOLAR ENERGY SYSTEM, IF ANY, LOCATED ON THE LAND BEING OWNED BY AN INDEPENDENT SOLAR ENERGY PRODUCER

(Affects APN: 005-250-004-000)

16. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
17. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.
18. Water rights, claims or title to water, whether or not shown by the public records.
19. Any claim that any portion of the land is below the ordinary high water mark where it was located prior to any artificial or avulsive changes in the location of the shoreline or riverbank.
20. Any rights, interests, or easements in favor of the public, which exist or are claimed to exist over any portion of said land covered by water, including a public right of access to the water.
21. Any claim that any portion of the land is or was formerly tidelands or submerged lands.
22. The new lender, **if any**, for this transaction may be a Non-Institutional Lender. If so, the Company will require the Deed of Trust to be signed before a First American approved notary.
23. Rights of parties in possession.

**Prior to the issuance of any policy of title insurance, the Company will require:**

24. With respect to the trust referred to in the vesting:

- a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
- b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
- c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

**INFORMATIONAL NOTES**

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) COMMERCIAL STRUCTURE known as 4600 Jackson Valley Road, Ione, California.

(Affects APN: 005-250-004-000)

2. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) COMMERCIAL STRUCTURE known as 4459 Jackson Valley Road, Ione, California.

(Affects APN: 005-240-007-000)

3. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.



### LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Amador, State of California, described as follows:

A PARCEL OF LAND SITUATED IN THE COUNTY OF AMADOR, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO ARROYO SECO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4 INCH BY 4 INCH WOODEN POST FOUND MARKING THE SOUTHWEST CORNER OF LOT 270 OF SAID RANCHO ARROYO SECO; THENCE, FROM SAID POINT OF BEGINNING, SOUTH 06° 09' 30" WEST 6110.60 FEET TO A ½ INCH STEEL REINFORCING ROD TAGGED L.S. 2902; THENCE NORTH 78° 27' 30" WEST 179.49 FEET TO A FENCE CORNER POST; THENCE SOUTH 14° 38' 30" WEST 2980.29 FEET TO A SIMILAR STEEL ROD; THENCE SOUTH 89° 58' 20" WEST 489.27 FEET TO A SIMILAR STEEL ROD; THENCE NORTH 08° 26' 40" WEST 575.50 FEET TO AN OAK TREE 11 FEET IN CIRCUMFERENCE, THENCE SOUTH 64° 48' 20" WEST 977.73 FEET TO A FENCE CORNER POST; THENCE NORTH 15° 56' 30" WEST 1134.26 FEET TO A FENCE CORNER POST, THENCE NORTH 85° 23' 00" WEST 538.99 FEET TO A FENCE CORNER POST; THENCE NORTH 14° 05' 30" EAST 1673.91 FEET TO A FENCE INTERSECTION POST; THENCE NORTH 14° 08' 20" EAST 6133.00 FEET TO A FENCE CORNER POST; THENCE NORTH 86° 44' 20" EAST 1323.41 FEET TO A ½ INCH STEEL REINFORCING ROD TAGGED L.S. 2902; THENCE NORTH 09° 49' 50" EAST 97.38 FEET TO A SIMILAR STEEL ROD; THENCE SOUTH 80° 43' 20" EAST 657.05 FEET TO THE POINT OF BEGINNING.

THE PARCEL OF LAND DESCRIBED ABOVE IS DELINEATED AND DESIGNATED "FULLER AND STROHM 153-OR-524 474.211 ACRES", UPON THAT CERTAIN OFFICIAL MAP ENTITLED "RECORD OF SURVEY PROPERTY OF FRANK J. FULLER, ET UX & JACOB J. STROM, ET UX", RECORDED IN THE OFFICE OF THE RECORDER OF AMADOR COUNTY ON JULY 29, 1966, IN BOOK 12 OF MAPS AND PLATS, AT PAGE 97.

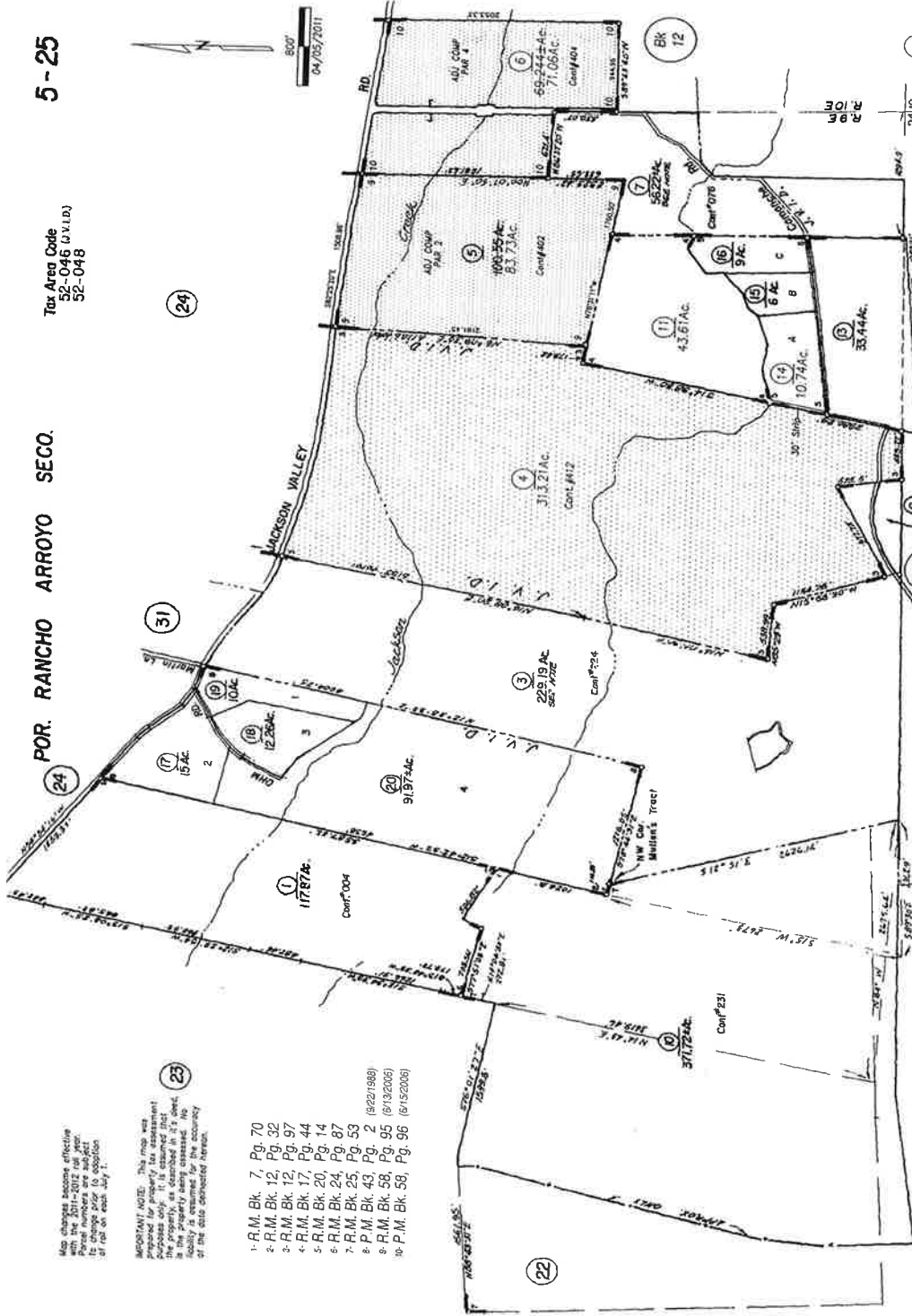
EXCEPTING THEREFROM ALL THE MINERALS BENEATH THE SURFACE OF THAT PORTION OF THE ABOVE DESCRIBED LAND INCLUDED WITHIN THE EXTERIOR BOUNDARIES OF THE PROPERTY DESCRIBED AS PARCEL 20 IN THE DEED DATED MAY 2, 1877, RECORDED JUNE 2, 1877, IN VOLUME "P" OF DEEDS, PAGE 422, EXECUTED BY DAVID D. COLTON TO DAVID GOODMAN, UPON THE TERMS AND CONDITIONS AS RESERVED IN SAID DEED.

