



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-6254
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

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

APPLICATION REFERRAL

TO:

Amador Air District	Shingle Springs Band of Miwok Indians**
Building Department	Calaveras Band of Mi-Wuk Indians**
County Counsel	Chicken Ranch Rancheria of Me-Wuk Indians**
Environmental Health Department	Jackson Rancheria Band of Miwok Indians**
Surveying Department	United Auburn Indian Community of the Auburn Rancheria**
Transportation and Public Works Department	Nashville Enterprise Miwok- Maidu-Nishinam Tribe**
Waste Management	Washoe Tribe of Nevada and California**
Sheriff's Office	Ione Band of Miwok Indians**
AFPD	Buena Vista Band of Me-Wuk Indians**
ACTC	
Amador Transit	
Amador Water Agency	
Cal Fire	
CHP	
Caltrans, District 10	
CDFW, Region 2	
Amador LAFCO	

DATE: October 29, 2020

FROM: Ruslan Bratan, Planning Department

PROJECT: Resubmittal of Tentative Parcel Map No. 2444, proposing the division of 33.44 acres into three parcels of ±9.8, ±10.7, and ±13 acres in size (APN: 005-250-013).

Owner/Applicant: Costick, Larry Andrew Revocable Living Trust – 1993 (Larry Costick Trustee)

Supervisorial District: 2

Location: 5010 Camanche Road, Ione California 95640

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 environmental impacts and conditions during its regular meeting on **Thursday, November 12, 2020 at 3:00 p.m.** in the Board Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference.

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

The following information shall be included with this application:

1. Parcel Map Number: **2444**
Subdivision Name/Number:
2. Subdivider and/or Land Owner: **Costick Revocable Living Trust**
Name: **Larry Costick**
Address: **5010 Camanche Road, Ione, CA 95640**
Phone: **(209) 274-2123**
Email: **dirtdoc@hughes.net**
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **005-250-013**
5. Existing Zoning District: **"X" Special Use**
6. General Plan Classification: **A-T Agricultural Transitional (5-20 ac min)**
7. Date Application Submitted:
8. Proposed Use of Parcels: **Residential**
9. Special Use Districts (if applicable): **Jackson Valley Fire Department**
10. Source of Water Supply: **JVID (1 existing service, 2 proposed)**
11. Sewage Disposal System: **Indiv. Septic Systems (1 existing, 2 proposed)**
12. Signature of Landowner/Applicant: 
13. Signature of Surveyor: 

The following shall be included with this application:

- ✓ Thirty-five (35) copies of tentative map
Option for 35 copies:
15 copies 18" x 26" in size (folded to 6" x 9-1/2" in size)
20 copies 11" x 17" in size
- ✓ One (1) copy of Assessor's Plat Map
- ✓ Two (2) copies of deed(s)
- ✓ Two (2) copies of completed environmental information form (Sections 19, 30 and 31 require description and photos)
- ✓ Two (2) copies of preliminary map report
- ✓ One (1) reduced 8-1/2" x 11" copy of tentative map
- ✓ Application fee (see Fee Schedule)
- ✓ Copy of receipt of Environmental Health Dept. and Public Works Dept. (MAPS MAILED 9.30.2020)
- ✓ 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

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. 2444**
Date Filed:

Applicant: **Costick Trust, Attn: Larry Costick** Record Owner: **Same**
5010 Camanche Road
Ione, CA 95640
(209) 274-2123

APN: **005-250-013**
Zoning: **"X" Special Use**
Gen. Plan: **A-T Agricultural Transitional (5-20 ac min)**

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

WRITTEN PROJECT DESCRIPTION

Include the following information where applicable, as well as any other pertinent information to describe the proposed project:

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

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


YES NO

- 17. Change in existing features, lakes, hills, or substantial alteration of ground contours
- 18. Change in scenic views or vistas from existing residential areas, public lands or roads
- 19. Change in pattern, scale or character of general area of project
- 20. Significant amounts of solid waste or litter
- 21. Change in dust, ash, smoke, fumes or odors in the vicinity
- 22. Change in lake, stream, ground water quality/quantity, or alteration of existing drainage patterns
- 23. Substantial change in existing noise or vibration levels in the vicinity
- 24. Site on filled land or on slope of 10 percent or more
- 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)
- 27. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)
- 28. Relationship to a larger project or series of projects

ENVIRONMENTAL SETTING

- 29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site and the use of the structures. Attach photographs of the site.
- 30. Describe the surrounding properties, including information on plants and animals, and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (single family, apartments, shops, department stores, etc.) and scale of development (height, frontage setbacks, etc.) Attach photographs of the vicinity.
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photos of these known features.

