



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 223-6254
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
Building Department
County Counsel
Environmental Health Department
Surveying Department
Transportation and Public Works
Department
Waste Management
Sheriff's Office
Ione Band of Miwok Indians**
Buena Vista Band of Me-Wuk Indians**

AFPD
ACTC
Amador Transit
Amador Water Agency
Cal Fire
Caltrans, District 10
CDFW, Region 2
Amador LAFCO
City of Sutter Creek
Washoe Tribe of Nevada and California**
Shingle Springs Band of Miwok Indians**

DATE: February 26, 2021

FROM: Krista Ruesel, Planning Department

PROJECT: Tentative Parcel Map No. 2879, proposing the division of 174.4 acres into 4 parcels (35.0, 29.7, 25.11, and 20.19 acres) with a 64.4-acre remainder. The project includes a General Plan Amendment (GPA-20;12-1) from the AG, Agricultural-General (40-acre) land use designation to the AT, Agricultural-Transition (5- to 20-acre) land use designation, and a Zone Change (ZC-20;12-1) that would remove and replace the current zoning of R1A-B5, Single-family Residential and Agricultural with No Further Divisions combining district. The General Plan Amendment and Zone Change would apply to 139.4 acres of the project. (APN: 040-030-059)

Applicant: Luke R. Glavenich Revocable Living Trust-2006 (Michael Glavenich, trustee)
Supervisory District: 4
Location: South of Shake Ridge Rd. and north of Sutter Creek Rd, immediately east of the Sutter Creek city limits and approximately 1000 feet northeast from the intersection of Shake Ridge Rd. and Golden Hills Dr.

REVIEW: As part of the preliminary review process, this project is being sent to State, Tribal, and local agencies for their review and comment. The Technical Advisory Committee (TAC) will review the project for completeness during its regular meeting on **Thursday, March 11, 2021** in the Board Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference, accessible through this link: <https://us02web.zoom.us/j/5375128983> or by calling one of the numbers below:


+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: 537 512 8983

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

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

The following information shall be included with this application:

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

The following shall be included with this application:

- ✓ Thirty-five (35) copies of tentative map
Option for 35 copies:
15 copies 18" x 26" in size (folded to 6" x 9-1/2" in size)
20 copies 11" x 17" in size
- ✓ One (1) copy of Assessor's Plat Map
- ✓ Two (2) copies of deed(s)
- ✓ Two (2) copies of completed environmental information form (Sections 19, 30 and 31 require description and photos)
- ✓ Two (2) copies of preliminary map report
- ✓ One (1) reduced 8-1/2" x 11" copy of tentative map
- ✓ Application fee (see Fee Schedule)
- ✓ Copy of receipt of Env. Health Dept. and Public Works Dept.
- ✓ Completed and signed Indemnification Agreement
- ✓ If your project access off a State highway, provide encroachment permit or other pertinent information (e.g., a road maintenance agreement if your project access from a road directly connected to a State highway)
- ✓ Oak Woodlands Study prepared by a Registered Professional Forester
- ✓ **NCIC RECORD SEARCH**

INDEMNIFICATION

Project: Tentative Parcel Map No. 2879

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



TOMA & ASSOCIATES, INC.
ENGINEERING- SURVEYING- PLANNING

October 29, 2018

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

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

Dear Chuck,

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

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

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

Please let me know if you need any additional information.

Best Regards,

Gina Waklee
Toma and Associates
gmw@jacksonca.net



PLANNING DEPARTMENT
LAND USE AGENCY
COUNTY ADMINISTRATION CENTER

810 Court Street • Jackson, CA 95642-2132
Telephone: (209) 223-6380

website: www.co.amador.ca.us
e-mail: planning@co.amador.ca.us

APPLICATION FOR ZONE CHANGE

Application for a zoning change shall include the following:

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

INDEMNIFICATION

Project: TENTATIVE PARCEL MAP No. 2879

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

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.


3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

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

Applicant:

Owner (if different than Applicant):

Signature



Signature

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

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

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

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

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

WRITTEN PROJECT DESCRIPTION

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

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

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

YES NO

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

ENVIRONMENTAL SETTING

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

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

Date: 2-15

Signature: 