APN: 005-240-007-000 and 005-250-004-000

5-25

Tax Area Code  
52-046 (V.V.I.D.)  
52-048

POR. RANCHO ARROYO SECO.



23

Map changes become effective from the 2011-2012 roll year. Its change prior to adoption of roll on each July 1.

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the user of this map is responsible for verifying the accuracy of the information shown. No liability is assumed for the accuracy of the data depicted herein.

- 1- R.M. Bk. 7, Pg. 70
- 2- R.M. Bk. 12, Pg. 32
- 3- R.M. Bk. 12, Pg. 97
- 4- R.M. Bk. 17, Pg. 44
- 5- R.M. Bk. 20, Pg. 14
- 6- R.M. Bk. 24, Pg. 87
- 7- R.M. Bk. 25, Pg. 53
- 8- P.M. Bk. 43, Pg. 2 (8/22/1988)
- 9- R.M. Bk. 58, Pg. 95 (8/13/2005)
- 10- P.M. Bk. 58, Pg. 96 (8/13/2005)

16

Assessor's Map, Bk. 5, Pg. 25  
County of Amador, Calif.

NOTE: Sec. 606 Land in multiple revenue districts

***NOTICE***

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

- d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.
- This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
  3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
  4. Risks:
    - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
    - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
    - c. that result in no loss to You; or
    - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
  5. Failure to pay value for Your Title.
  6. Lack of a right:
    - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
    - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
  7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
  8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
  9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:  
 For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.  
 The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

**2006 ALTA LOAN POLICY (06-17-06)**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters

(a) created, suffered, assumed, or agreed to by the Insured Claimant;

(b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in

Environmental Health Department  
(209) 223-6439

FEES FOR LAND DEVELOPMENT

Fee Computation Date 3.23.20 By J. Dunklee  
Property Owner Jess Family Trust  
Project Name TPM 2893 APN 05-240-007 ; 05-250-004

**PARCEL MAPS** -- \$360.00 360.00

**Sewage Disposal**

2 parcels proposing onsite sewage systems--\$285.00/parcel. Includes  
Application and site review for each undeveloped parcel 570.00

**SUBDIVISIONS**--\$1000.00 deposit applied against review fees @ \$120/hr. \_\_\_\_\_

**ZONE CHANGE AND/OR GENERAL PLAN AMENDMENT** -- \$208.00 \_\_\_\_\_

**CONDITIONAL USE PERMIT**-- \$224.00 \_\_\_\_\_

**CEQA REVIEW AND COMMENT**

Negative Declaration --\$192.00 192.00

Environmental Impact Report -- \$1000.00 deposit applied to review  
and comment at \$120.00/hour. \_\_\_\_\_

**BOUNDARY LINE ADJUSTMENT**--\$280.00/parcel to be investigated. Includes  
sewage disposal application and site investigation.

**TOTAL** 1,122.00

Fees collected by \_\_\_\_\_ Receipt No: \_\_\_\_\_ Date: \_\_\_\_\_

# AMADOR COUNTY PUBLIC WORKS REVIEW FEES

Per Ordinance No. 1646, County Code Chapter 3.58, Section 3.58.010

## FILL IN COMPLETELY AND SUBMIT WITH PLANS

Incomplete submittals will not be accepted for review.

PROJECT NAME (Exactly as on plans): TOPTIME PARCEL MAP No. 2893

DATE: 3.23.2020 ENGINEER OF RECORD GINA TOMA

SUBMITTAL: (CHECK ONE) FIRST  RESUBMITTAL #1  2  3

PROJECT OWNER Name JESS FAMILY TRUST, ATTN: COUNCIL JESS

ADDRESS 5001 OAK MEADOW CT. JONE STATE CA ZIP 95640 PHONE (209) 274-4791  
(Project owners receive a copy of all plan review comments from Public Works)

SUBMITTED BY: GINA WALKER COMPANY: TOMA & ASSOCIATES  
(Your name/Engineering/Architectural Company)

PHONE: office (209) 773-0156 cell \_\_\_\_\_ email gina@tomasurvey.com fax \_\_\_\_\_

EACH APPLICANT TO THE COUNTY SHALL PAY A FEE FOR REVIEW SERVICES PERFORMED BY THE COUNTY PUBLIC WORKS AGENCY FOR THE FOLLOWING:

	<u>DEPOSIT REQUIRED</u>
<input type="checkbox"/> A. Request for Chapter 15.30 Deviations	\$750.00
<input type="checkbox"/> B. CEQA Evaluations (Traffic, EIR, etc.)	\$ 1,500.00
<input type="checkbox"/> C. Subdivision Maps	\$2,000.00
<input checked="" type="checkbox"/> D. Parcel Maps	\$1,500.00
<input type="checkbox"/> E. Conditional Use Permits	\$500.00
<input type="checkbox"/> F. Pre-application conferences	\$77.00 per hour/1 hr. min.

