



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
FAX: (209) 223-6254  
WEBSITE: [www.amadorgov.org](http://www.amadorgov.org)  
E-MAIL: [planning@amadorgov.org](mailto:planning@amadorgov.org)

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

**APPLICATION REFERRAL**

**TO:**

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

**DATE:** May 21, 2021

**FROM:** Ruslan Bratan, Planning Department

**PROJECT:** Tentative Parcel Map 2851, submitted by Pheasant Hill Partners, LLC, proposing the division of ±36.27 acres into four parcels of ±5.66, ±6.12, ±6.57, and ±17.93 acres.

**Owner/Applicant:** Pheasant Hill Partners, LLC

**Supervisory District:** 5


**Location:** Located along Last Chance Alley and Bunker Hill Road, approximately 800 feet east of the intersection with East School Street, adjacent to the Amador City city limits (APN 008-230-044).

**REVIEW:** As part of the review process, this project is being referred to State, Tribal, and local agencies for their review and comment. The Technical Advisory Committee (TAC) will review the project for environmental review and draft conditions of approval during its regular meeting on **Wednesday, June 2, 2021** in the Board Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference.

This TAC meeting is scheduled to determine the appropriate environmental document and address environmental impacts for project approval per CEQA Guidelines, as well as determine conditions for project approval for recommendation to the Planning Commission.

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

The following information shall be included with this application:

1. Parcel Map Number Tentative Parcel Map #2851  
or Subdivision Name and Number \_\_\_\_\_
2. Subdivider and/or Land Owner Pheasant Hill Partners, LLC  
Name Lance Jagers, Manager  
Address PO Box 184, Amador City, CA 95601  
Phone 209-549-1015
3. Surveyor Kevin A. Heeney - CTA Engineering & Surveying
4. Assessor Plat Number 008-230-040
5. Existing Zoning District R1-A
6. General Plan Classification AT
7. Date Application Submitted \_\_\_\_\_
8. Proposed Use of Parcels Single Family Residential
9. Special Use Districts (if applicable) \_\_\_\_\_
10. Source of Water Supply Amador Water Agency
11. Sewage Disposal System Septic
12. Signature of Landowner/Applicant Lance Jagers  
(May provide Statement of Authorization in lieu of signature)
13. Signature of Surveyor 

The following shall be included with this application:

- 14. Thirty-five (35) copies of tentative map. PLEASE FOLD MAPS  
 ~~35~~ 3 copies: 18" X 26" in size, folded to 6" X 9½" in size  
 ~~20~~ 3 copies: 11" X 17" in size, folded in half
- 15. One (1) copy of Assessor Plat Map.
- 16. Two (2) copies of deed(s).
- 17. Two (2) copies of completed environmental information form (sections 29, 30, 31 require description and photos).
- 18. Two (2) copies of preliminary map report.
- 19. One (1) reduced (8½" X 11") reproduction of tentative map.
- 20. Application Fee (see Fee Schedule).
- 21. Copies of Receipts of Environmental Health Department and Public Works Agency Fees.
- 22. Completed and signed Indemnification Agreement.
- 23. If your project accesses off a State highway, provide encroachment permit or other pertinent information (e.g., a road maintenance agreement if your project accesses from a private road connected to a State highway), or state if no information is available.
- 24. Oak Woodland Study prepared by a Registered Professional Forester pursuant to PRC 21083.4.

**ENVIRONMENTAL INFORMATION FORM**

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

**GENERAL INFORMATION**

Project Name: Tentative Parcel Map #2851

Date Filed: \_\_\_\_\_ File No. \_\_\_\_\_

Applicant/ Developer Pheasant Hill Partners, LLC Landowner Same

Address PO Box 184, Amador City, CA 95601 Address \_\_\_\_\_

Phone No. 209-549-1015 Phone No. \_\_\_\_\_

Assessor Parcel Number(s) 008-230-040

Existing Zoning District R1-A

Existing General Plan AT

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

\_\_\_\_\_  
\_\_\_\_\_

**WRITTEN PROJECT DESCRIPTION** (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

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

**ADDITIONAL INFORMATION** Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

YES NO

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

**ENVIRONMENTAL SETTING**

- 29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
- 30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

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

Date 04/15/2021

*Lance Jagers*

(Signature)

For Pheasant Hill Partners, LLC

**INDEMNIFICATION**

Project: Tentative Parcel Map #2851

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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 County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County's defense if it elects to hire outside counsel. Indemnification also includes compensating the County for staff time associated with the litigation. 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):

