

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: December 08, 2020**

ITEM 1 Request for a 2-year extension of time for Tentative Parcel Map No. 2868 proposing the division of 204+/- acres into two parcels of 164+/- and 40+/- acres (APN 011-020-044).

Applicant: Paul L. and Barbara I. Miller Revocable Family Trust

Supervisorial District: 2

Location: 5990 Tonzi Road, approximately 1,200 feet west of Willow Creek Road.

- A. General Plan Designation:** A-G, Agricultural-General (40-acre minimum density)
- B. Present Zoning:** X, Special Use
- C. Acreage Involved:** 204.24 acres
- D. Source of Water:** Individual wells (current)
- E. Sewage Disposal:** Individual septic systems (current & proposed)
- F. Description:** Tentative Parcel Map 2868 was originally approved by the Planning Commission on December 12, 2017, with an initial expiration for December 12, 2020. The Subdivision Map Act allows for a lead agency to extend the expiration date of a tentative map as long as the locally-granted extensions do not exceed six years. The applicant is now requesting an additional two-year extension to allow additional time to fulfill project requirements for the approved map.

To date, several of the Conditions of Approval have been met. The owner has drilled a well on the property, the septic system evaluation has been completed, and a variance from the Board of Supervisors was secured on March 13th 2018.
- G. Environmental Review:** The project requests an extension of time for a previously-approved Tentative Parcel Map. Potential environmental impacts were previously analyzed in an Initial Study with supporting documents and the Mitigated Negative Declaration was adopted on December 12 2017.

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The setting for the Project has not significantly changed since the Tentative Parcel Map No. 2868 MND was adopted. The current request does not propose to amend boundaries, uses, or development intensities that were analyzed in the prior MND. The extension of time for Project does not involve any physical changes to the environment and hence does not have the potential for causing a significant effect on the environment. Therefore, the adopted Mitigation Monitoring and Reporting Program (MMRP) that is applicable to the subject site is sufficient and, pursuant to State CEQA Guidelines Section 15162, which identifies the requirements for which subsequent analysis is required, no further environmental review is required.

- H. Planning Commission Action:** The first action of the Planning Commission should be a decision on the acceptance or rejection of the Notice of Exemption (NOE). Upon acceptance of the NOE, the Planning Commission can then make a decision to approve or deny the Extension of Time request.

The Planning Commission may:

1. Grant the requested extension of the expiration date for Tentative Parcel Map No. 2868, up to a maximum of two years;
2. Deny the requested extension of the expiration date for Tentative Parcel Map No. 2868.

- J. Recommended Findings:** If the Planning Commission moves to approve extension of the expiration date for Tentative Parcel Map No. 2868, the following findings are recommended:

1. On the basis of the administrative record presented, the Planning Commission finds that there is no substantial evidence of substantial changes or new information that will have a significant effect on the project or the environment.
2. Granting a two-year time extension allowing for the final map to be recorded no later than December 08, 2022, is consistent with the Amador County General Plan and Zoning District regulations for this location.

Paul and Barbara Miller

Post Office Box 130

Ione, California, 95640

November 16, 2020

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

Re: Miller parcel map no. 2868
5990 Tonzi Road, Ione; Amador County APN 011-020-044

Dear Chuck,

Our parcel map no. 2868 was approved by the Planning Commission on December 12, 2017. Since the original approval we have worked diligently to satisfy most of the conditions of approval, however significant boundary survey challenges have caused delays and we now find the need for additional time within which to complete the rest of the conditions. Please accept as timely filed this request for a 24-month extension of tentative map life, and process our request as appropriate.

Thank you for your cooperation. Should you have any questions, please be certain to contact me.