Amount Received \$ \_\_\_\_\_  
Receipt Issued # \_\_\_\_\_

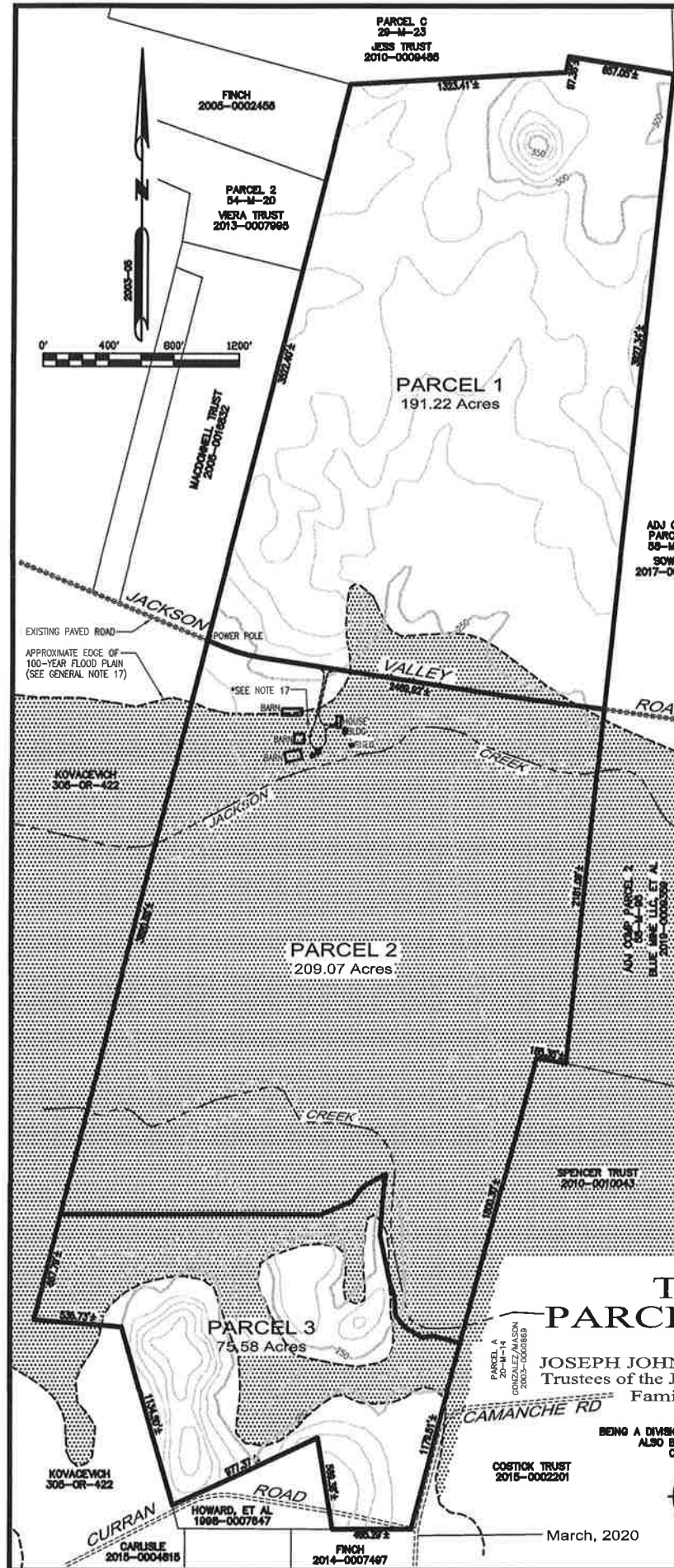
If the accrued charges exceed the above deposit, the County submits periodic billings to the applicants for costs incurred. Interest of one and one-half (1-1/2) percent per accounting period (28) day cycle compounded each accounting period shall be added to the unpaid balance due to any account which has not been paid within (28) days of the date it was billed. All fees to date must be paid current prior to consideration of the application at each stage of the review process (TAC meetings, Planning Commission, BOS, if applicable, department head, if applicable, and final approval of the documents by County Surveyor in case of subdivision maps and parcel maps). If the actual total charges are less than the minimum deposit amounts, the County shall reimburse the payer the difference between the minimum deposit and the actual total charges.

### ACCEPTED FOR REVIEW BY PUBLIC WORKS AGENCY

NAME: \_\_\_\_\_

PROJECT NO. ASSIGNED \_\_\_\_\_

DATE: \_\_\_\_\_

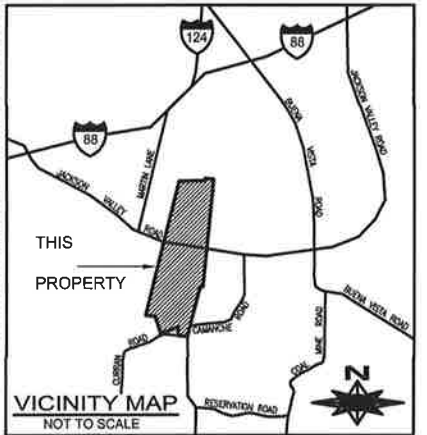


**GENERAL NOTES AND STATEMENTS**

1. RECORD OWNER: JOSEPH JOHN JESS, SR and CONNIE LEE JESS Trustees of the Joseph John Jess, Sr. and Connie Lee Jess Family Trust dated May 1, 2003 5001 OAK MEADOW COURT GLEN, CA 95640 (209) 274-4791
2. SURVEYOR: TOMA and ASSOCIATES LICENSED LAND SURVEYORS 41 SUMMIT STREET JACKSON, CA 95642 (209) 223-0156 005-240-007 AND 005-250-004
3. A.P.N.: "A-G"
4. ZONING: A-G EXCLUSIVE AGRICULTURAL DISTRICT
5. GENERAL PLAN: 2010-0009485
6. DEED REFERENCE: RESIDENTIAL / AGRICULTURAL
7. PROPOSED USE: JACKSON VALLEY IRRIGATION DISTRICT (1 EXISTING SERVICE) AND INDIVIDUAL WELLS (2 PROPOSED)
8. WATER: INDIVIDUAL SEPTIC SYSTEMS (1 EXISTING SYSTEM, 2 PROPOSED)
9. SEWAGE DISPOSAL: JACKSON VALLEY FIRE DEPARTMENT
10. FIRE PROTECTION: AMADOR COUNTY UNIFIED SCHOOL DISTRICT (ACUSD)
11. SCHOOL: POWER WILL BE SERVED BY PACIFIC GAS AND ELECTRIC (PG&E)
12. UTILITIES: TELEPHONE WILL BE SERVED BY CURRENT AREA PROVIDER
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 AND JACKSON VALLEY ROAD.
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: JACKSON VALLEY FIRE DEPARTMENT JACKSON VALLEY IRRIGATION DISTRICT AMADOR COUNTY UNIFIED SCHOOL DISTRICT
16. PHASING: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE PLINGS.
17. FLOOD ZONE: A PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD WATER INUNDATION BY THE 100-YEAR FLOOD AND IS WITHIN ZONE "A" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010. PANEL 650 OF 700 MAP No 0805050550F \*A 100-YEAR FLOOD STUDY WAS DONE IN 2011 FOR EXISTING/PROPOSED STRUCTURES BETWEEN JACKSON VALLEY ROAD AND JACKSON CREEK. IT WAS DETERMINED THAT ALL STRUCTURES WERE ABOVE THE 100-YEAR FLOOD LEVEL, WHICH WAS DETERMINED TO BE 244.2 IN THIS AREA.
18. MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 75+ 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. THIS PROJECT DOES NOT LIE WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE.
22. TOPOGRAPHIC MAPPING AND FEATURES ARE PER USGS QUAD SHEET. NO FIELD SURVEY WAS MADE TO ESTABLISH TOPOGRAPHIC LINES AND FEATURES.
23. THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No. 005-010918 PREPARED BY FIRST AMERICAN TITLE COMPANY DATED JANUARY 2, 2020 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):
 

12-M-79	LAND SURVEY
258-OR-75	WATER LINE EASEMENT
290-OR-307	WATER LINE EASEMENT
NO DOC REFERENCE	ROADWAY RIGHTS OF THE PUBLIC
NO DOC REFERENCE	WATER RIGHTS NOT OF RECORD
NO DOC REFERENCE	CHANGES IN RIVERBANK
NO DOC REFERENCE	PUBLIC RIGHT TO ACCESS WATER
NO DOC REFERENCE	CLAIM OF FORMER TIDE/SUBMERGED LANDS

ADJ COMP  
PARCEL 1  
58-M-98  
SOWELL  
2017-0003288



**VESTING TENTATIVE PARCEL MAP No. 2893**

for  
**JOSEPH JOHN JESS, SR. and CONNIE LEE JESS**  
Trustees of the Joseph John Jess, Sr. and Connie Lee Jess  
Family Trust dated May 1, 2003  
2010-0009485

BEING A DIVISION OF THE FULLER AND STROMM PARCEL PER 12-M-97  
ALSO BEING A PORTION OF THE RANCHO ARROYO SECO  
COUNTY OF AMADOR, STATE OF CALIFORNIA