ANSWERS TO QUESTIONS 29-30-31

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

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

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

SC Vol Rd
1st from town



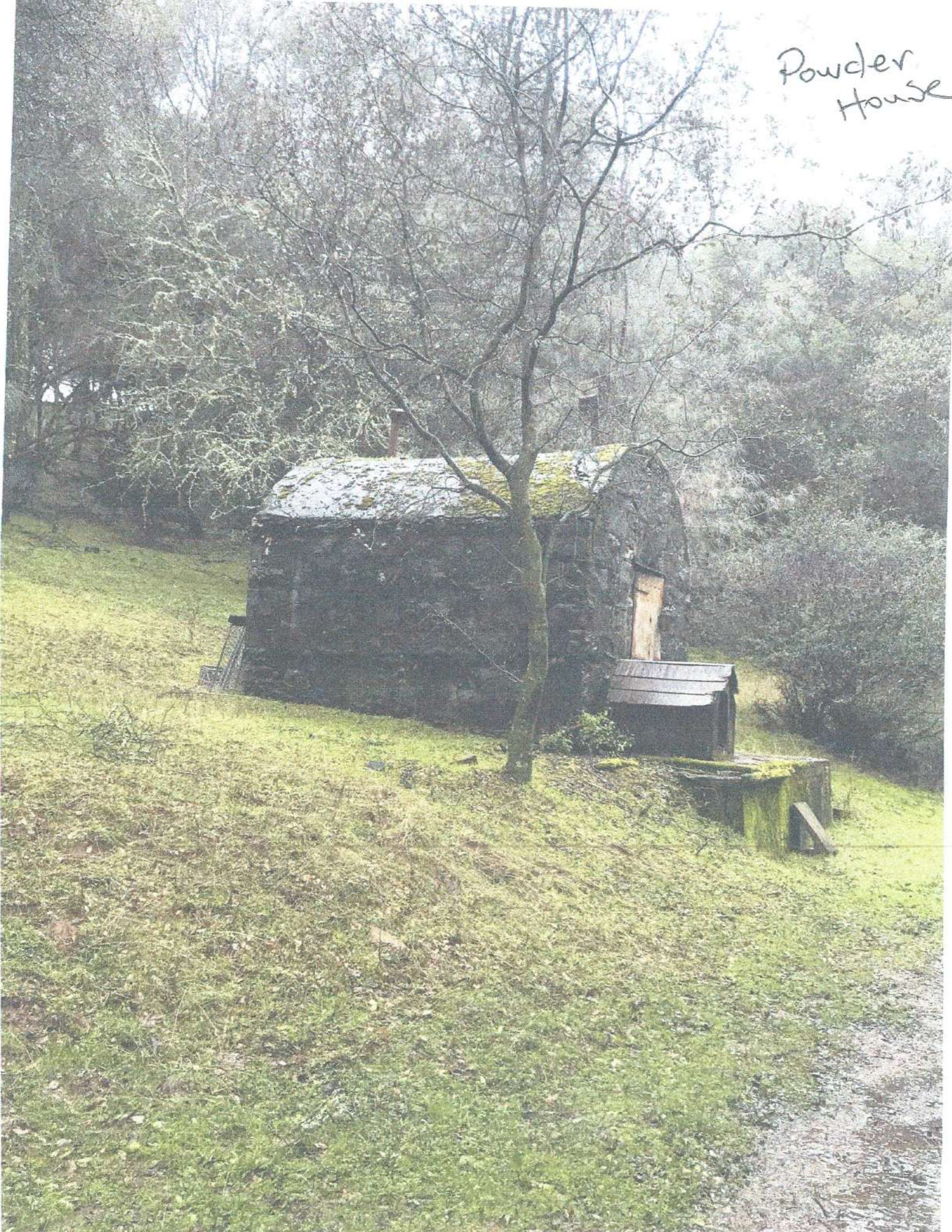
5. C. Vol 1 224
Need from
Tanner



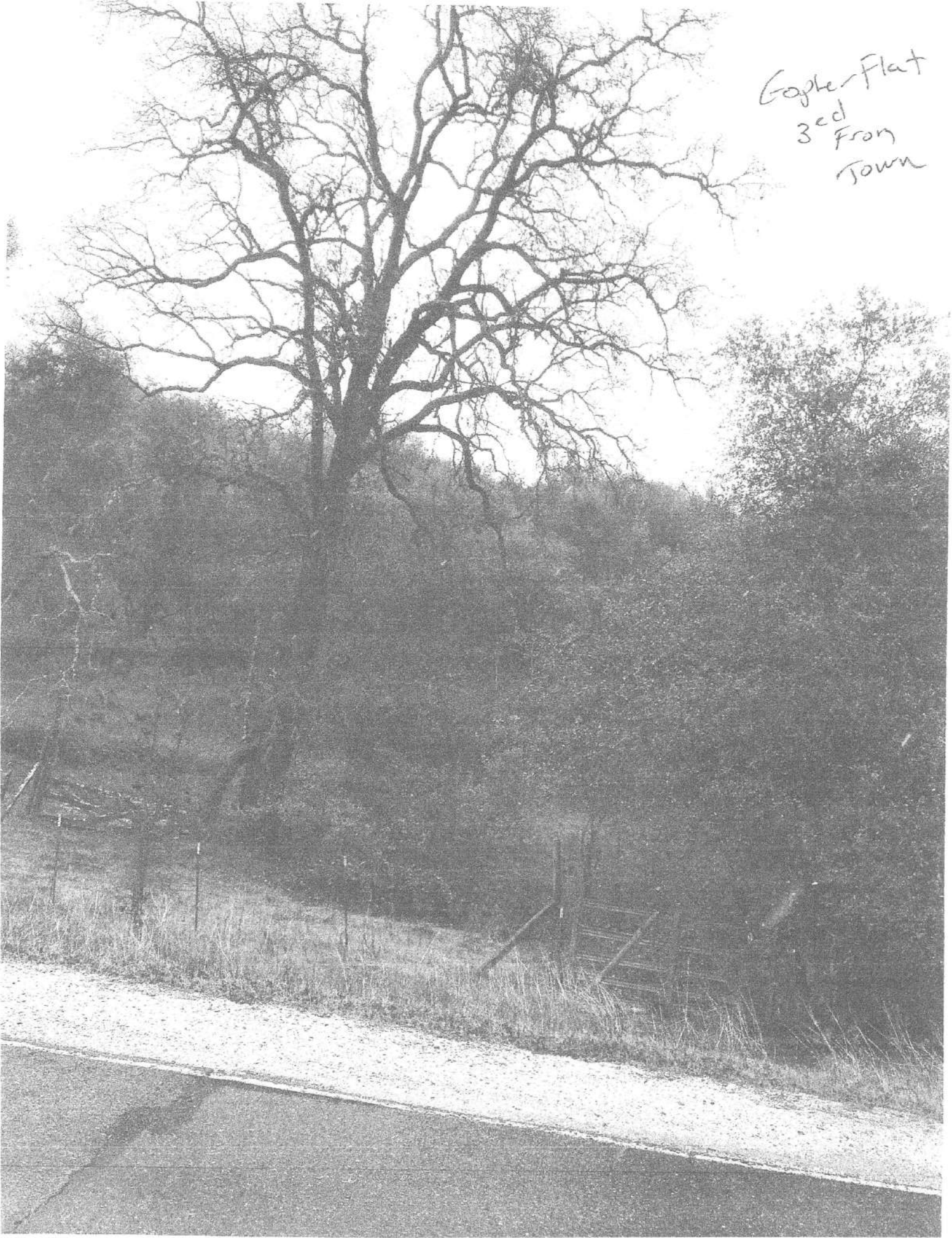
J. G. Vol Rd
3ed from Town



Powder
House



Gopher Flat
3rd
From
Town

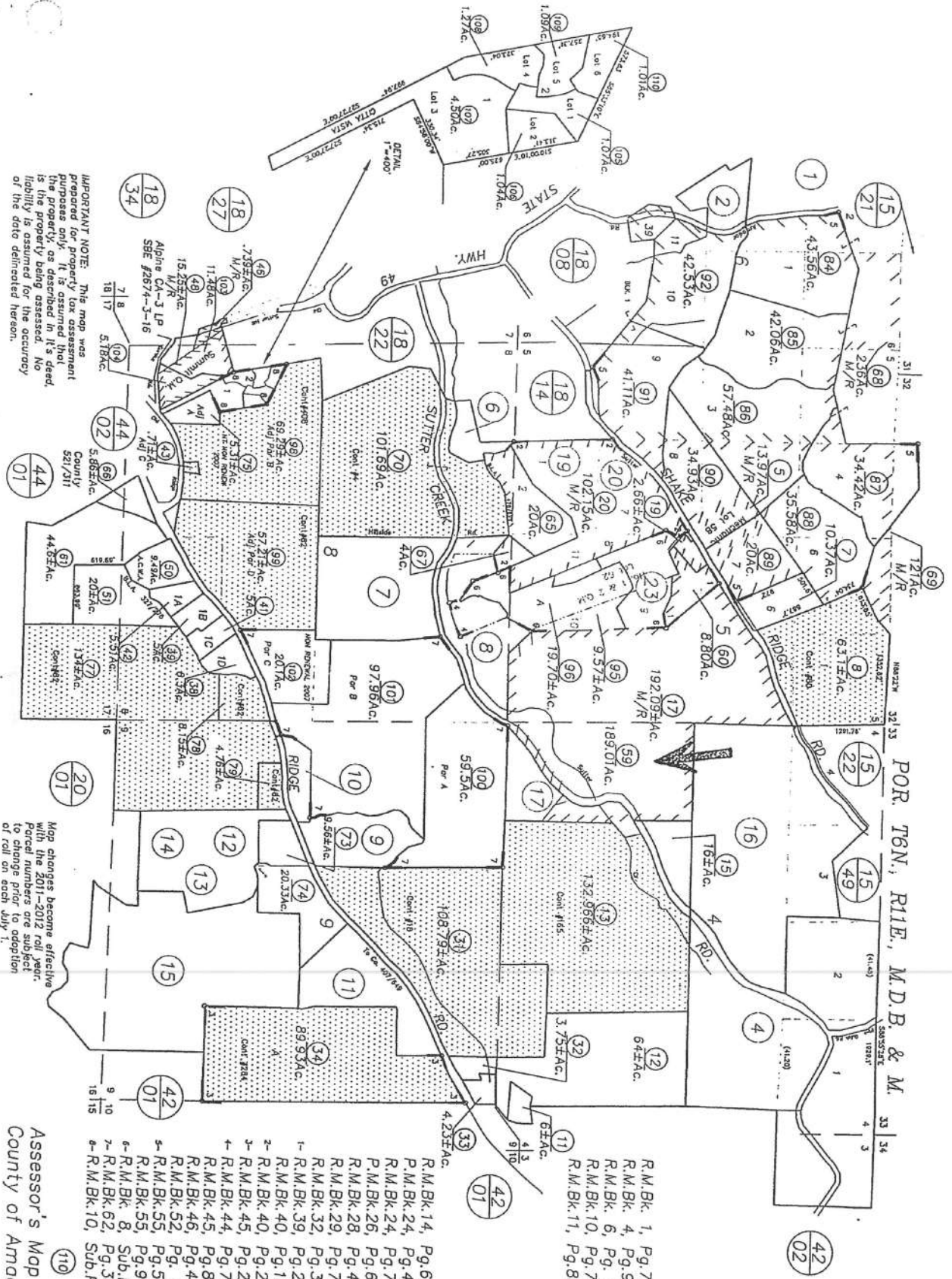


Gopher Flat
2nd closed to
Towner



Gopher Flat
Side
closest to
Town





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

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

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

- R.M.Bk. 1, Pg. 75 (7/13/217)
- R.M.Bk. 4, Pg. 92 (7/20/252)
- R.M.Bk. 6, Pg. 8 (8/20/292)
- R.M.Bk. 10, Pg. 70 (2/22/84)
- R.M.Bk. 11, Pg. 83 (4/28/85)
- R.M.Bk. 14, Pg. 60 (1/6/88)