Very truly yours,


Paul L. Miller

Att: EOT fee \$746.00

cc: Robin D. Peters, P.E. – Cal State Engineering, Inc.
Chuck Cree – Pacific Mountain Surveys



Ruslan Bratan <rbratan@amadorgov.org>

Miller PM 2868

1 message

Robin Peters <rpeters@calstateengineering.com>
To: Ruslan Bratan <rbratan@amadorgov.org>

Tue, Dec 1, 2020 at 11:16 AM

Good morning Ruslan –

Thanks for your call this morning. The Miller parcel map has been an interesting exercise in technical surveying, to be sure. It's position in the northwesterly corner of the township presented unique challenges when we located an unrecorded monument labeled as the township corner. The unrecorded monument was set a decade or so ago as a part of incomplete surveying prepared for the adjacent land grant property; we found that the monument had been set but no map had been recorded to document its position. Fortunately the original surveyor was very cooperative, and the surveying and mapping was completed and the map eventually recorded. If that weren't enough, to the east we then identified erroneous reliance by prior surveys on fence corners deemed at the time to be controlling monuments. As it turns out, our surveyor calculated where the original controlling monument should be, and during a field search found the original 1880s-era monument in precisely the correct position. Field surveying is now complete, but these surveying issues cost us nearly 18 months of delays.

At this time our surveyor is preparing the parcel map and getting it ready for plan review. The owner has drilled a well on the property, we've completed the septic system evaluation, we secured a variance from the Board of Supervisors, and the balance of the conditions are being worked on as we speak. With this extension of time in place we would expect to have the map finished and recorded very soon.

Thanks Ruslan. Be sure to circle back with any additional questions.

Robin

Robin D. Peters, P.E.

Cal State Engineering, Inc.

[427 Broadway](#)

[Jackson, CA 95642](#)

[\(209\) 223-1441](#)

rpeters@calstateengineering.com

VESTING TENTATIVE PARCEL MAP No. 2868

for

SCOTT MILLER

BEING A PORTION OF SECTION 6, TOWNSHIP 6 N, RANGE 10 E, M.D.M.
 AMADOR COUNTY, CALIFORNIA
 August, 2017 - REVISED OCTOBER 25, 2017

OWNER:
 Paul L. and Barbara L. Miller Trust
 P.O. Box 130
 Ione, CA 95640

SUBDIVIDER:
 Scott Miller
 7800 S. Shadow Oaks Lane
 Granite Bay, CA 95746
 (916) 257-1075

PREPARED BY:
 Cal State Engineering Inc.
 Robin D. Peters, P.E. RCE No. 58604
 427 Broadway
 Jackson, CA 95642
 (209) 223-1441



GENERAL NOTES

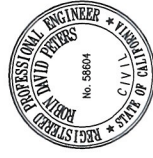
1. DEED REFERENCE: INS. NO. 1999-008421
2. MAP REFERENCES: N/A
3. ASSESSOR'S PARCEL NUMBER: 011-020-044
4. TOTAL ACREAGE: 204± AC.
5. TOTAL NUMBER OF PARCELS: 2
6. EXISTING LAND USE: AGRICULTURAL/RURAL RESIDENTIAL
7. PROPOSED LAND USE: NO CHANGE
8. EXISTING ZONING: X
9. PROPOSED ZONING: NO CHANGE
10. EXISTING GENERAL PLAN DESIGNATION: A-G
11. PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
12. WATER SUPPLY: PRIVATE WELLS
13. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
14. POWER: PACIFIC GAS & ELECTRIC CO.
15. TELEPHONE SERVICE: A.T. & T.
16. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
17. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
18. CONTOUR INTERVAL: 20 FEET BASED ON USGS 7.5' QUADRANGLE "IRISH HILL"
19. BUILDING SETBACKS ARE TO COMPLY WITH COUNTY ZONING CHAPTER 19.44 AND WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS). THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS.
20. THIS PROPERTY IS NOT WITHIN 1000 FEET OF A MILITARY INSTALLATION, BEING IN THE LIGHT DISTRICT WITHIN SECTION 21098, AS DEFINED IN SECTION 21098 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN URBANIZED AREA AS DEFINED IN SECTION 65944.