**TOMA & ASSOCIATES INC.**  
ENGINEERING - SURVEYING - PLANNING  
41 Summit Street, Jackson, Ca. 95642  
(209) 223-0156

COSTROK TRUST  
2015-0022201

PARCEL A  
20-M-14  
FINCH  
2003-0004889

KOVACEVICH  
308-OR-422

CARLISLE  
2016-0004815

HOWARD, ET AL  
1998-0007847

FINCH  
2014-0007487

March, 2020

Contour Interval: 10'

Scale: 1" = 400'



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

26 April 2019

Re: Jess property, APN 005-024-007 and 005-025-004

Dear Mr. Beatty,

At the request of Toma & Associates, I conducted an inspection of the parcels referenced above. I was told that the Planning Department has required that an Oak Woodlands Assessment shall be done for the parcels. 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 24<sup>th</sup> of April, 2020, I visited the Jess 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 parcel on the north side of Jackson Valley Road south to north and conducted reconnaissance from west to east of the property boundary with the McDonnell Trust and Vierra Trust to the eastern boundary with the Sowell property. I also inspected the parcel north of Curran Road, which extends to the north across a tributary to Jackson Creek and across Jackson Creek, north to Jackson Valley Road. I observed the conditions of the property to the eastern boundaries with the Costick, Gonzalez/Mason, Spencer and Blue Mine LLC properties. I measured twenty (20) 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 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 3.67 acres per square inch.

The results of my calculations and estimations are as follows:

**Species encountered** – Canyon live oak (*Quercus chrysolepsis*), Blue oak (*Quercus douglasii*). Though not a hardwood specie, Gray pine (*Pinus sabiniana*) is also associated with the oak forest on the Jess property.

Average oak diameter @ 4.5 ft. above ground – 10.5 inches (range of 4" to 24")

Average spacing between oak trees – 18 feet (range of 3 ft. to 35 ft.)

Average number of oak trees per acre – 134 trees/ac.

Average oak basal area per acre – 76.7 sq. ft./ac.

Average crown diameter – 18 feet (range of 15-30 ft.)



Estimated acreage of oak forest – 101 acres

The total acreage of the Jess property associated with this application is 475.87 acres. The area forested with oak is 101 acres, therefore the property is 21.2% 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 three parcels, the smallest of which would be 75.58 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 acreage of oak woodland and the small total acreage of possible oak woodland conversion (4 sites x 2 acres converted = 8 acres) and the probability that future family homesites would not convert oak woodland to residential use, there would not be a significant reduction of oak woodland under the most extreme of land conversion scenarios.

In summary and to reiterate, the Jess 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 Jess property division will not result in a significant reduction of oak woodland area.

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

Sincerely,



Steve Q. Cannon  
Registered Professional Forester #2316

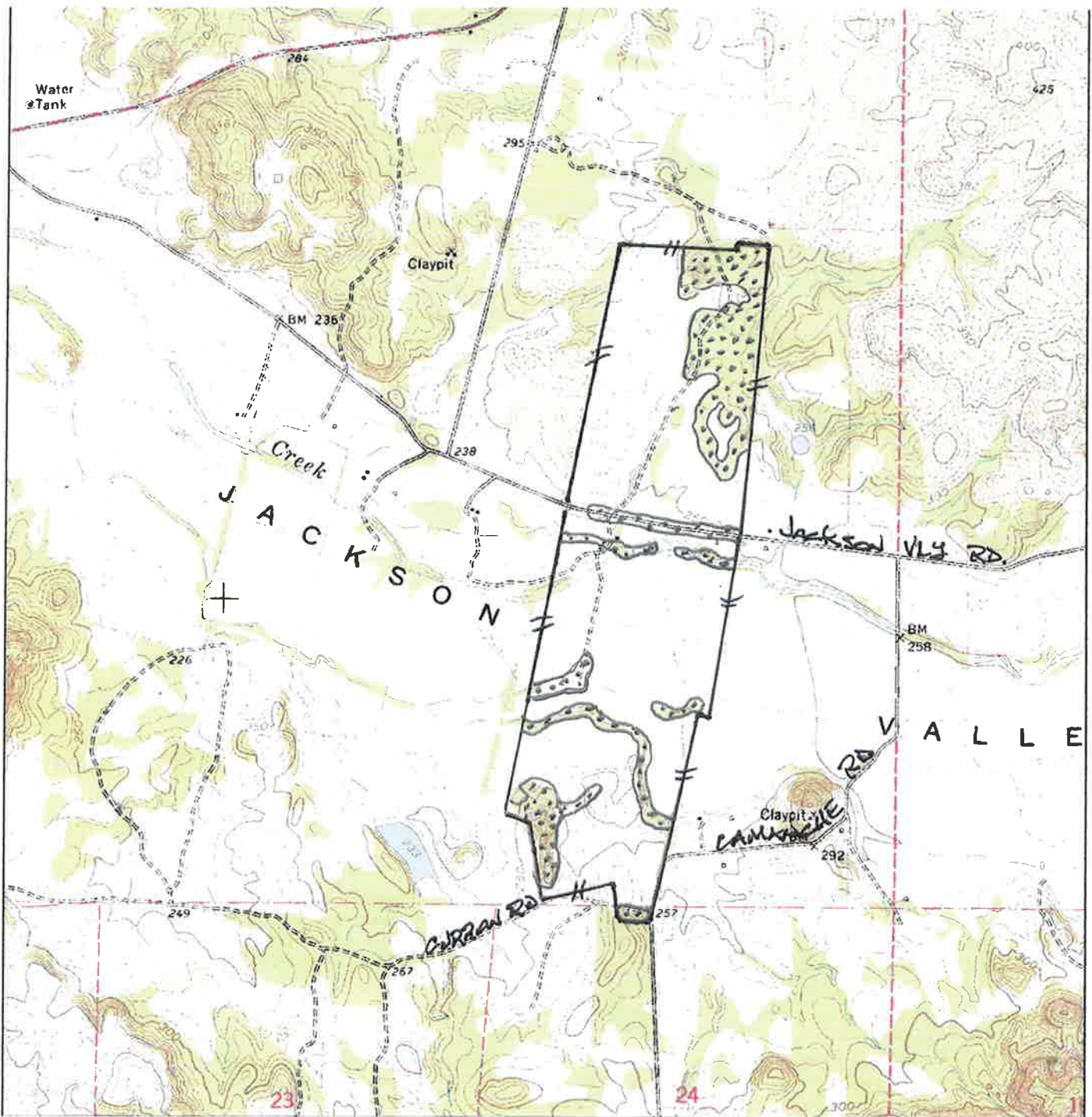
attachments

# Jess Oak Woodlands Report

A Portion of the Arroyo Seco Land Grant

Amador County

One 7.5' Quadrangle



Jess Ranch Property Boundary

Areas of Oak Woodland



Scale



0 2000 ft.