- R.M.Bk. 24, Pg. 41 (5/23/74)
- R.M.Bk. 24, Pg. 77 (8/28/74)
- R.M.Bk. 26, Pg. 65 (5/21/78)
- R.M.Bk. 28, Pg. 47 (7/7/77)
- R.M.Bk. 29, Pg. 78 (5/31/78)
- R.M.Bk. 32, Pg. 30 (8/22/79)
- R.M.Bk. 39, Pg. 21 (4/15/85)
- R.M.Bk. 40, Pg. 13 (2/26/88)
- R.M.Bk. 40, Pg. 29 (2/20/88)
- R.M.Bk. 45, Pg. 23 (12/20/88)
- R.M.Bk. 45, Pg. 72 (8/17/90)
- R.M.Bk. 45, Pg. 83 (10/2/90)
- R.M.Bk. 46, Pg. 41 (4/8/92)
- R.M.Bk. 52, Pg. 1 (1/7/93)
- R.M.Bk. 55, Pg. 50 (3/19/2003)
- R.M.Bk. 55, Pg. 97 (9/16/2003)
- R.M.Bk. 8, Sub. Pg. 36 (6/1/2003)
- R.M.Bk. 62, Pg. 36 (4/29/2011)
- R.M.Bk. 10, Sub. Pg. 01 (10/21/2017)



VESTING TENTATIVE PARCEL MAP NO. 2879

for
**MICHAEL GLAVENICH, Trustee of the
Luke R. Glavenich Revocable Living Trust - 2006**
20120006523

BEING A PORTION OF THE SW 1/4 SECTION 4 AND THE NE AND SE 1/4 SECTION 5
T. 6 N., R. 11 E., M. 2 M.
COUNTY OF ALABAMA, STATE OF CALIFORNIA