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

Date: 09-20-2020 Signature: 

For: Costick Revocable Living Trust

INDEMNIFICATION


Project: Tentative Parcel Map No. 2444

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:



Signature

Owner (if different than Applicant):



Signature

07/29/20

Environmental Setting

29.

This 34 acre site is located in the southwestern portion of Amador County approximately miles south of Ione, 30 miles northeast of Stockton and 36 miles southeast of Sacramento (see Photo 1 Regional Location). The south line of the project is a portion of the southern boundary of Mexican Land Grant, Rancho Arroyo Seco. In 1840 Mexican Governor Juan Alvarado granted to Teodosio Yerba eleven square leagues in Amador and Sacramento Counties. The authenticity of the Grant was disputed for years but finally patented to Andres Pico in 1863. The project site is generally flat with rolling hills on its' eastern one third. The westerly one third is bisected by a seasonal stream and is located in FEMA's 100 year flood plain, as shown on the tentative parcel map. Current use of the property is irrigated pasture and open grazing land. There is one residential structure and two additional agricultural buildings on the property. Present and proposed use is residential/agricultural/livestock. No known or significant historical or scenic aspects were found on the project site. (see Cultural Resources Study included for complete descriptions and photos)

30.

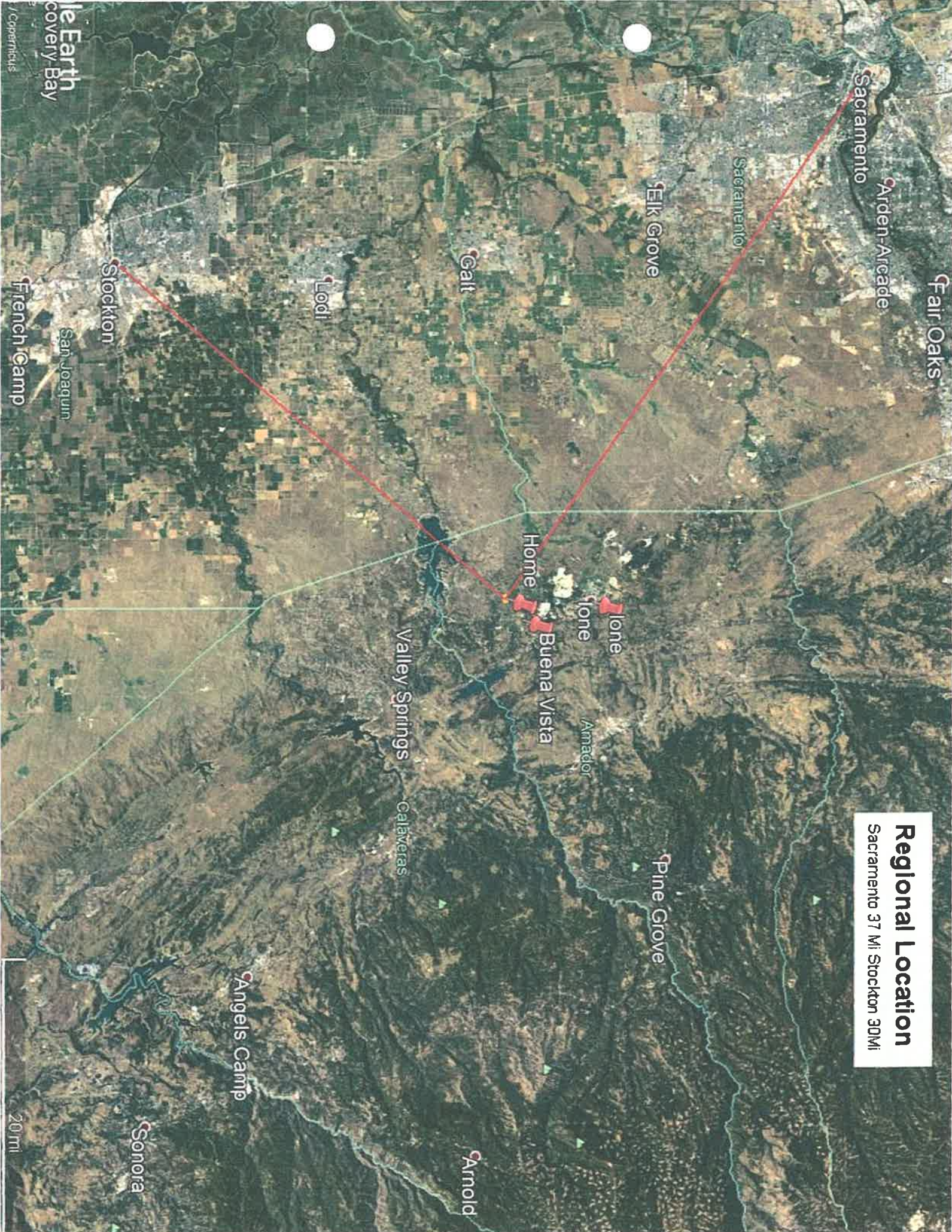
Surrounding properties are residential and agricultural in nature including irrigated pasture, dry range, vineyards and irrigated farming. No known cultural, historical or scenic aspects of significance were noted on the project site.