**OFFICIAL RECEIPT**

COUNTY OF AMADOR  
Jackson, California

Date May 26, 2020

RECEIVED FROM Jess Ranch

ADDRESS 5001 OAK MEADOW CT. IONE, CA 95640

Seven-hundred, and twenty-two +  $\frac{00}{100}$  DOLLARS (\$ 722.00)

For Amended Williamson Contract Application (existing contract # 412) for APNs 005-250-004 and 005-240-007 in conjunction with TPM 2893 (receipt NO. 89171)

ACCOUNT		How Paid ✓	
Amount Due	\$ 722.00	Cash	
Amount Paid	\$ 722.00	Check	16508
		Money Order	

By Planning Department  
Krista Ruesel Deputy

**NO 89170**

**OFFICIAL RECEIPT**

COUNTY OF AMADOR  
Jackson, California

Date May 26, 2020

RECEIVED FROM Jess Ranch

ADDRESS 5001 Oak Meadow Ct. Ione, CA 95640

Five-thousand and sixty-eight and  $\frac{00}{100}$  DOLLARS (\$ 5,068.00)

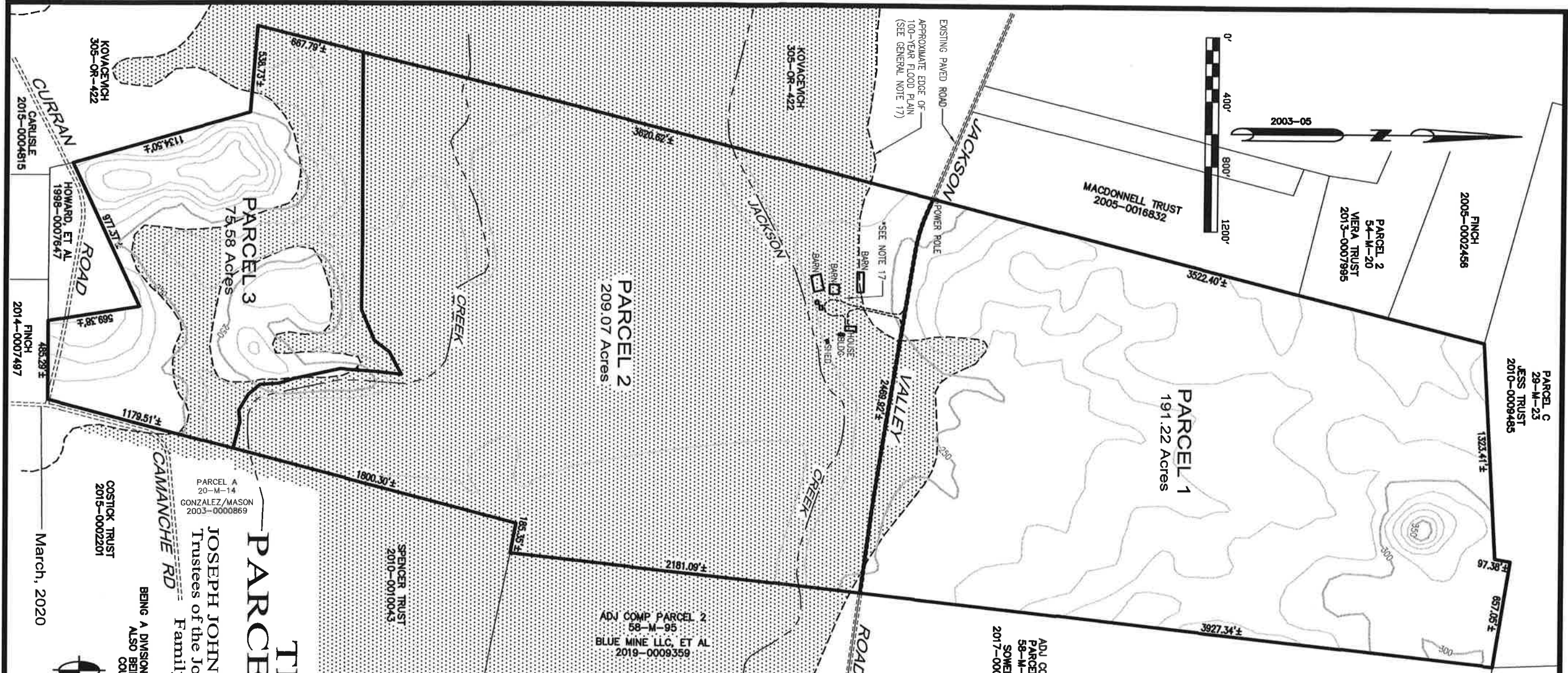
For Tentative Parcel Map Application (TPM 2893) (\$4,336.00), CEQA Initial study (\$682.00), and Recorder's Admin. Fee (\$50.00); APNs (005-250-004 and 005-240-007) in conjunction w/VA Amended Contract #412, receipt No 89170

ACCOUNT		How Paid ✓	
Amount Due	\$ 5,068.00	Cash	
Amount Paid	\$ 5,068.00	Check	16516
		Money Order	

By Planning Department  
Krista Ruesel Deputy

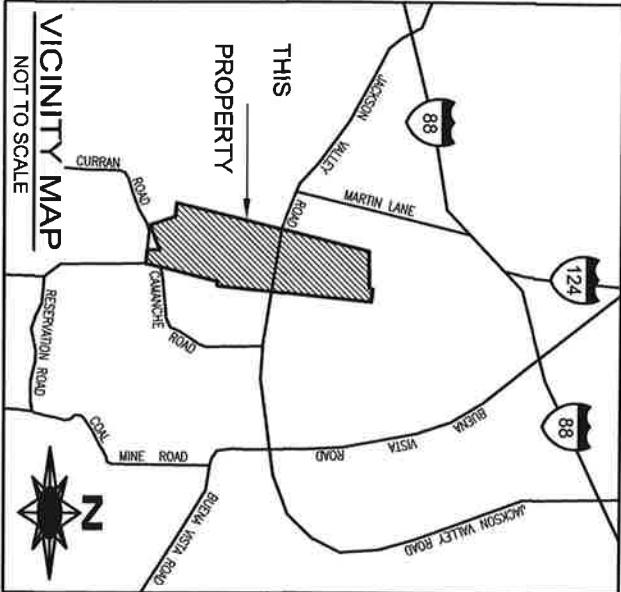
**NO 89171**





**GENERAL NOTES AND STATEMENTS**

1. RECORD OWNER:  
 JOSEPH JOHN JESS, SR and CONNIE LEE JESS  
 Trusts of the Joseph John Jess, Sr. and Connie Lee Jess Family Trust dated May 1, 2003  
 5001 OAK MEADOW COURT  
 IONE, CA 95640  
 (209) 274-4791
2. SURVEYOR:  
 TOMA and ASSOCIATES  
 LICENSED LAND SURVEYORS  
 41 SUMMIT STREET  
 JACKSON, CA 95642  
 (209) 223-0156  
 005-240-007 AND 005-250-004
3. A.P.N.:  
 2010-0009485
4. ZONING:  
 A-G EXCLUSIVE AGRICULTURAL DISTRICT
5. GENERAL PLAN:  
 RESIDENTIAL / AGRICULTURAL
6. DEED REFERENCE:  
 JACKSON VALLEY IRRIGATION DISTRICT (1 EXISTING SERVICE) AND INDIVIDUAL WELLS (2 PROPOSED)
7. PROPOSED USE:  
 INDIVIDUAL SEPTIC SYSTEMS (1 EXISTING SYSTEM, 2 PROPOSED)
8. WATER:  
 JACKSON VALLEY FIRE DEPARTMENT (AMADOR COUNTY UNIFIED SCHOOL DISTRICT (ACUSD))
9. SEWAGE DISPOSAL:  
 POWER WILL BE SERVED BY PACIFIC GAS AND ELECTRIC (PG&E)
10. FIRE PROTECTION:  
 TELEPHONE WILL BE SERVED BY CURRENT AREA PROVIDER
11. SCHOOL:  
 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 AND JACKSON VALLEY ROAD.
12. UTILITIES:  
 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.
13. EASEMENTS:  
 JACKSON VALLEY FIRE DEPARTMENT  
 JACKSON VALLEY IRRIGATION DISTRICT  
 AMADOR COUNTY UNIFIED SCHOOL DISTRICT  
 FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FILINGS.
14. SETBACKS:  
 A PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD WISE REGULATION BY THE 100-YEAR FLOOD AND IS WITHIN ZONE "A" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010.  
 PANEL 560 OF 700  
 MAP No.0600506050F  
 A 100-YEAR FLOOD STUDY WAS DONE IN 2011 FOR EXISTING PROPOSED STRUCTURES BETWEEN JACKSON VALLEY ROAD AND JACKSON CREEK. IT WAS DETERMINED THAT ALL STRUCTURES WERE ABOVE THE 100-YEAR FLOOD LEVEL, WHICH WAS DETERMINED TO BE 244± IN THIS AREA.
15. SPECIAL DISTRICTS:  
 MINIMUM LOT SIZE WILL BE 75± ACRES.
16. PHASING:  
 17. FLOOD ZONE:  
 18. 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.
19. THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.
20. THIS PROJECT DOES NOT LIE WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE.
21. TOPOGRAPHIC MAPPING AND FEATURES ARE PER USGS QUAD SHEET. NO FIELD SURVEY WAS MADE TO ESTABLISH TOPOGRAPHIC LINES AND FEATURES.
22. THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER DATED JANUARY 2, 2020 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):  
 124479 LAND SURVEY  
 236-OR-75 WATER LINE EASEMENT  
 290-OR-307 ROADWAY RIGHTS OF THE PUBLIC  
 NO DOC REFERENCE WATER RIGHTS NOT OF RECORD  
 CHANGES IN RIVERBANK PUBLIC RIGHT TO ACCESS WATER CLAIM OF FORMER TIDE/SUBMERGED LANDS
23. ADJ COMP PARCEL 2, 58-M-95, BLUE MINE LLC, ET AL, 2019-0009359