AGENT'S CERTIFICATE:

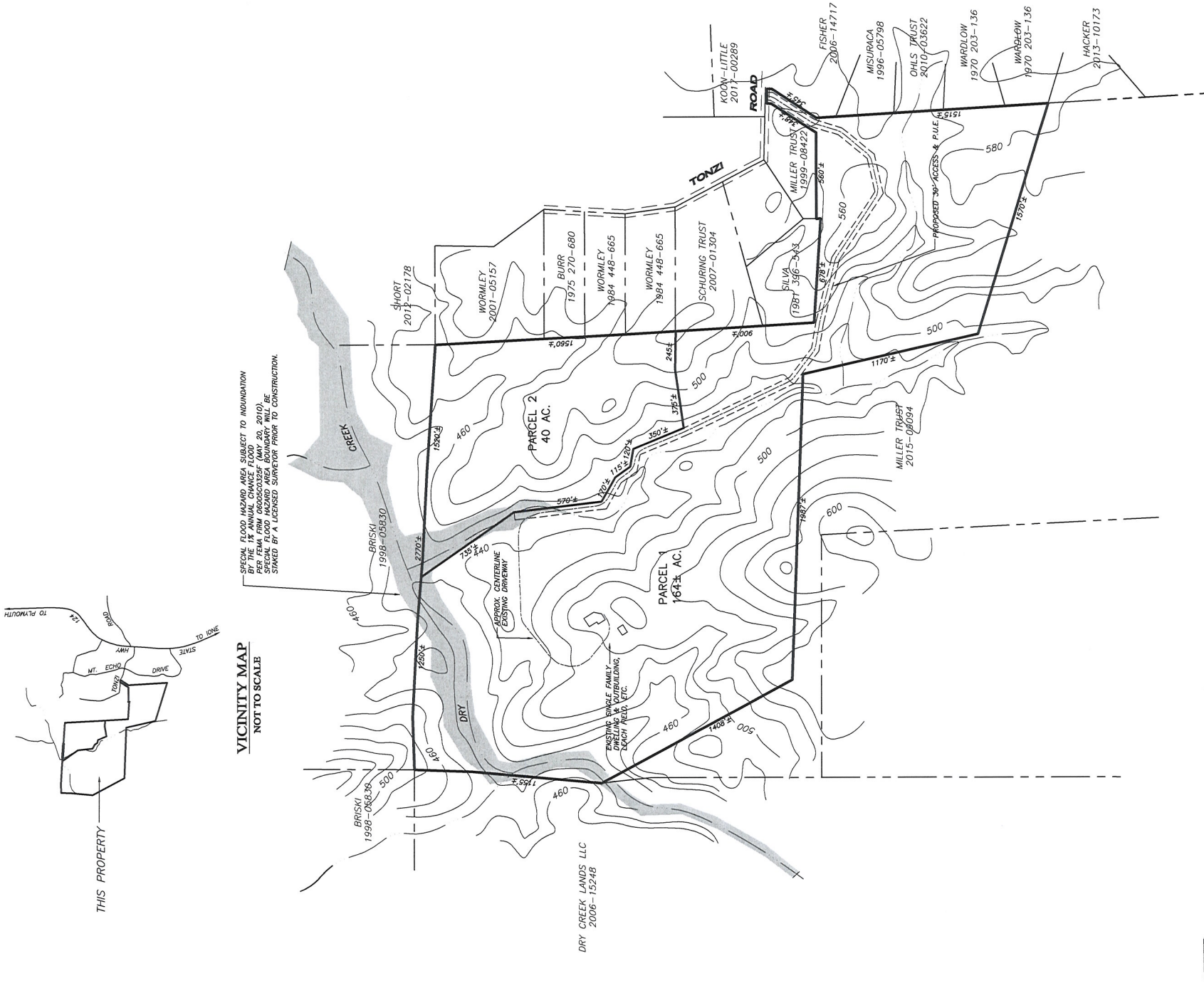
I AM THE AGENT FOR SUBDIVIDER, SCOTT MILLER, WHO CONSENTS TO THE FILING OF THIS PARCEL MAP APPLICATION IN COMPLIANCE WITH THE REQUIREMENTS OF THE DIVISION OF LAND ACQUISITION, CALIFORNIA GOVERNMENT CODE, THE SUBDIVISION MAP ACT.