*Lance Jagers*

Signature

Signature

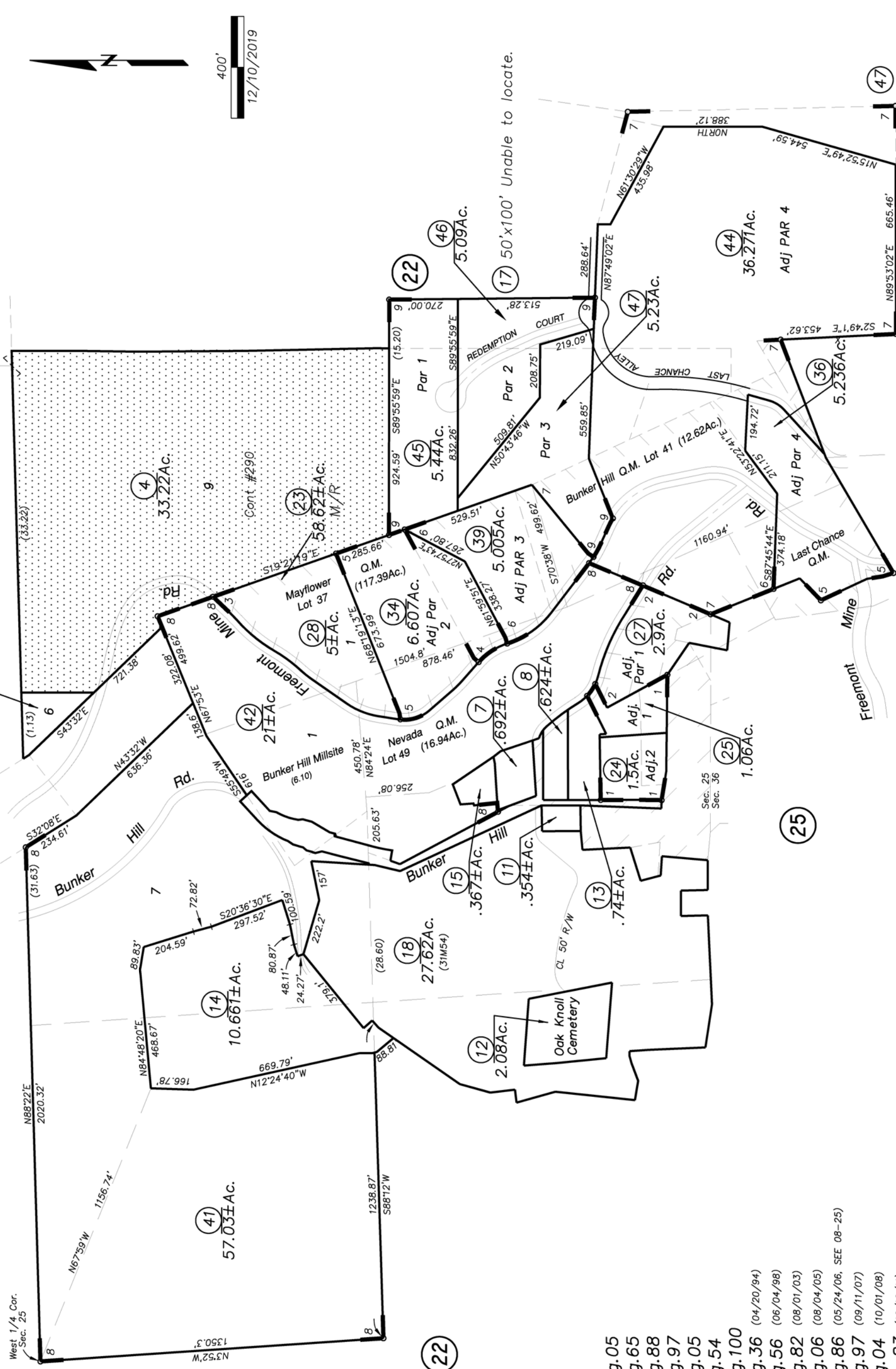
POR. SEC'S 25 & 36, T.7N., R.10E., M.D.B.& M.

08-23

FROM: 08-22

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

Map changes become effective with the 2019-2020 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.



17 50'x100' Unable to locate.

- R.M. Bk.02, Pg.05
- R.M. Bk.03, Pg.65
- R.M. Bk.04, Pg.88
- R.M. Bk.09, Pg.97
- P.M. Bk.30, Pg.05
- P.M. Bk.31, Pg.54
- P.M. Bk.36, Pg.100
- 1- R.M. Bk.48, Pg.36 (04/20/94)
- R.M. Bk.51, Pg.56 (06/04/98)
- 2- R.M. Bk.55, Pg.82 (08/01/03)
- 3- R.M. Bk.58, Pg.06 (08/04/05)
- R.M. Bk.58, Pg.86 (05/24/06, SEE 08-25)
- 4- R.M. Bk.59, Pg.97 (09/11/07)
- 5- R.M. Bk.61, Pg.04 (10/01/08)
- 6- R.M. Bk.62, Pg.83 (12/12/11)
- 7- R.M. Bk.63, Pg.15 (12/29/11)
- 8- R.M. Bk.65, Pg.36 (12/05/17)
- 9- R.M. Bk.66, Pg.01 (05/17/19)



# TENTATIVE PARCEL MAP BUNKER HILL

COUNTY OF AMADOR  
SHEET 1 OF 1

APRIL, 2021

STATE OF CALIFORNIA  
SCALE: 1"=100'