**TENTATIVE VESTING PARCEL MAP No. 2893**

JOSEPH JOHN JESS, SR. and CONNIE LEE JESS  
 Trustees of the Joseph John Jess, Sr. and Connie Lee Jess  
 Family Trust dated May 1, 2003  
 2010-0009485

**TOMA & ASSOCIATES INC.**  
 ENGINEERING - SURVEYING - PLANNING  
 41 Summit Street, Jackson, CA 95642  
 (209) 223-0156

Scale: 1" = 400'  
 Contour Interval: 10'

PARCEL A  
 20-M-14  
 GONZALEZ/MASON  
 2003-0000869  
 CAMANCHE RD  
 COSTOCK TRUST  
 2013-0002201  
 March, 2020

PARCEL 3  
 75.58 Acres  
 HOWARD, ET AL  
 1998-0007647  
 CURRAN ROAD  
 CARLISE  
 2015-0004815  
 FINCH  
 2014-0007487

PARCEL 2  
 209.07 Acres

PARCEL 1  
 191.22 Acres

PARCEL C  
 29-M-23  
 JESS TRUST  
 2010-0009485

PARCEL 2  
 54-M-20  
 MERA TRUST  
 2013-0007995

FINCH  
 2005-0002456

MACDONNELL TRUST  
 2005-0016832

ADJ COMP  
 PARCEL 1  
 58-M-95  
 SOWELL  
 2017-0005266

SPENCER TRUST  
 2010-0010043



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 delineated hereon.

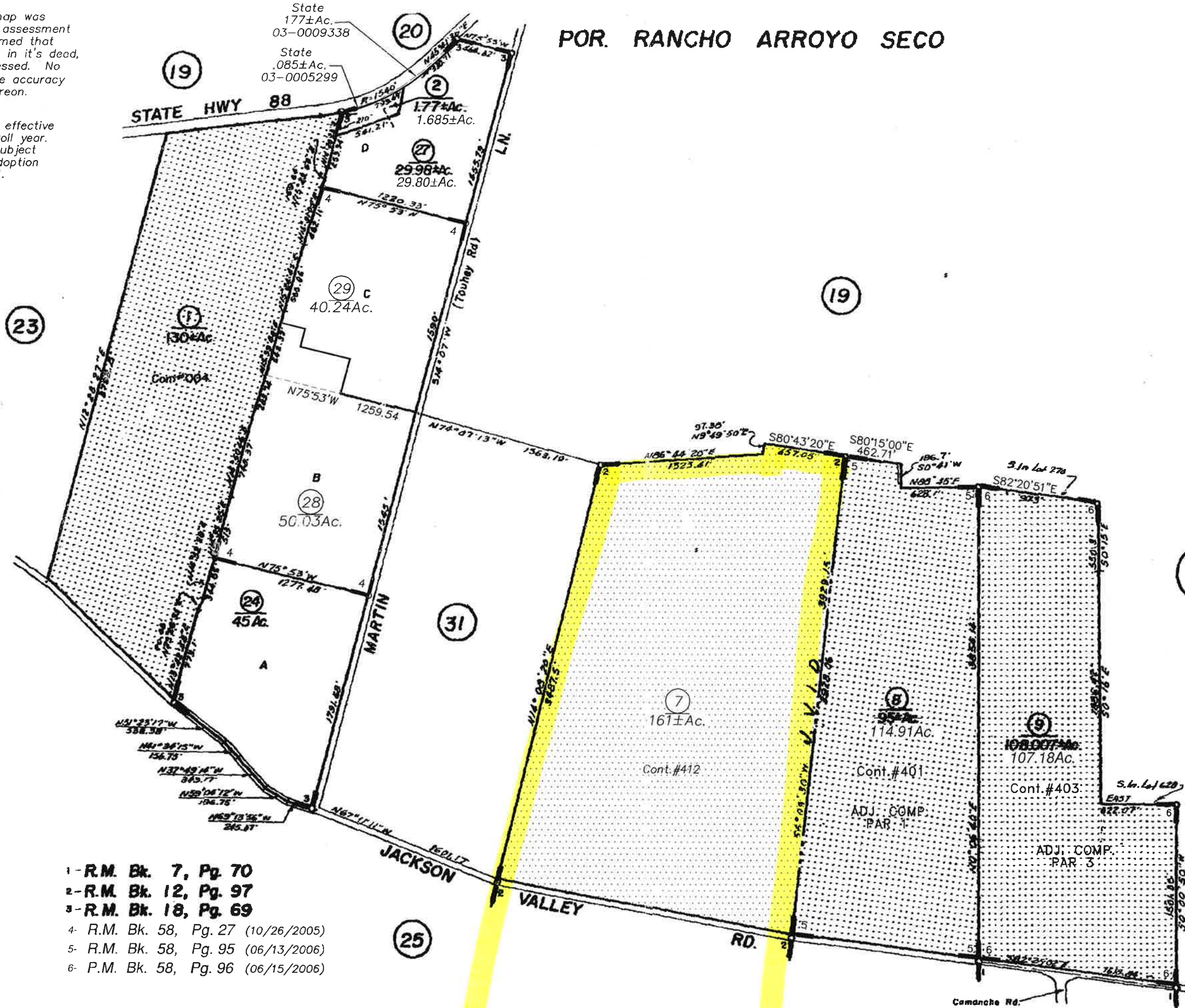
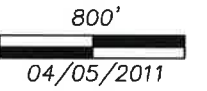
Map changes become effective with the 2011-2012 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