Robin D. Peters
 ROBIN D. PETERS, P.E.
 RCE No. 58604

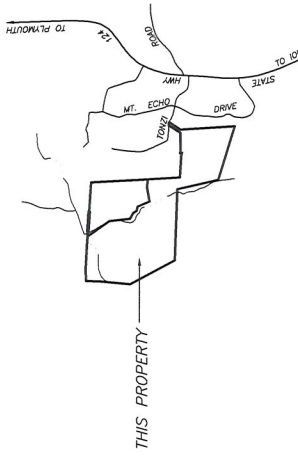
DATE: 10-25-17



RECEIVED
 OCT 25 2017
 AMADOR COUNTY
 PLANNING DEPARTMENT



VICINITY MAP
 NOT TO SCALE



CAL STATE ENGINEERING INCORPORATED

427 BROADWAY
 JACKSON, CA 95642
 PHONE (209) 223-1441
 FAX (209) 223-5044

CONDITIONS OF APPROVAL

PROJECT: Tentative Parcel Map No. 2868.

SUBDIVIDER: Paul L. and Barbara I. Miller Revocable Living Trust

DESCRIPTION: Tentative Parcel Map No. 2868, by Paul L. and Barbara I. Miller Revocable Living Trust, proposes the division of 204+/- acres into 2 parcels of 164+/- and 40+/- acres each. The project is located approximately 1200 feet west of Willow Creek Road, being 5990 Tonzi Road (APN 011-020-044).

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration.

NOTICE OF INTENT (TO FILE A NEGATIVE DECLARATION): November 15, 2017

PLANNING COMMISSION APPROVAL DATE: December 12, 2017

NOTICE OF DETERMINATION DATE:

TENTATIVE PARCEL MAP EXPIRATION DATE: December 12, 2020

EXTENSION OF EXPIRATION DATE:

IMPORTANT NOTES:

NOTE A: It is suggested the subdivider contact the Environmental Health, Public Works, and Planning Departments and any other agencies involved prior to commencing the preceding conditions. Improvement work shall not begin prior to the review of the plans and the issuance of a permit by the Public Works Department. The Inspector must have a minimum of 48 hours notice prior to the start of any construction.

NOTE B: An extension of time for completion of this tentative map is possible, provided said extension is applied for by the applicant, to the Planning Department, in writing, prior to the expiration date of the tentative map.

NOTE C: Information concerning this map can be obtained through the Amador County Planning Department, 810 Court Street, Jackson, CA 95642 (209) 223-6380.

FISH AND GAME FEES:

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

PARCEL MAP RECORDATION CONDITIONS:

- 2. Prepare and submit Parcel Map. THE SURVEYOR'S OFFICE SHALL MONITOR THIS CONDITION.**

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Parcel Map No. 2868 – Miller Trust

Page 2 of 4

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

SOILS:

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

EASEMENTS:

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

TAXES:

- 8. All current and delinquent taxes must be paid. Security, in the form of a cash deposit, must be posted for estimated taxes, and special assessment collected as taxes, which are a lien against the subject property, but which are not yet payable. The Tax Collector shall draw upon this cash deposit to pay the taxes, and special assessments collected as taxes when they become payable. When all current and/or delinquent taxes have been paid, and any required security has been posted with the County Tax Collector, the Tax Collector will submit a letter to the County Surveyor's

Office stating that this condition has been satisfied. (Note: Please refer to Amador County Code Sections 17.72.120, 17.72.130 and 17.72.140 {amended May 15, 2007}, and Government Code Sections 66492 and 66493). THE SURVEYOR’S OFFICE SHALL MONITOR THIS CONDITION.

PUBLIC REPORT:

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

SEWAGE DISPOSAL:

10. Prior to recordation of any final map, the subdivider shall demonstrate compliance with Amador County Code Section 14.12.130 by retaining the services of a qualified professional to complete the following:
 - A. Perform soil profile testing in the sewage disposal sites for all undeveloped parcels.
 - B. Perform percolation testing in the sewage disposal sites for all undeveloped parcels.
 - C. Unless waived by the Environmental Health Department, perform wet weather testing in the proposed sewage disposal site for all undeveloped parcels.
 - D. Submit a report to the Environmental Health Department for review and approval which includes a plot plan for each proposed parcel locating and dimensioning the proposed sewage disposal site(s), soil profile logs, percolation test results, and wet weather testing results. The plot plans shall show the designated disposal site polygon(s) including dimensions and at least one tie to a property corner pin, the locations of pertinent field testing, any existing or proposed wells within 200 feet of the disposal sites, and any waterways within 100 feet of the disposal sites. The proposed sewage disposal sites must comply with Amador County Code Section 14.12.130 and all applicable sections of the Amador County Onsite Wastewater Treatment System Regulations. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

PUBLIC ROAD IMPACT FEE:

11. Prior to issuance of a building permit, the developer shall pay the Regional Traffic Mitigation Fee and Local Traffic Impact Fee in accordance with County Ordinance Code 7.84 at the rate(s) in effect at the time of payment. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.