31.

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







Regional Location

Sacramento 37 Mi Stockton 30Mi

20mi

le Earth
covery Bay

© copyright

Stick Lot Split Project 5010 Camanche Rd. Lone, CA



APN 005-250-013. 1.6 Miles SW of Buena Vista and 8.5 Miles S of Lone



38°16'51.60"N - 120°56'15.86"W

Buena Vista

Legend

-  AP 005-250-013-000 3
-  Buena Vista

2000 ft

Earth

Amador County Planning Department
810 Court Street
Jackson, CA 95642

September 12, 2020

RE: L.A. Costick Lot Split/Oak Woodland Protection

I have reviewed the proposed project as it relates the State's requirement to protect oak woodlands under PRC 21083.4 (SB 1334). The specific purpose of this project review is to answer the following questions:

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

Statement of condition:

This thirty three acre property has been under continuous grazing pressure by cattle, sheep and horses for, at least, the last one hundred years and intermittent irrigation for the last forty five years. As a result of this management very few oaks remain and reproduction occurs only where grazing has been curtailed. This lot split, if approved, will create two ten plus acre parcels and one of twelve plus acres.

Methodology:

A field review conducted on August 31 and September 1, 2020 locating every oak on the property, determining their species, measuring their diameters, establishing location by GPS and photographing their condition. Location and species identity were plotted on an aerial photo and attached here along with a spreadsheet of their species names and diameters, at breast height (DBH) considered as 4.5 feet above ground level, on the high side of a tree and is the standard for measuring DBH.

Results:

Oak species consist of two blue oaks (*Quercus douglasii*), twelve interior live oaks (*Quercus wislizeni*), five valley oaks (*Quercus lobata*) and six Oregon white oaks (*Quercus garrayana*). One cluster of 5 large mixed oaks, in a livestock exclusion area suggests the habitat could return to oak woodland. The understory is primarily annual grasses and forbs.

Conclusions:

The California Dept. of Fish and Game Code Section 1360(h) defines oak woodland as an oak stand containing greater than 10% oak canopy or may have historically supported greater than 10% canopy cover. The project area currently contains less than 10% oak canopy. However, the property is located in a region that is generally considered oak woodland and may have supported a greater canopy cover prior to its long term management as permanent pasture. For these reasons the project area could be categorized as oak woodland for the purposes of PRC 21083.4. This project, as proposed, does not contemplate resulting in further loss of oak woodland habitat and therefore will NOT result in direct or indirect reduction in oak woodland habitat conversion and will NOT have a significant negative effect on the environment.

Sincerely,

A handwritten signature in cursive script that reads "David Thompson". The signature is written in black ink and is positioned above the printed name.