State  
177±Ac.  
03-0009338

State  
.085±Ac.  
03-0005299

# POR. RANCHO ARROYO SECO

5-24



- 1- R.M. Bk. 7, Pg. 70
- 2- R.M. Bk. 12, Pg. 97
- 3- R.M. Bk. 18, Pg. 69
- 4- R.M. Bk. 58, Pg. 27 (10/26/2005)
- 5- R.M. Bk. 58, Pg. 95 (06/13/2006)
- 6- P.M. Bk. 58, Pg. 96 (06/15/2006)

P.B. 12



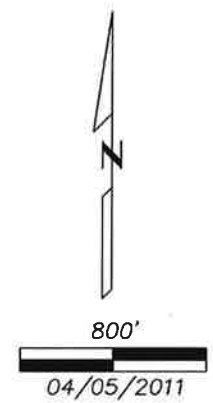
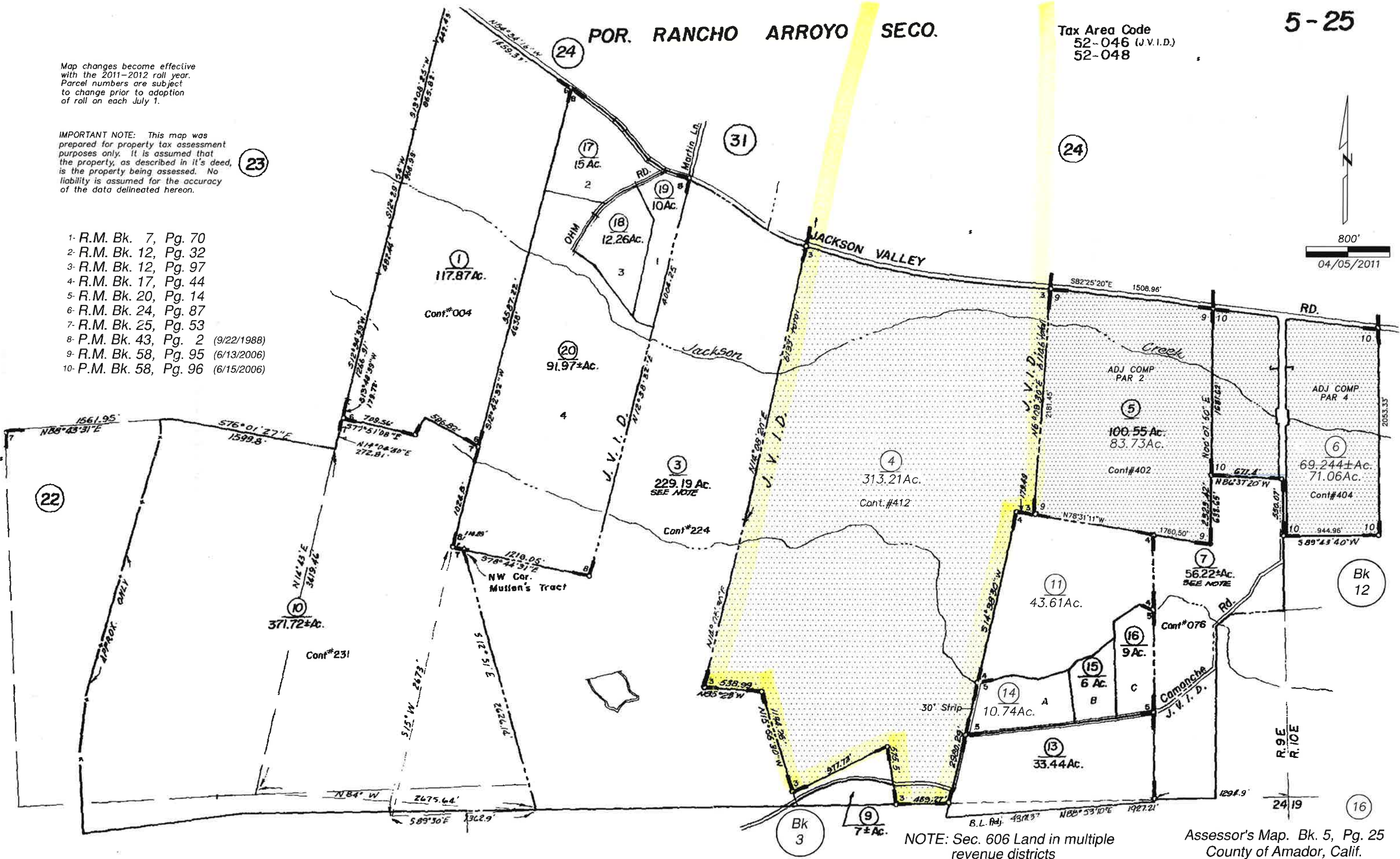
POR. RANCHO ARROYO SECO.

Tax Area Code  
52-046 (J.V.I.D.)  
52-048

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.

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 delineated hereon.

- 1- R.M. Bk. 7, Pg. 70
- 2- R.M. Bk. 12, Pg. 32
- 3- R.M. Bk. 12, Pg. 97
- 4- R.M. Bk. 17, Pg. 44
- 5- R.M. Bk. 20, Pg. 14
- 6- R.M. Bk. 24, Pg. 87
- 7- R.M. Bk. 25, Pg. 53
- 8- P.M. Bk. 43, Pg. 2 (9/22/1988)
- 9- R.M. Bk. 58, Pg. 95 (6/13/2006)
- 10- P.M. Bk. 58, Pg. 96 (6/15/2006)



NOTE: Sec. 606 Land in multiple revenue districts

Assessor's Map. Bk. 5, Pg. 25  
County of Amador, Calif.

MAY 6 2020

REQUEST TO FORM AGRICULTURAL PRESERVE

AMADOR COUNTY  
PLANNING DEPARTMENT

I hereby request the Board of Supervisors of Amador County to establish my property, described below, in an agricultural preserve in accordance with the provisions of the California Land Conservation Act of 1965. In the event that the Board elects to establish such a preserve, I also request that the Board direct the Planning commission to initiate hearings to rezone said land to an "AG," Exclusive Agriculture zone. I also request that the Assessor consolidate the tax parcels on said land wherever possible. I understand the inclusion of said land in an agricultural preserve is conditioned on the execution of a land conservation contract between myself and Amador County.

Item A Signature(s) of all owner(s), owner(s) of interest, and lien holder(s) as shown on the attached title report.

*Connie L. Jess*  
*John P. Jess Sr*

Item B Attach current title report.

Item C Attach legal description of all property included in this request.

Item D Attach Assessor's parcel map(s) of property. Outline exactly that property included in this request. Show on map(s) how property is used and summarize on the table below. List uses and acreages within request only. Attach additional sheets if necessary.

Assessor's Parcel No.	Acres	Agricultural Uses		Compatible Uses	
		Description	Acres	Description	Acres
005-250-004	190	DRYLAND PASTURE	68	GRAZING	153
		IRRIGATED PASTURE	85		
		CROP LAND/PASTURE	37	HAY	37
005-250-004	219 +/-	RANCH HEADQUARTERS	15	PASTURE	58
		IRRIGATED PASTURE		PASTURE/HAY/CROPS	151
NEW PARCEL	75 +/-	DRYLAND PASTURE	40	GRAZING	ALL
		IRRIGATEABLE	35	GRAZING/CROPS	35
Total Acres in request.	484				

Are there uses on the property which are not listed on either the agricultural or compatible use lists? No  
If so, explain below.