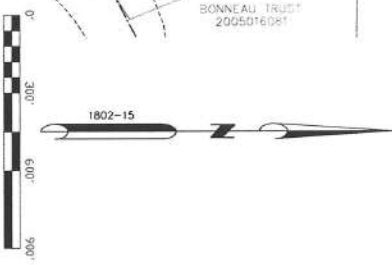
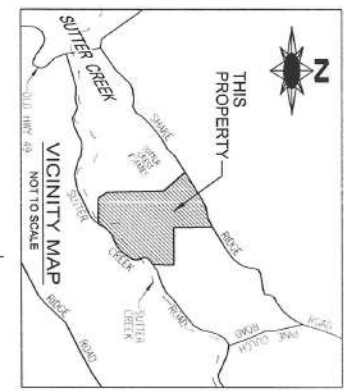
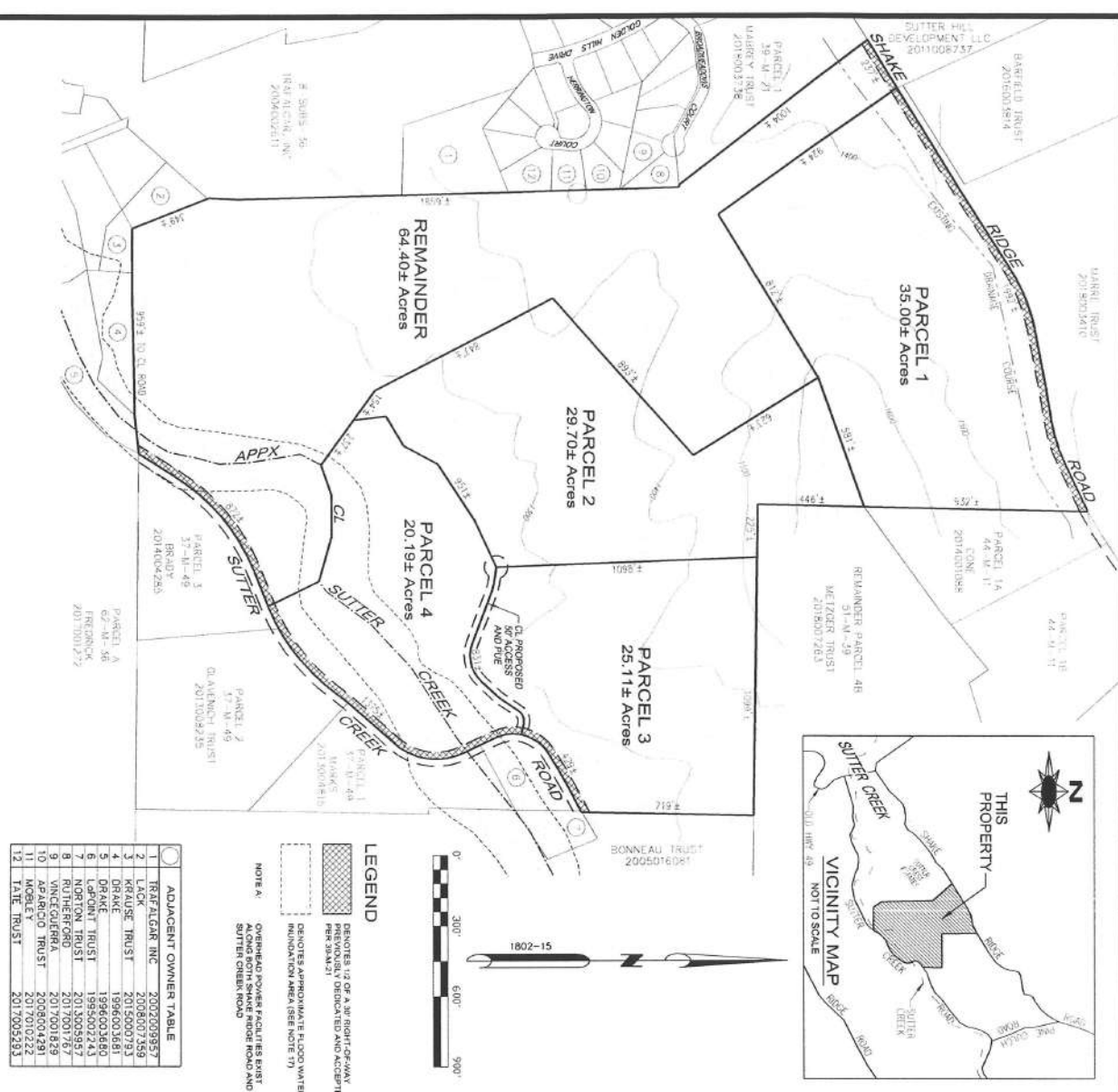


TONA & ASSOCIATES, INC.
ENGINEERING - SURVEYING - PLANNING
41 Summit Street, Jackson, GA 30222
(706) 223-9198

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

GENERAL NOTES AND STATEMENTS

1. RECORDED OWNER: MICHAEL GLAVENICH, Trustee of the Luke R. Glavenich Revocable Living Trust, 2006
2. SURVEYOR: TONA & ASSOCIATES, INC. LICENSED LAND SURVEYORS
3. A.P.M.: 41 SUMMIT STREET, JACKSON, GA 30222 (706) 223-9198
4. ZONING: UNZONED
5. GENERAL PLAN: UNZONED
6. DEED REFERENCE: NONE
7. PROPOSED USE: RESIDENTIAL
8. SEWAGE DISPOSAL: INDIVIDUAL WELLS
9. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
10. SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
11. UTILITIES: POWER WILL BE SERVED BY G. AND E. TELEPHONE WILL BE SERVED BY A.T. AND T. PUBLIC UTILITY SERVICES WILL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND SIX FEET ON EACH SIDE OF ALL EXTERIOR LOT LINES. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE RIGHT-OF-WAY AND THIRTY FOOT BUILDING SETBACK FROM ALL ROAD LINES AND A THIRTY FOOT BUILDING SETBACK FROM ALL SIDE LOT LINES AND A THIRTY FOOT BUILDING SETBACK FROM ALL DRIVEWAY CURB LINES, IF NECESSARY, SHALL BE THIRTY FEET FROM ALL DRIVEWAY CURB LINES.
12. EASEMENTS: NONE
13. SETBACKS: NONE
14. SPECIAL DISTRICTS: NONE
15. FLOOD ZONE: NONE
16. MINIMUM LOT SIZE: NONE
17. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS FOR THE CREATION OF LOTS AND FILING THE DEVELOPER IS REQUIRED BY ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
18. THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.
19. THIS PROJECT DOES NOT USE WITHIN 1000 FEET OF A MILITARY INSTALLATION PRESENTLY A FLIGHT PATH OR WITHIN 500 FEET OF A MILITARY AIRFIELD.
20. TOPOGRAPHIC MAPPING AND FEATURES ARE PER USGS QUAD SHEET "NO FIELD SURVEY" WAS MADE TO ESTABLISH THE FOLLOWING BASEMENTS ARE NOTED IN PRELIMINARY REPORT "CHECK FOR AIR ZONING PREPARED BY VENTURE LAND CONSULTING INC. ON JANUARY 11, 2019 AS AFFECTING THIS PROPERTY" (SEE SAO PRELIMINARY REPORT FOR MORE INFORMATION).
21. SHAKE RIDGE ROAD, SUTTER CREEK/VOLCANO ROAD AND OLD COUNTY ROAD LEADING FROM WAKAMULAN WINE.
22. NEWSTONE DRIVE AND LINCOLN DRIVE.
23. NEAREST OVERSIGHT EASEMENT.
24. NEAREST OVERSIGHT EASEMENT.
25. NAVIGATION AND FISHERY, SUTTER CREEK.