David Thompson

California Registered Professional Forester #2496

<u>Tree Nr</u>	<u>Tree-Common</u>	<u>Tree Latin</u>	<u>DBH "</u>	<u>Comments</u>
493	Interior Live Oak	Quercus wislizeni	22	2 stems
494	Interior Live Oak	Quercus wislizeni	12	
495	Valley Oak	Quercus lobata	33	
496	Oregon White Oak	Quercus garryana	27	
497	Valley Oak	Quercus lobata	32	2 stems
499	Interior Live Oak	Quercus wislizeni	47	3 stems
500	Interior Live Oak	Quercus wislizeni	11	2 stems
501	Blue Oak	Quercus douglasii	19	
502	Oregon White Oak	Quercus lobata	32	
503	Valley Oak	Quercus lobata	27	
504	Interior Live Oak	Quercus wislizeni	9	
505	Interior Live Oak	Quercus wislizeni	10	
506	Interior Live Oak	Quercus wislizeni	7	
507	Interior Live Oak	Quercus wislizeni	14	
509	Oregon White Oak	Quercus garryana	43	
510	Blue Oak	Quercus douglasii	20	
511	Oregon White Oak	Quercus garryana	12	
512	Valley Oak	Quercus lobata	5	
513	Interior Live Oak	Quercus wislizeni	13	
514	Interior Live Oak	Quercus wislizeni	60	4 stems
515	Valley Oak	Quercus lobata	21	
516	Interior Live Oak	Quercus wislizeni	50	2 stems
517	Oregon White Oak	Quercus garryana	12	
518	Oregon White Oak	Quercus garryana	21	
519	Interior Live Oak	Quercus wislizeni	13	

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
MrB	Mokelumne sandy loam, 2 to 5 percent slopes	21.6	84.1%
PnC	Pentz sandy loam, 2 to 15 percent slopes	2.3	6.9%
SvC	Snelling fine sandy loam, 5 to 9 percent slopes	6.8	20.0%
SwD	Snelling sandy loam, 9 to 16 percent slopes	3.0	9.0%
Totals for Area of Interest		33.7	100.0%

MAP LEGEND

- | | | | |
|--|------------------------|--|-----------------------|
| | Area of Interest (AOI) | | Spot Area |
| | Area of Interest (AOI) | | Stony Spot |
| | Soil Map Unit Polygons | | Very Stony Spot |
| | Soil Map Unit Lines | | Wet Spot |
| | Soil Map Unit Points | | Other |
| | Special Point Features | | Special Line Features |
| | Blowout | | Water Features |
| | Borrow Pit | | Streams and Canals |
| | Clay Spot | | Transportation |
| | Cleared Depression | | Rails |
| | Gravel Pit | | Interstate Highways |
| | Gravelly Spot | | US Routes |
| | Landfill | | Major Roads |
| | Lava Flow | | Local Roads |
| | Marsh or Swamp | | Background |
| | Mud or Clay | | Aerial Photography |
| | Molluscious Water | | |
| | Perennial Water | | |
| | Rust Cultrop | | |
| | Saline Spot | | |
| | Sandy Spot | | |
| | Severely Eroded Spot | | |
| | Siltstone | | |
| | Silt or Slip | | |
| | Sodic Spot | | |

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the exact areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

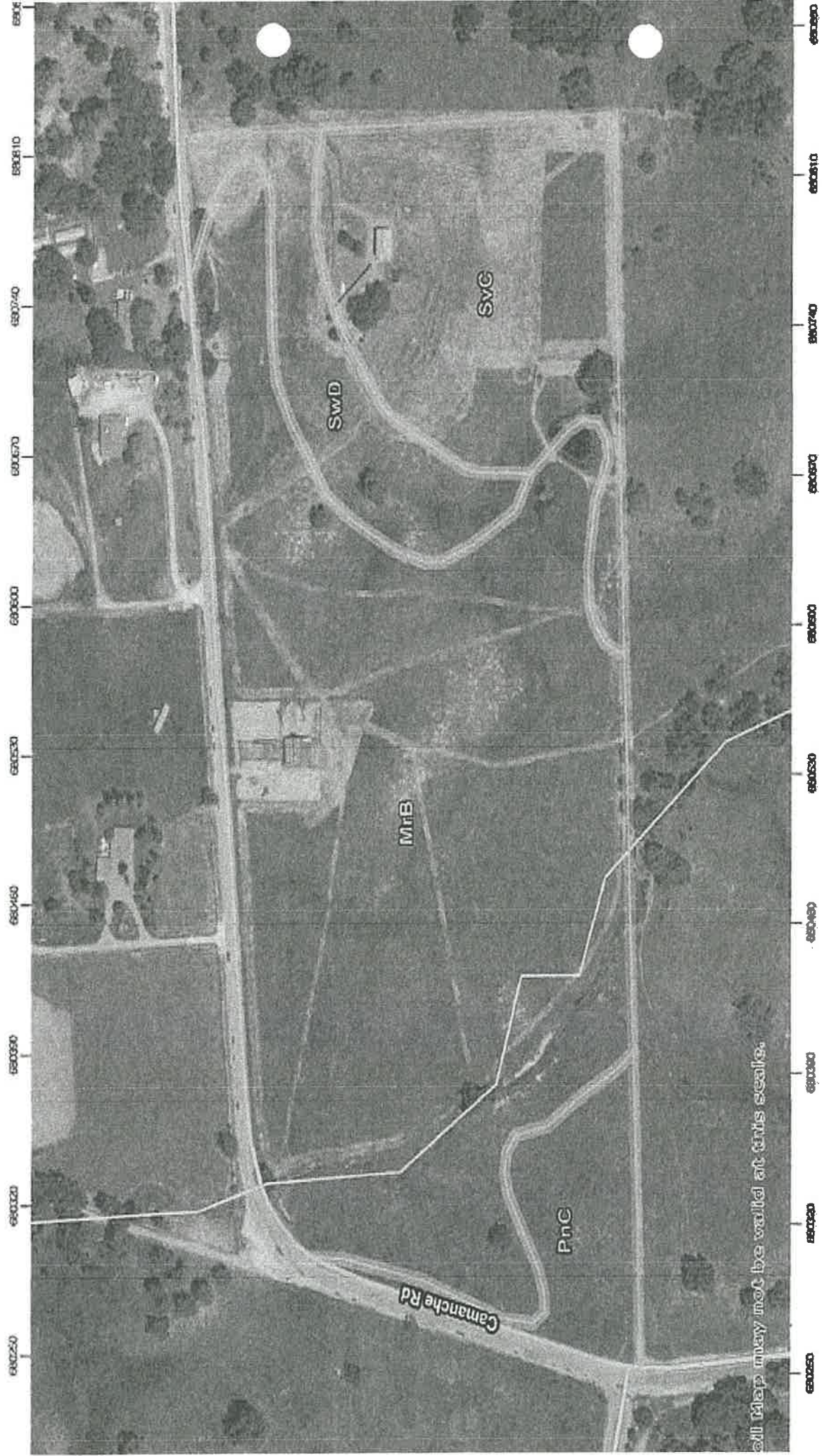
Soil Survey Area: Armador Area, California
Survey Area Data: Version 13, May 29, 2020