DRIVEWAY IMPROVEMENTS:

12. Prior to recordation of any Parcel Map, the residential driveway shall conform to the requirements pertaining to Driveways in County Code Chapter 12.08.035 and 15.30. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.
13. Prior to recordation of any Parcel Map, subdivider shall provide evidence that each parcel is a participant in a Homeowner's Private Road Maintenance Agreement covering the driveway from Tonzi Road to the point of departure for the private driveway to proposed Parcel 2. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.

EASEMENTS:

14. Prior to recordation of any Parcel Map, provide easements as required for common driveway access for Parcel 1 and Parcel 2 by County Code 12.08.035. The 30-foot easement, 15 feet on each side of the centerline of the existing driveway shall be located as shown on Tentative Parcel Map #2868. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Parcel Map No. 2868 – Miller Trust

Page 4 of 4

15. All Public Use Easements shall comply with County Code Section 17.28.060, "Easements," unless a variance has been granted by the Amador County Board of Supervisors. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

FIRE PROTECTION:


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

ARCHAEOLOGICAL, CULTURAL, HISTORICAL MITIGATION:

17. Prior to recordation of any Parcel Map(s), the applicant shall provide a statement, for review and approval by the Planning Department, that if historic archaeological, and/or paleontological resources are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the developer shall immediately notify the Planning Department of the discovery. In such case, the developer shall, at their expense, retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required to submit to the Planning Department for review and approval a report of findings and method of curation or protection of the resources. Further grading or site work within the area of discovery shall not be allowed until the preceding steps have been taken. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

RECREATION:

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


Chair
Amador County Planning Commission

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

Recording requested by:
BOARD OF SUPERVISORS
When recorded send to:
BOARD OF SUPERVISORS

**BEFORE THE BOARD OF SUPERVISORS OF THE
COUNTY OF AMADOR, STATE OF CALIFORNIA**

IN THE MATTER OF:

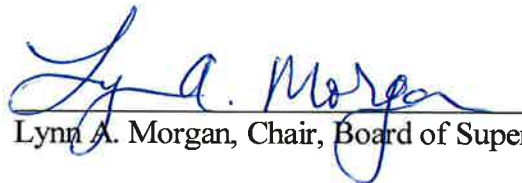
RESOLUTION APPROVING VARIANCE TO
COUNTY CODE §17.28.060 EASEMENTS FOR
PARCELS # 1 AND #2 ON TENTATIVE PARCEL
MAP #2868 (APN 011-020-044) - REQUESTED
BY PAUL L. AND BARBARA I. MILLER TRUST

RESOLUTION NO. 18-023

BE IT RESOLVED by the Board of Supervisors of the County of Amador, State of California, that said Board does hereby approve a request for a variance from County Code § 17.28.060 Easements, which requires easements to be located along property lines for proposed parcels 1 and 2 Tentative Parcel Map #2868 (see Attachment "A").

The foregoing resolution was duly passed and adopted by the Board of Supervisors of the County of Amador at a regular meeting thereof, held on the 13th day of March, 2018, by the following vote:

AYES: Lynn A. Morgan, Brian Oneto, Patrick Crew, Richard M. Forster,
Frank U. Axe
NOES: None
ABSENT: None


Lynn A. Morgan, Chair, Board of Supervisors

THE FOREGOING INSTRUMENT IS
A CORRECT COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE

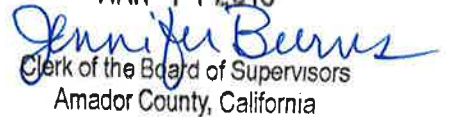
ATTEST:

JENIFER BURNS, Clerk of the
Board of Supervisors,
Amador County, California


Deputy



ATTEST: MAR 14 2018


Clerk of the Board of Supervisors
Amador County, California

ATTACHMENT "A"

VESTING TENTATIVE PARCEL MAP No. 2868

for
SCOTT MILLER

BEING A PORTION OF SECTION 6, TOWNSHIP 6 N., RANGE 10 E. M. D. M.
AMADOR COUNTY, CALIFORNIA
August, 2017

OWNER: SCOTT MILLER
PREPARED BY: [Signature]



RECEIVED
AUG 29 10:07

AMADOR COUNTY
PLANNING DEPARTMENT

GENERAL NOTES

1. SEE EXHIBIT "B" FOR THE COMPLETE PARCEL MAP.
2. THE PROPERTY IS BEING OFFERED FOR SALE AS SHOWN ON THE MAP.
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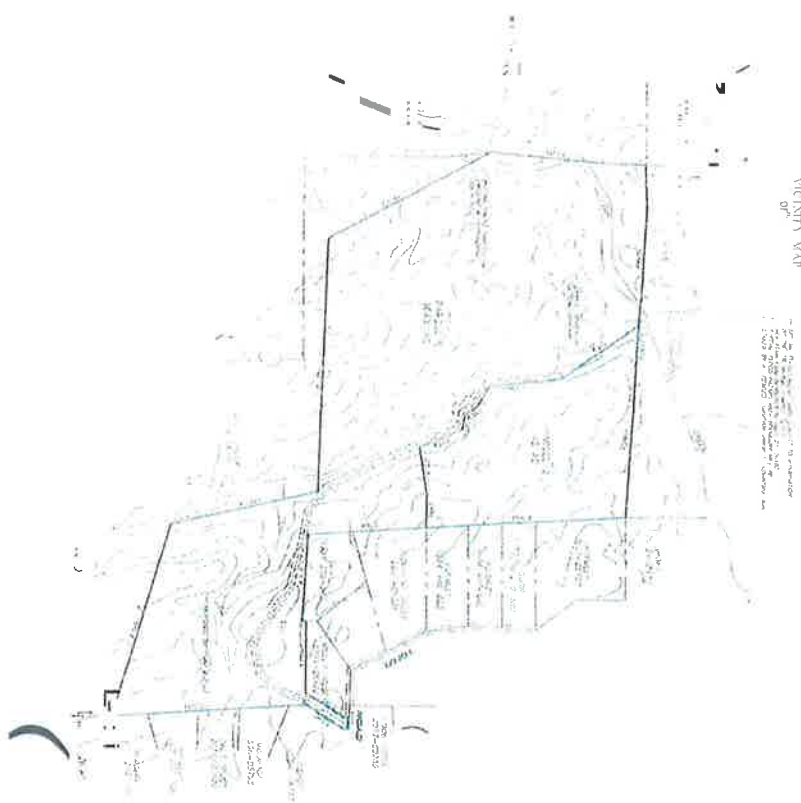
AGENTS CERTIFICATE

I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the above is a true and correct copy of the original map as shown to me by the owner of the same.

ff:17



ENGINEERS



RECEIVED

OCT 01 2019

**AMADOR COUNTY
PLANNING DEPARTMENT**

October 1, 2019

Amador County Planning Department
810 Court Street
Jackson, CA 95642

RE: PARCEL MAP 2868

Dear Planning Department staff:

Please be advised that if historical, archaeological, and/or paleontological resources are encountered during site grading or other work on the referenced project site, all such work will be halted immediately within the area of discovery and the Planning Department will be notified of the discovery. In such case, the services of a qualified professional will be retained at the project proponent's expense for the purpose of recording, protecting, or curating the discovery as appropriate. The qualified professional will submit to the Planning Department for review and approval a report of findings and method of curation or protection of the resources. Further grading or site work within the area of discovery will not be allowed until the preceding steps have been taken.

Sincerely,



Paul L. Miller,
Project Proponent

The Planning Commission of the County of Amador met on Tuesday, December 12, 2017 in the Board of Supervisors Chambers at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:00 p.m. by Vice Chair Callsen.