LEGEND

- DOTTED PATTERN: DENOTES 1/2 OF A W. RIGHT-OF-WAY PER SHARPE
- HATCHED PATTERN: DENOTES PREVIOUSLY OBTAINED AND ACCEPTED EASEMENTS APPROXIMATE TO SHADY WATER INDICATION AREA (SEE NOTE #1)
- HATCHED PATTERN: DENOTES PROPOSED FACILITIES EXIST ALONG BOTH SHAKE RIDGE ROAD AND SUTTER CREEK ROAD

ADJACENT OWNER TABLE

NO.	OWNER	ADDRESS	ACREAGE
1	TRAFALGAR INC.	2002209957	
2	LARK TRUST	2008007359	
3	DRAKE	1996003681	
4	DRAKE	1996003680	
5	L'PORT TRUST	1995002743	
6	NORTON TRUST	2013009577	
7	RUTHERFORD	2017001767	
8	WYNECOCK TRUST	2017001729	
9	WYNECOCK TRUST	2017001729	
10	WYNECOCK TRUST	2017001722	
11	WYNECOCK TRUST	2017001722	
12	WYNECOCK TRUST	2017005933	



3/12/2019

NCIC File No.: AMA-19-8

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

Records Search Results for
APN: 040-030-059

Gina Waklee:

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

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

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

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

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

SENSITIVITY STATEMENT:

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

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

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

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

Sincerely,

Dr. Nathan Hallam, Coordinator
North Central Information Center

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

17 December 2018

Re: APN 040-030-059 Glavenich

Dear Mr. Beatty,

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

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

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

The results of my calculations and estimations are as follows:

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

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

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

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

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

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

Estimated acreage of oak forest – 90 acres

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

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

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

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

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

Sincerely,

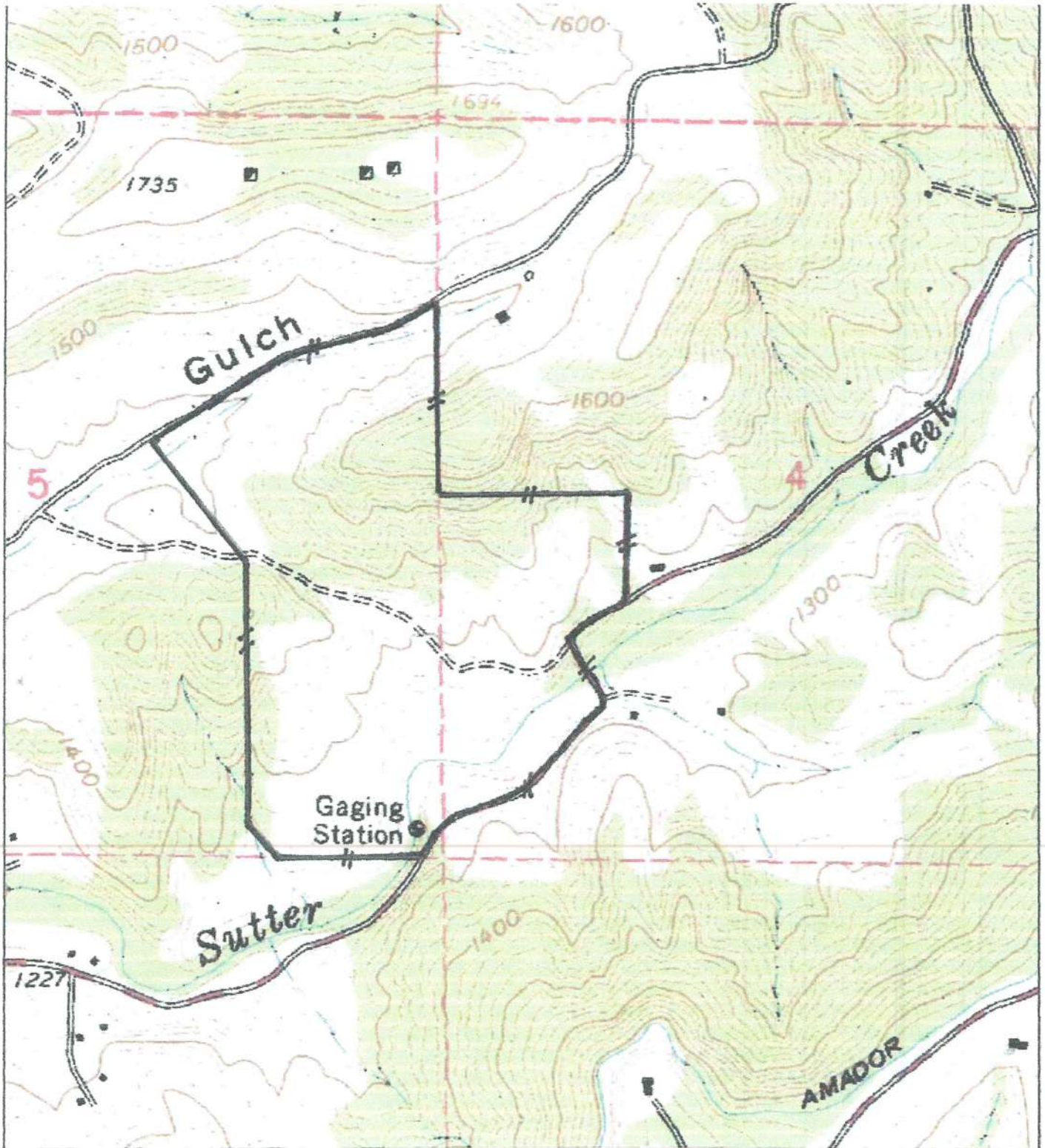
A handwritten signature in black ink, appearing to read "Steve Cannon", with a long horizontal flourish extending to the right.

Steve Q. Cannon
Registered Professional Forester #2316

attachments

cc: Toma & Assoc.