Soil map units are tabulated (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 3, 2019—Oct 29, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Soil Map—Amador Area, California
(Larry Costick)



All Map may not be valid at this scale.

Map Scale: 1:3,240 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge (es): UTM Zone 10N WGS84

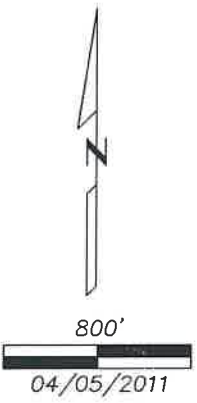
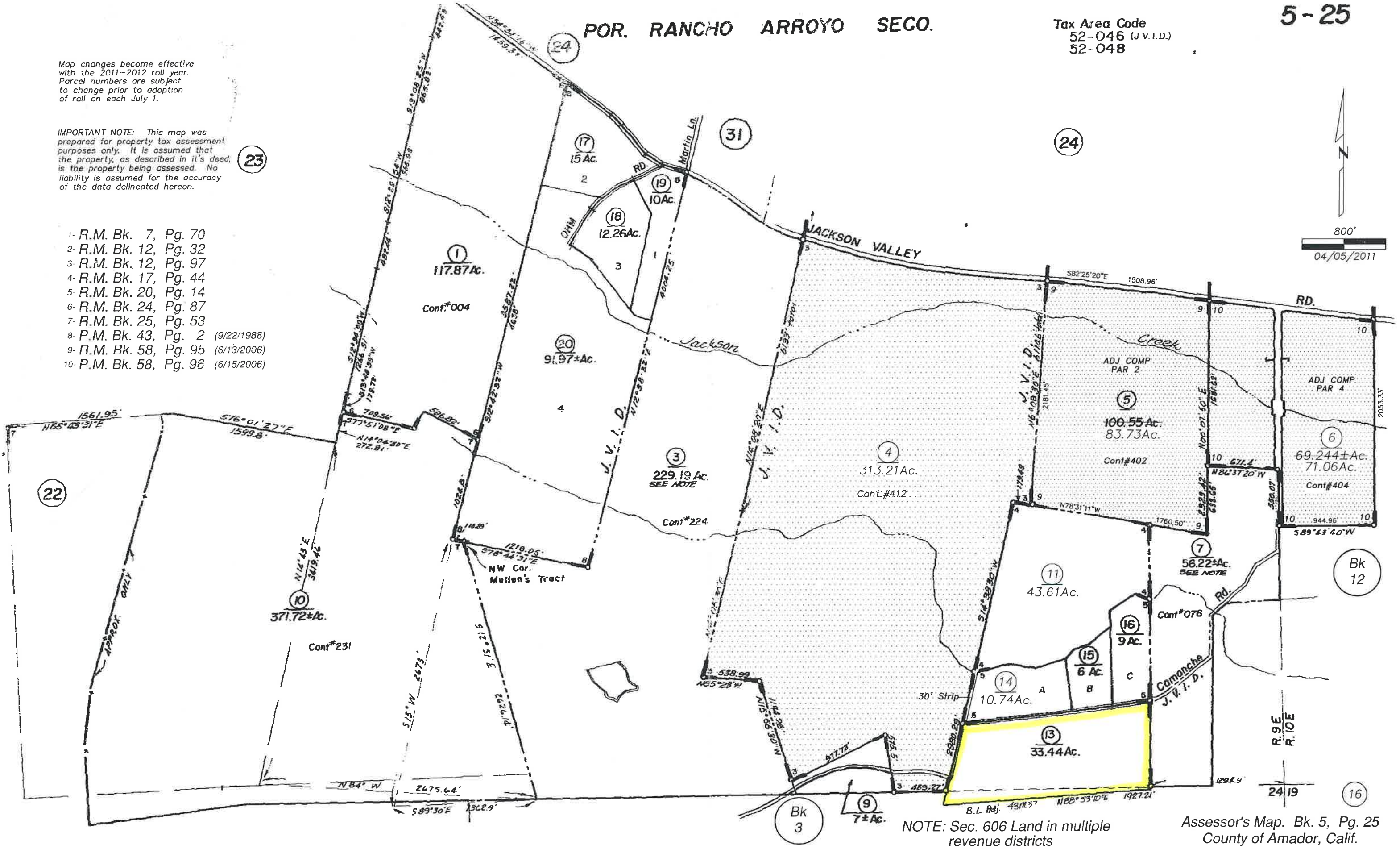
POR. RANCHO ARROYO SECO.