005-250-004

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

Use	Crop	Production	Comments
Dry Pasture		Animal Units	
Irrigated Pasture	MIXED GRASS & CLOVER	1050	Animal Units 175 pair / 6 mos
Field Crops	Pasture HAY	1	Tons Per Acre
			Tons Per Acre
Row Crops			Tons Per Acre
			Tons Per Acre
Orchard	N/A		Tons Per Acre
Other			

Item F

OTHER INCOME FROM THE LAND

Hunting		Fishing		Mineral		Other	
\$	N/A	Per Year	\$	N/A	Per Year	\$	N/A
							Per Year

Item G

LEASES

			Acres
1. Portion of subject property which is owner operated.			68
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
TIM LEWIS LIVESTOCK	GRAZING	\$265	151
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	
If operating expenses are shared by owner, explain:			
Owner PROVIDES IRRIGATION + WATER			



005-250-004

Item H

IMPROVEMENT AND INCOME STATEMENT

1.

**PERMANENT AGRICULTURAL IMPROVEMENTS**

Type of Improvement	Estimated Value
Barn(s)	318,242
Corral(s)	20,000
Fences	75,000
Wells	0
Water Systems Flood Irrig.	250,000
Other (specify)	
TOTAL	

2.

**ESTIMATED INCOME**

Use	Estimated Annual Income
Pasture Rent	40,000
Horse Pasture	9,000
RANCH HOUSING	14,000
TOTAL	

I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: CONNIE L. JESS

ADDRESS: 5001 OAK MEADOW CT.

CITY: LONE, CA. 95640

PHONE: 209-274-4791

Connie L. Jess  
Signature of person who prepared application.

5/22/20  
Date

Additional persons to be notified concerning action on this request:

NAME: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

CITY: \_\_\_\_\_

PHONE: \_\_\_\_\_

PHONE: \_\_\_\_\_

005-250-007

Item E

**AGRICULTURAL PRODUCTION FROM THE LAND**

Use	Crop	Production	Comments
Dry Pasture	Native Grass	180 Animal Units	30 Cows x 6 mos
Irrigated Pasture	grass/clover	480 Animal Units	40 cows x 12 mos
Field Crops	FORAGE MIX <del>33</del>	1 1/2 ton Tons Per Acre	38 acres <del>Forage Hay</del>
		Tons Per Acre	
Row Crops	N/A	Tons Per Acre	
		Tons Per Acre	
Orchard	N/A	Tons Per Acre	
Other			

Item F

**OTHER INCOME FROM THE LAND**

Hunting	Fishing	Mineral	Other
\$ NA Per Year	\$ N/A Per Year	\$ N/A Per Year	\$ NA Per Year

Item G

**LEASES**

			Acres
1. Portion of subject property which is owner operated.			190
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	
If operating expenses are shared by owner, explain:			

Item H

IMPROVEMENT AND INCOME STATEMENT

1.

**PERMANENT AGRICULTURAL IMPROVEMENTS**

Type of Improvement	Estimated Value
Barn(s) N/A	
Corral(s)	15,000
Fences	30,000
Wells N/A	
Water Systems	250,000
Other (specify)	
TOTAL	295,000

2.

**ESTIMATED INCOME**

Use	Estimated Annual Income
Pasture RENT	12,000
CALF SALES	24,000
HAY VALUE	8,925
TOTAL	44,925

I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: CONNIE L. JESS

ADDRESS: 5001 OAK MEADOW CT.

CITY: LONE, CA. 95640

PHONE: 209-274-4791

Connie L. Jess

Signature of person who prepared application.

5/22/20

Date

Additional persons to be notified concerning action on this request:

NAME: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

CITY: \_\_\_\_\_

PHONE: \_\_\_\_\_

PHONE: \_\_\_\_\_

# New Parcel

## Item E

### AGRICULTURAL PRODUCTION FROM THE LAND

Use	Crop	Production		Comments
Dry Pasture	Native grass	150	Animal Units	25 cows X 6 mos.
Irrigated Pasture	Pasture Grass	210	Animal Units	35 cows X 6 mos
Field Crops			Tons Per Acre	
			Tons Per Acre	
Row Crops			Tons Per Acre	
			Tons Per Acre	
Orchard			Tons Per Acre	
Other				

## Item F

### OTHER INCOME FROM THE LAND

Hunting		Fishing		Mineral		Other	
\$	N/A	Per Year	\$	N/A	Per Year	\$	N/A
							Per Year

## Item G

### LEASES

			Acres
1. Portion of subject property which is owner operated.			75
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	
If operating expenses are shared by owner, explain:			

# New PARCEL

Item H

## IMPROVEMENT AND INCOME STATEMENT

1.

### PERMANENT AGRICULTURAL IMPROVEMENTS

Type of Improvement	Estimated Value
Barn(s) N/A	
Corral(s) N/A	
Fences	5,000
Wells N/A	
Water Systems JVID Turnout	\$3,000
Other (specify) WATER TROUGH	\$1,500
IRRIGATION LINE	40,000
TOTAL	\$51,500

2.

### ESTIMATED INCOME

Use	Estimated Annual Income
<del>PASTURE</del>	
Cattle Sales	18,000
TOTAL	18,000

I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: CONNIE L. JESS  
 ADDRESS: 5001 OAK MEADOW CT.  
 CITY: LONE, CA, 95640  
 PHONE: 209-274-4791

Connie L. Jess  
 Signature of person who prepared application.  
5/22/20  
 Date

Additional persons to be notified concerning action on this request:

NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_  
 PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_  
 PHONE: \_\_\_\_\_



Planning Department <planning@amadorgov.org>

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## TAC Referral Memo: TPM 2893 Jess

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**Mark Hopkins** <mhopkins@amadorgov.org>

Mon, Jun 22, 2020 at 9:45 AM

To: Amador County Planning Department <planning@amadorgov.org>

Public Works only comment is each new parcel is required to have a primer access/encroachment on to a County road.

Thank you,

Mark

On Tue, Jun 16, 2020 at 10:39 AM Amador County Planning Department <planning@amadorgov.org> wrote:

[Quoted text hidden]

--

Mark Hopkins  
Senior Project Manager  
Amador County Department of Transportation and Public Works  
[810 Court Street, Jackson CA 95642](https://www.amadorcounty.ca.gov/810-Court-Street-Jackson-CA-95642)  
209.223.6429 - Department  
209.223.6248 - Direct  
[mhopkins@amadorgov.org](mailto:mhopkins@amadorgov.org)



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## Tentative Parcel Map No. 2893-Jess Family Trust

1 message

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**Casas, Michael@DOT** <Michael.Casas@dot.ca.gov>  
To: Amador County Planning Department <planning@amadorgov.org>  
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Thu, Jun 25, 2020 at 8:56 AM

Ms. Ruesel,

Caltrans appreciates to opportunity to review and respond to the Tentative Parcel Map adjustment No. 2893 by the Jess Family Trust proposing the division of a ±484 acre legal parcel into three parcels ±219 acres, ±190 acres, and ± 74 acres in size. The property is currently zoned "AG" Exclusive Agriculture and has a General Plan land use designation of A, Agriculture. The application includes a request for each proposed parcel to be enrolled in a separate California Land Conservation Act Contract and simultaneously removed from Contract #16 and amended under a new Contract as discussed during our phone call on June 25, 2020.

Based on the information provided on this project, Caltrans has no comment. If there are any future changes to the scope of work or developments on parcels of this project Caltrans would like to review those changes.

Michael Casas

Caltrans District 10

Office of Rural Planning

Division of Planning, Local Assistance, and Environmental

1976 E. Dr. Martin Luther King Jr Blvd.

[Stockton CA 95205](#)

Telework # 1-209-986-9830

<https://dot.ca.gov/caltrans-near-me/district-10>