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



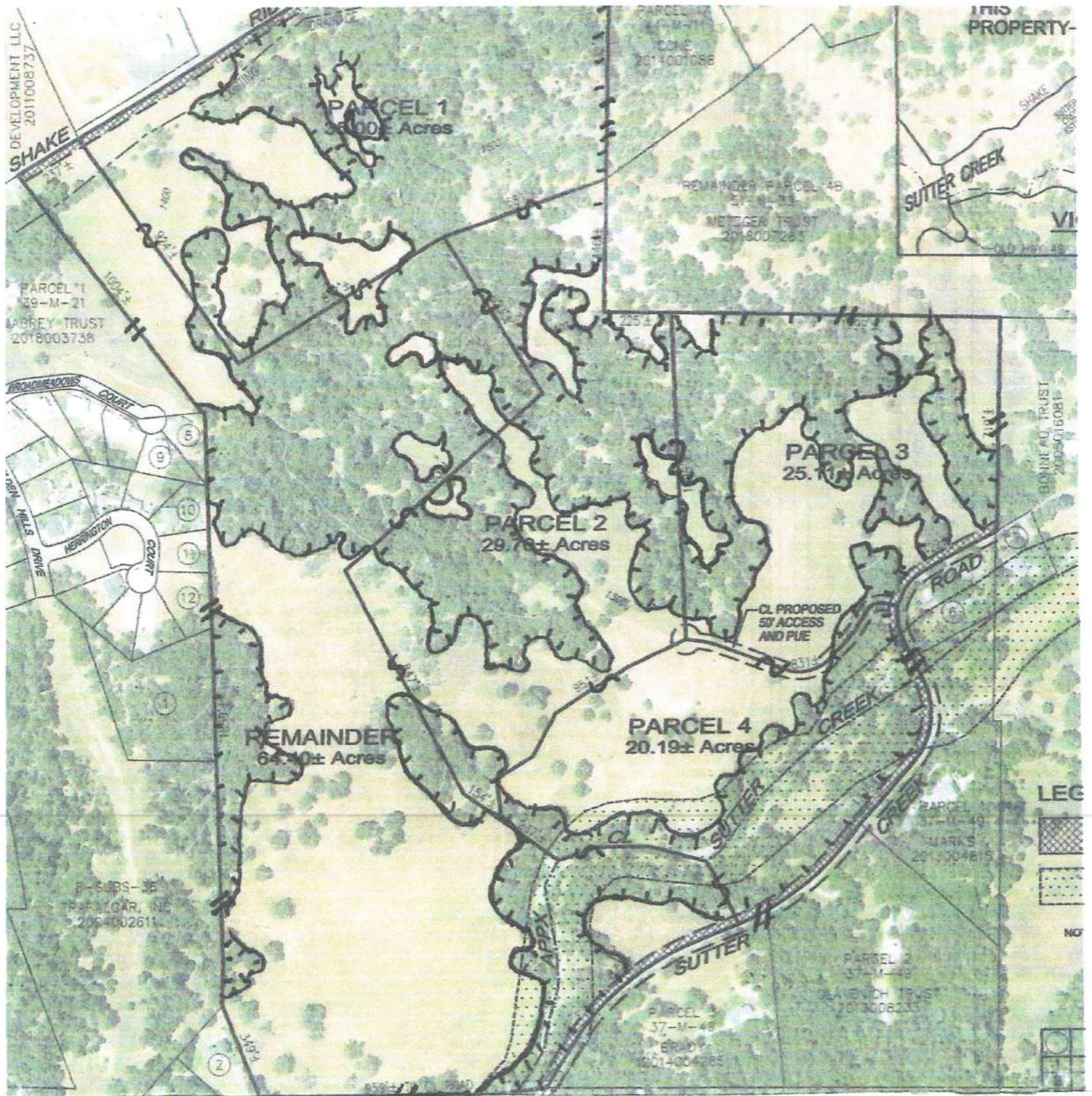
== Glavenich Property Boundary

--- Existing Road

Scale

0 1000 ft.

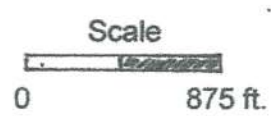
Glavenich Oak Woodlands Report
 Township 8 North, Range 11 East, Sections 4 & 5, MDB&M
 Amador City 7.5' Quadrangle
 Amador County



—//— Glavenich Property Boundary

— Proposed Lot Boundaries

— Oak Woodland Areas





Glavenich PM 2879

1 message

Steve Zanetta <szanetta@amadorgov.org>
To: Planning Department <planning@amadorgov.org>

Thu, Apr 18, 2019 at 3:51 PM

The Surveying Departments comments are as follows:

Propose unique name for access road.
Dedicate R/W for new access road on the map.
Submit Map to the Surveying Dept. for checking.
Submit a current title report along with the map for checking.
A preliminary guaranty title report shall be submitted prior to BOS approval of the map.
Dedicate on the map utility easement per 17.28.030 COC.
Show on map setback lines per 17.28.090 COC
Survey and set monuments as shown on the map per 17.28.070 COC.
Submit a "Public Report" per 17.90.160 COC
Install street name sign at the intersection of access road.
Pay Quimby Park fees to the Surveying Dept.

--

Steven Zanetta, County Surveyor, PLS No. 6245
Amador County Surveying Department
209-223-6371

Earth has its boundaries, but human stupidity is limitless.

Gustave Flaubert (1821-1880)



Planning Department <planning@amadorgov.org>

CDFW Comments on TPM2879, Glavenich Property

1 message

Boyd, Ian@Wildlife <Ian.Boyd@wildlife.ca.gov>
To: "Charles \"Chuck\" Beatty (planning@amadorgov.org)" <planning@amadorgov.org>
Cc: Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>

Wed, Apr 24, 2019 at 10:45 AM

Hello Mr. Beatty,

Thank you for the opportunity to comment on the Tentative Parcel Map to divide the 189 acre Glavenich property into 5 parcels and changing the zone designations and amending the General Plan land uses (Project). The California Department of Fish and Wildlife (CDFW) has the following comments that may help to guide the environmental impact analysis when developing your anticipated Mitigated Negative Declaration (MND).

1. If during the life of the project, or any subsequent construction, alteration to any portion of a lake or stream bed, bank, or channel will require the landowner to Notify CDFW per Fish and Game Code 1600 et. seq.
2. In addition to the Migratory Bird Treaty Act, please be aware that Fish and Game Codes 3503 and 3503.5 also regulate the disturbance of nesting birds. Please ensure that the anticipated MND include that any future construction activities to avoid disturbance of nesting birds.
3. The Amador County General Plan includes a discussion on the significance of Oak Woodland Habitat and summarizes the mitigation and conservation strategies for the impacts to Oak Woodland habitat. The County requested an assessment of the property to determine if there are Oak Woodlands present on the property and if there would be a significant effect to the environment as result of approving the Project. The current determination by Mr. Cannon (Registered Professional Forester #2316) was made based on logical development locations and conversion of Oak Woodland habitat that are hypothetical in nature. His assessment determined that there is approximately 15 acres of existing Oak Woodland habitat that exists on logical building sites. A loss of 15 acres over 90 acres of Oak Woodland habitat would result in a loss of approximately 17 percent of the Oak Woodland habitat on the site. The application referral does not currently propose any development and it is unclear if there will be any conversion of oak woodland habitat at this time. However, CDFW recommends that the anticipated MND include a threshold of significance for the conversion of Oak woodland habitat on this property and re-evaluate Oak Woodland habitat conversion if development is proposed in the future, to determine if the Project will have a significant effect on the environment. The MND should also propose mitigation for impacts to Oak Woodland habitat if future conversions are determined to have a significant effect on the environment (Pub. Resources Code 21083.4(b)).