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 its 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.

VESTING TENTATIVE PARCEL MAP No. 2444

for
**LARRY ANDREW COSTICK, Trustee of the
Larry Andrew Costick Revocable Living Trust-1993
2015-0002201**

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

September, 2020

Scale: 1" = 200'

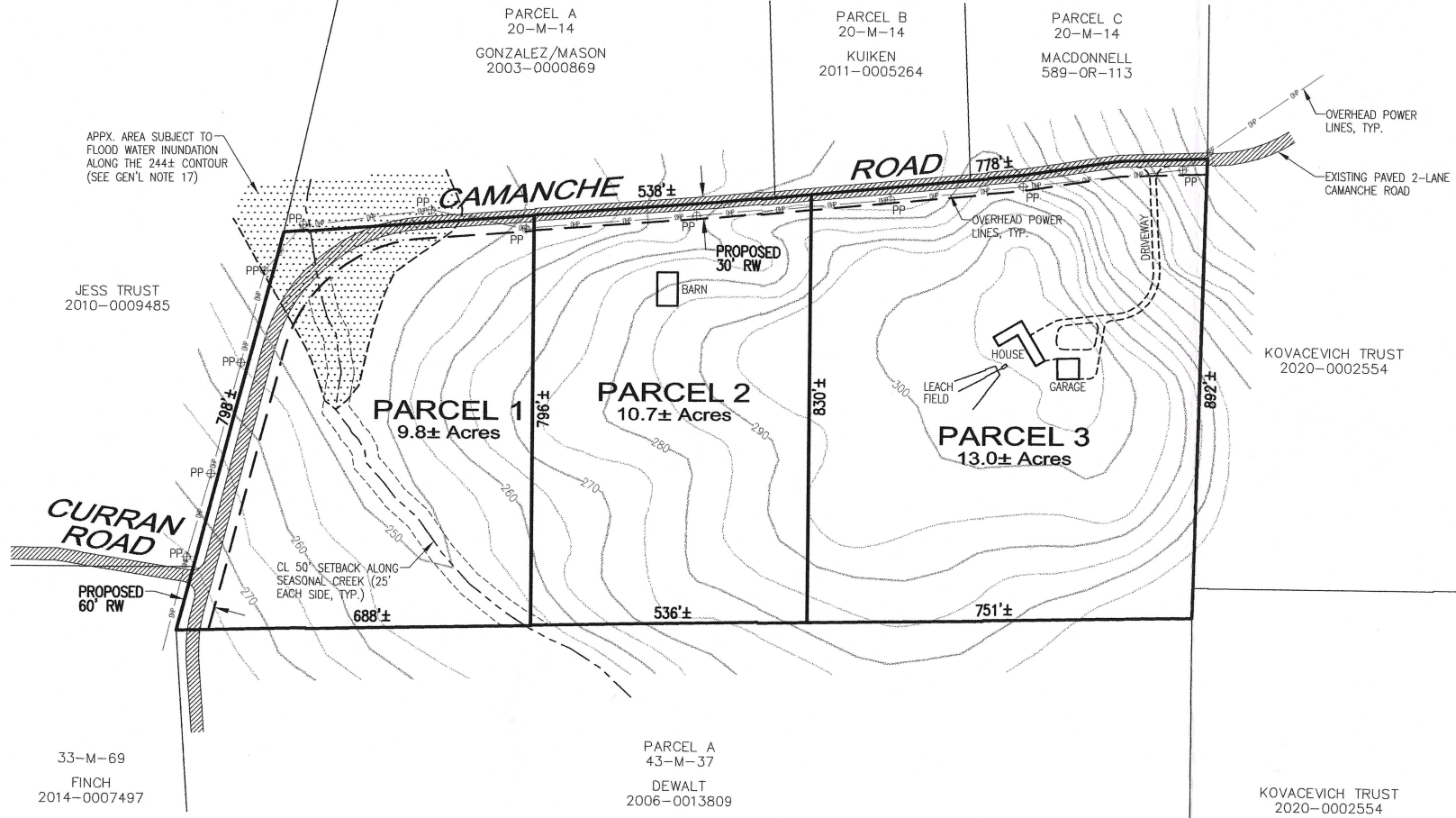
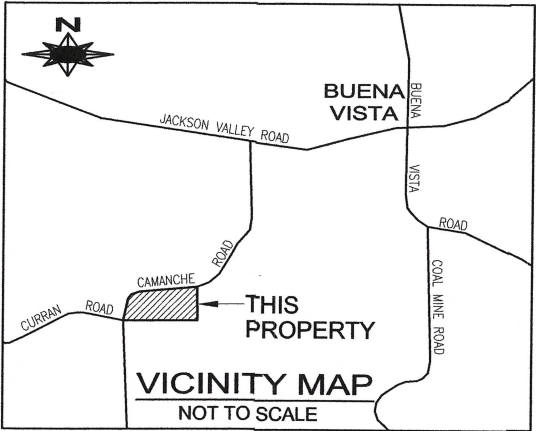
Contour Interval: 5'

GENERAL NOTES AND STATEMENTS

1. RECORD OWNER: LARRY ANDREW COSTICK REVOCABLE LIVING TRUST-2013
ATTN: LARRY COSTICK, TRUSTEE
5010 CAMANCHE ROAD
IONE, CA 95640
(209) 274.2123
2. SURVEYOR: TOMA AND ASSOCIATES
LICENSED LAND SURVEYORS
41 SUMMIT STREET
JACKSON, CA 95642
(209) 223.0156
3. A.P.N.: 005-250-013
4. ZONING: "X" SPECIAL USE
5. GENERAL PLAN: A-T AGRICULTURAL TRANSITIONAL (5-20 AC MIN)
6. DEED REFERENCE: 2015-0002201
7. PROPOSED USE: RESIDENTIAL
8. WATER: JACKSON VALLEY IRRIGATION DISTRICT (1 EXISTING SERVICE, 1 PROPOSED)
9. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS (1 EXISTING, 2 PROPOSED)
10. FIRE PROTECTION: JACKSON VALLEY FIRE DEPARTMENT
11. SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT (ACUSD)
12. UTILITIES: POWER WILL BE SERVED BY PACIFIC GAS AND ELECTRIC (PG&E)
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.
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 SETBACK ALONG SEASONAL CREEK WILL BE 25 FEET FROM CL OF CREEK.
15. SPECIAL DISTRICTS: JACKSON VALLEY FIRE DEPARTMENT, ACUSD, JVID
16. PHASING: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FILINGS.
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 "AE" 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
*A 100-YEAR FLOOD STUDY WAS DONE IN 2011 FOR THE ADJACENT JESS TRUST PROPERTY. IT WAS DETERMINED THAT THE 100-YEAR FLOOD LEVEL IN THIS AREA WAS 244'±.
18. MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 9.8± 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. DEVELOPER WILL SUPPLY WATER SERVICE OFF EXISTING PLASSE HOMESTEAD HOMEOWNERS ASSOCIATION WATER SYSTEM.
23. TOPOGRAPHIC MAPPING AND FEATURES ARE PER USGS QUAD SHEET. NO FIELD SURVEY WAS MADE TO ESTABLISH TOPOGRAPHIC LINES AND FEATURES.
24. THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No. 41689-ER PREPARED BY WESTERN LAND TITLE COMPANY AND DATED FEBRUARY 24, 2020 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):