THOSE PRESENT WERE:

Planning Commissioners: Keith DesVoignes, District 1
Caryl Callsen, District 3, Vice Chair
Andy Byrne, District 4
Ray Ryan, District 5

Staff: Greg Gillott, County Counsel
Susan C. Grijalva, Planning Director
Chuck Beatty, Planning Director
Robin Rehart, Administrative Secretary

THOSE ABSENT WERE:

Planning Commissioner: Dave Wardall, District 2, and Chairman

NOTE: The Staff Report packet prepared for the Planning Commission is hereby incorporated into these minutes by reference as though set forth in full. Any Staff Report, recommended findings, mitigation measures, conditions or recommendations which are referred to by Commissioners in their action motions on project decisions which are contained in the Staff Reports are part of these minutes. Any written material, petitions, packets, or comments received at the hearing also become a part of these minutes. The recording of this meeting is hereby incorporated into these minutes by reference. All Items from the Minutes and are stored in the Amador County Planning Department.

A. Pledge of Allegiance.

B. Approval of Agenda:

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Ryan and carried to approve the agenda as presented.
Absent: Dave Wardall, District 2, and Chairman

C. Minutes: November 14, 2017

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner DesVoignes and carried to approve the minutes of November 14, 2017 as presented.
Absent: Dave Wardall, District 2, and Chairman
Abstain: Ray Ryan

D. Correspondence: Thank you Card from Somerville Family – Received 11/22/17

E. Public Matters Not on the Agenda: Susan Grijalva, Planning Director announced that due to her retirement, tonight's Planning Commission Meeting is the last she'll be attending in an official capacity. Ms. Grijalva then introduced and congratulated Chuck Beatty on his promotion to the position of Planning Director and introduced Robin Rehart, the new Administrative Secretary for the Planning Department.

F. Recent Board Actions: Chuck Beatty, Planning Director, updated the Planning Commission on the recent actions of the Board of Supervisors:

Public Hearings

Item 1 - Request for Tentative Parcel Map #2868, proposing the division of 204+/- acres into 2 parcels of 164 acres and 40 acres.

Applicant: Paul L. and Barbara I. Miller Revocable Living Trust
Supervisorial District: II
Location: Approximately 1,200 feet west of Willow Creek Road
being 5990 Tonzi Road, (APN 011-020-044).

Chuck Beatty, Planning Director, summarized the Staff Report which is hereby incorporated by reference into these minutes as though set forth in full.

Vice Chair Callsen opened the public hearing.

Robin Peters, project representative from Cal State Engineering addressed the Commission. Mr. Peters expounded on the project and stated that this parcel division would be consistent with the General Plan and with zoning. He explained that the second parcel would be accessed by a new easement which would follow existing parcel maps.

Paul Miller, Applicant stated that he objected to a couple of the conditions. His objections were to the recommended conditions for the septic system and the driveway.

Chuck Beatty, Planning Director addressed his concerns. The recommended conditions for the septic system are a standard requirements by the Environmental Health Department. The recommended conditions for the driveway are consistent with the requirements for roads, fire / emergency access and standard easements.

Commissioner Byrne asked if the requested easements would need to go to the Board of Supervisors as the easements are offset from the property lines.

After discussion, Greg Gillott, County Counsel and Planning Department Staff made the determination that the Tentative Parcel Map #2868 and the Request for a Variance from County Code Section 17.28.060, were separate items. The current agenda item is the Tentative Parcel Map. The Request for a Variance due to the easements will be discussed at the January 12, 2018 Planning Commission Meeting.

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner DesVoignes and carried to close the public hearing.

Absent: Dave Wardall, District 2, and Chairman

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and carried to find the Mitigated Negative Declaration is the appropriate environmental document.

Absent: Dave Wardall, District 2, and Chairman

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and carried to adopt the findings and approve the Tentative Parcel Map subject to the conditions contained in the Staff Report.

Absent: Dave Wardall, District 2, and Chairman

NOTE: Mr. Beatty, Planning Director, advised those present that the Planning Commission has approved Tentative Parcel Map #2868. If anyone wishes to appeal the decision of the Commission they may do so by submitting to the Clerk of the Board of Supervisors a written request for appeal prior to Friday, **December 22, 2017** at 5:00 p.m. along with the appropriate appeal fee.