CDFW appreciates the opportunity to comment on the Project's Application Referral, and requests that the Amador County consider CDFW's comments should the property owner decide to develop the property at some future time. If you have any questions pertaining to these comments, please contact me at (916) 358-1134 or ian.boyd@wildlife.ca.gov.

Thank you,

Ian Boyd

Environmental Scientist

Habitat Conservation Program

North Central Region (Region 2)

[1701 Nimbus Rd., Suite A](mailto:ian.boyd@wildlife.ca.gov)

4/24/2019

County of Amador Mail - CDFW Comments on TPM2879, Glavenich Property

[Rancho Cordova, CA 95670](#)

916-358-1134

ian.boyd@wildlife.ca.gov





Krista Ruesel <kruesel@amadorgov.org>

Staff Referral Memo for Tentative Parcel Map, Zone Change, and General Plan Amendment 2879 Glavenich

AFPD Headquarters <afpdhdq@amadorgov.org>

Wed, May 29, 2019 at 12:55 PM

To: Krista Ruesel <kruesel@amadorgov.org>

Cc: Walter White <wwwwhite@amadorgov.org>

Please require annexation into CFD 2006-1 as a condition of this project.

Thank you,
Lindsey Clark
Fiscal Officer
Amador Fire Protection District
810 Court Street
Jackson, CA 95642
209-223-6391-phone
209-223-6646-fax

This communication may contain legally privileged and confidential information sent solely for the use of the intended recipient, and the privilege is not waived by the receipt of this communication by an unintended and unauthorized recipient. If you are not the intended recipient of this communication you are not authorized to use it in any manner, and must either immediately destroy it or return it to the sender. Please notify the sender immediately by telephone at (209) 223-6391 if you received this communication in error."

On Thu, Apr 11, 2019 at 5:17 PM Krista Ruesel <kruesel@amadorgov.org> wrote:

Hello,

See attached for the Staff Referral Memo and Application Form for Tentative PM 2879.

 **Glavenich TPM 2879 Referral Packet.pdf**

Thank you,

--

Krista Ruesel
Planner | Amador County Planning Department
(209)223-6803 | kruesel@amadorgov.org



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
**TRANSPORTATION & PUBLIC
WORKS**

PHONE: (209) 223-6429

FAX: (209) 223-6395

WEBSITE: www.amadorgov.org

EMAIL: PublicWorks@amadorgov.org

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

MEMORANDUM

TO: Chuck Beatty, Planner III
FROM: Mark Hopkins, Senior Project Manager
DATE: April 11, 2019
SUBJECT: TPM 2879 Glavenich - Proposed Conditions

DEDICATIONS AND EASEMENTS:

1. Prior to recordation of any Parcel Map, provide an irrevocable offer of dedication for a 30 foot fee right-of-way (From Road Centerline) along Shake Ridge Road and Sutter Creek Road.
2. Prior to recordation of any Parcel Map, provide a private driveway easement for "Road and Utility" purposes to serve Parcel 1, 2, 3, 4 and Remainder from Shake Ridge Road and Sutter Creek Road in accordance with County Code 12.08.035.

ENCROACHMENT:

3. Prior to recordation of any Parcel Map, obtain an encroachment permit from the Department of Transportation and Public Works for access to Shake Ridge Road and to Sutter Creek Road, and improve the access encroachment to a PW-4 Standard Shared Residential Driveway Connection, including and required appurtenances.

PRIVATE DRIVEWAY IMPROVEMENTS:

4. Prior to recordation of any Parcel Map, the shared driveway for Parcel 2, 3, and 4 shall conform to the requirements pertaining to common/shared driveways in County Code Chapter 12.08.035 and 15.30.
5. Prior to recordation of any Parcel Map, submit engineered plans for and construct the private driveway from the point of departure for the encroachment from Sutter Creek Road through Parcel 3, 4 to the cul-de-sac of Parcel 2 and from Shake Ridge Road for Parcel 1 and Parcel Remainder.
6. Prior to recordation of any Parcel Map, submit a Recorded Private Road Maintenance Agreement for all parcels served by the private driveway from the point of departure for the driveway from Sutter Creek Road through Parcel 3, 4 to the cul-de-sac of Parcel 2.

PUBLIC ROAD IMPROVEMENTS:

7. Prior to recordation of any Parcel Map, Parcel 2, 3, and 4 must join and submit an amended Recorded Private Road Maintenance Agreement for all parcels served by Sutter Creek Road.

PUBLIC WORKS FEES:

8. The subdivider shall pay the actual costs of Plan Checking, Inspection, and Testing as provided in Section 17.40 of the County Ordinance prior to recordation of any final map(s). Five percent (5%) of a Licensed Civil Engineer's Estimate of the Improvement Costs will be deposit with the Department of Transportation and Public Works (2-1/2% at the time of submission and 2-1/2% prior to inspection and testing).

cc: File
Jered Reinking, Director



Krista Ruesel <kruesel@amadorgov.org>

Glavenich

1 message

Chuck Beatty <CBeatty@amadorgov.org>
To: Krista Ruesel <kruesel@amadorgov.org>

Wed, Mar 3, 2021 at 3:21 PM

It will have to comply with 19.50.010, -020, & -030.

--

Chuck Beatty, AICP
Planning Director
Amador County
209-223-6380



14400 Shakeridge Rd. Project (APN: 015-220-065)

1 message

Anna Cheng <acheng@auburnrancheria.com>
To: "planning@amadorgov.org" <planning@amadorgov.org>
Cc: Anna Starkey <astarkey@auburnrancheria.com>

Fri, Mar 5, 2021 at 1:19 PM

Dear Ms. Ruesel,

On behalf of the United Auburn Indian Community, thank you for the notification and opportunity to consult for the above referenced project. We have reviewed the project location and determined that it falls outside of the UAIC's consultation area. Therefore, we will not be commenting on the project. We recommend reaching out to other surrounding Rancherias. Attached below is map of Indian Lands from the Department of the Interior – Indian Affairs for your reference.

Best,

Anna Cheng



Anna Cheng
Tribal Historic Preservation Department | UAIC
10720 Indian Hill Road
Auburn, CA 95603
acheng@auburnrancheria.com | www.auburnrancheria.com

Nothing in this e-mail is intended to constitute an electronic signature for purposes of the Electronic Signatures in Global and National Commerce Act (E-Sign Act), 15, U.S.C. §§ 7001 to 7006 or the Uniform Electronic Transactions Act of any state or the federal government unless a specific statement to the contrary is included in this e-mail.