255-OR-112 PGE EASEMENT
501-OR-616 JVID EASEMENT
NO DOC REFERENCE RIGHTS TO CAMANCHE ROAD
507-OR-36 PGE EASEMENT



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): TRINITA TRACT PARCEL MAP NO. 2444

DATE: 1.25.2002 **ENGINEER OF RECORD** CAROL L. TOLIA PLS 351

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

PROJECT OWNER Name COSTOCK TRUST, ATTN: LARRY COSTOCK

ADDRESS 5010 CAHANCHI RD **STATE** CA **ZIP** 95640 **PHONE** (909) 274-2128
 (Project owners receive a copy of all plan review comments from Public Works)

SUBMITTED BY: GIWA WALKER **COMPANY:** TOLIA & ASSOCIATES
 (Your name/Engineering/Architectural Company)

PHONE: office (909) 223-0156 cell _____ fax _____

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

	DEPOSIT REQUIRED
<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: _____

Environmental Health Department
(209) 223-6439

FEES FOR LAND DEVELOPMENT

Fee Computation Date 5-10-20 By J Dunklee
Property Owner Larry Costick
Project Name _____ APN 005-250-013

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: _____

DEPARTMENT OF TRANSPORTATION

DISTRICT 10
P.O. BOX 2048, STOCKTON, CA 95201
(1976 E. DR. MARTIN LUTHER KING JR. BLVD. 95205)
PHONE (209) 948-7325
FAX (209) 948-7164
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life.*

October 27, 2020

Ruslan Bratan Planner
Amador County Planning Department
810 court Street
Jackson, CA. 95642-2132

AMA-88-PM 4.8
TPM #2444 Costick

Dear Mr. Bratan,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the application for the proposed Tentative Parcel Map (TPM) #2444 Costick regarding the division of 33.44 acres into three parcels of ± 9.8 , ± 10.7 , and ± 13 acres in size from APN: 005-250-013. The parcel location is 5010 Camanche Road in Lone California, 95640. The property is zoned Special Use (X) and is in the General Zone Classification Agricultural transition (A-T) 5-10-acre minimum.

Caltrans has no comments regarding the TPM at this time.

SB 743 is changing CEQA analysis of transportation impacts. It requires local land use projects to provide safe transportation systems, reduce per capita Vehicle Miles Traveled (VMT), increase accessibility by mode share of bicycle, pedestrian, and transit travel, and reduce GHG emissions. VMT reduction is necessary to meet the statewide greenhouse gas (GHG) emissions regulations. Caltrans recommends VMT per capita thresholds are 15% below existing regional VMT per capita. Caltrans also recommends establishment of programs or methods to reduce VMT and support appropriate bicycle, pedestrian, and transit infrastructure.

If any project construction activities encroach into the Caltrans Right of Way (ROW), (example: signs, trenching, utility connections, staging of equipment) the project proponent must submit the required application for an Encroachment Permit to the Caltrans Permit Office. Appropriate environmental studies must be submitted with the application. These studies will include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans ROW at the project site(s). Please include California Environmental Quality Act (CEQA) documentation with the supporting

Mr. Ruslan Bratan
October 27, 2020
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technical studies when submitting the Encroachment Permit Application. For more information please visit the Caltrans Website at:
<https://dot.ca.gov/programs/traffic-operations/ep/applications>

If you have any questions or would like to discuss these comments, please contact Lloyd Clark at (209) 941-1982 (Email: Lloyd.clark@dot.ca.gov) or me at (209) 941-1947 (Email: kevin.schroder@dot.ca.gov).

Sincerely,

Kevin Schroder

Kevin Schroder, Acting Chief
Office of Rural Planning

Mr. Ruslan Bratan
October 27, 2020
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bcc: Environmental – Vitali, Dominic
Traffic Ops, Highway Operations – Tran, Nin
IGR file