Map of Indian Lands in the United States.pdf
3769K



Federally Recognized Tribal Entity *	ID
Adzevian-Shawnee Tribe of Indians of Oklahoma	1
Adzevian-Shawnee Tribe of Oklahoma	2
Adzevian-Shawnee Tribe of Oklahoma	3
Adzevian-Shawnee Tribe of Oklahoma	4
Adzevian-Shawnee Tribe of Oklahoma	5
Adzevian-Shawnee Tribe of Oklahoma	6
Adzevian-Shawnee Tribe of Oklahoma	7
Adzevian-Shawnee Tribe of Oklahoma	8
Adzevian-Shawnee Tribe of Oklahoma	9
Adzevian-Shawnee Tribe of Oklahoma	10
Adzevian-Shawnee Tribe of Oklahoma	11
Adzevian-Shawnee Tribe of Oklahoma	12
Adzevian-Shawnee Tribe of Oklahoma	13
Adzevian-Shawnee Tribe of Oklahoma	14
Adzevian-Shawnee Tribe of Oklahoma	15
Adzevian-Shawnee Tribe of Oklahoma	16
Adzevian-Shawnee Tribe of Oklahoma	17
Adzevian-Shawnee Tribe of Oklahoma	18
Adzevian-Shawnee Tribe of Oklahoma	19
Adzevian-Shawnee Tribe of Oklahoma	20
Adzevian-Shawnee Tribe of Oklahoma	21
Adzevian-Shawnee Tribe of Oklahoma	22
Adzevian-Shawnee Tribe of Oklahoma	23
Adzevian-Shawnee Tribe of Oklahoma	24
Adzevian-Shawnee Tribe of Oklahoma	25
Adzevian-Shawnee Tribe of Oklahoma	26
Adzevian-Shawnee Tribe of Oklahoma	27
Adzevian-Shawnee Tribe of Oklahoma	28
Adzevian-Shawnee Tribe of Oklahoma	29
Adzevian-Shawnee Tribe of Oklahoma	30
Adzevian-Shawnee Tribe of Oklahoma	31
Adzevian-Shawnee Tribe of Oklahoma	32
Adzevian-Shawnee Tribe of Oklahoma	33
Adzevian-Shawnee Tribe of Oklahoma	34
Adzevian-Shawnee Tribe of Oklahoma	35
Adzevian-Shawnee Tribe of Oklahoma	36
Adzevian-Shawnee Tribe of Oklahoma	37
Adzevian-Shawnee Tribe of Oklahoma	38
Adzevian-Shawnee Tribe of Oklahoma	39
Adzevian-Shawnee Tribe of Oklahoma	40
Adzevian-Shawnee Tribe of Oklahoma	41
Adzevian-Shawnee Tribe of Oklahoma	42
Adzevian-Shawnee Tribe of Oklahoma	43
Adzevian-Shawnee Tribe of Oklahoma	44
Adzevian-Shawnee Tribe of Oklahoma	45
Adzevian-Shawnee Tribe of Oklahoma	46
Adzevian-Shawnee Tribe of Oklahoma	47
Adzevian-Shawnee Tribe of Oklahoma	48
Adzevian-Shawnee Tribe of Oklahoma	49
Adzevian-Shawnee Tribe of Oklahoma	50
Adzevian-Shawnee Tribe of Oklahoma	51
Adzevian-Shawnee Tribe of Oklahoma	52
Adzevian-Shawnee Tribe of Oklahoma	53
Adzevian-Shawnee Tribe of Oklahoma	54
Adzevian-Shawnee Tribe of Oklahoma	55



PROJECTION INFORMATION:
 All data except the (Alaska) Inset are projected to:
 Lambert Azimuthal Equal Area
 Longitude of projection center: 100° West (150° West)
 Latitude of projection center: 45° North
 False easting and northing: 0.0

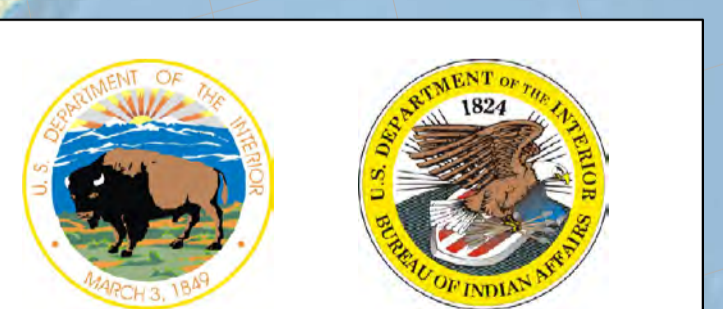
DATA SOURCES:
 1:10M Satellite-derived land cover data and shaded relief with ocean bottom data from NaturalEarthData.com 2015.
 American Indian Reservation data last updated in 2005 from US Census data and USGS 1:24,000 topographic maps.
 *ESRI Data and Maps™ 2008
 Oklahoma Tribal Statistical Area: Census Bureau (TIGER) data, Eastern Regional Office Natural Resources Department.
 Scale of 1:4,250,000 valid only when the map page is 32" X 47"

USE CONSTRAINTS AND REFERENCES:
 Updates to Federally Recognized Tribal Land Boundary Data are subject to update by the BIA on a continuous basis, the data presented is the most current available as of the date of this map. This map and related information are prepared strictly for illustrative and reference purposes only and should not be used, and is not intended for survey, engineering or navigation purposes. Any use of trade or product names is for descriptive or required credit acknowledgement only and does not imply endorsement by the United States Government.

ACKNOWLEDGEMENTS:
 Trust Services:
 Division of Water and Power,
 Division of Land Titles and Records,
 Branch of Geospatial Support
 BIA Regional and Land Titles and Records Offices

Indian Lands of Federally Recognized Tribes of the United States

Scale 1:4,250,000



BUREAU OF INDIAN AFFAIRS
 DEPARTMENT OF THE INTERIOR
 OFFICE OF TRUST SERVICES
 JUNE 2016

- Legend**
- Federally Recognized Tribal Entity *
 - Alaska Native Village
 - Public Domain Allotment
 - City
 - American Indian Reservation
 - Oklahoma Tribal Statistical Area
 - Trust or Restricted Fee
 - Lake
 - Swamp
 - River
 - Interstate
- * Does not have land held in trust or restricted fee status