## OWNERS / APPLICANT

PHEASANT HILL PARTNERS, LLC 1996 A  
CALIFORNIA LIMITED LIABILITY CORPORATION  
295 MEADOW CREST  
SHINGLE SPRINGS, CA 95685  
(209) 549-1015

## ENGINEER

**cta** Engineering & Surveying  
Civil Engineering • Land Surveying • Land Planning  
3233 Monitor Circle, Rancho Cordova, CA 95742  
T (916) 838-0919 • F (916) 838-2479 • www.cta.net

## MAP SCALE

1" = 100'

## CONTOUR INTERVAL

CONTOUR INTERVAL = AS SHOWN

## SOURCE OF TOPOGRAPHY

PHOTOGAMETRY AND CONVENTIONAL SURVEY

## SECTION, TOWNSHIP and RANGE

PORTION OF THE S/E 1/4 OF SECTION 25 AND THE N/E 1/4 OF SECTION 36 AND THE S/W 1/4 OF SECTION 30 AND THE N/W 1/4 OF SECTION 31, T. 9 N., R. 7 E., M.D.B. & M.

## ASSESSOR'S PARCEL NUMBERS

008-230-040

## EXISTING/PROPOSED ZONING

R1A & X

## TOTAL AREA

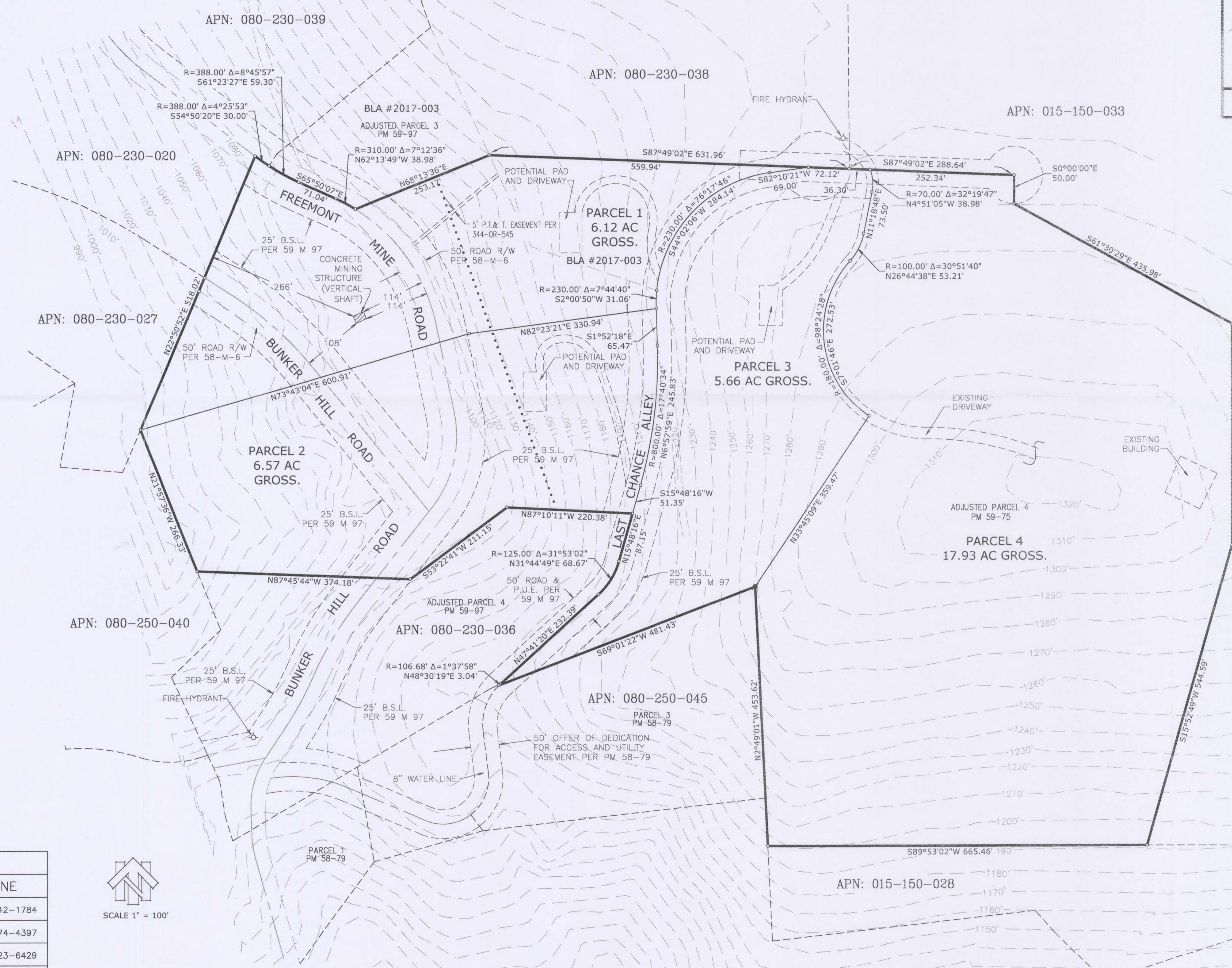
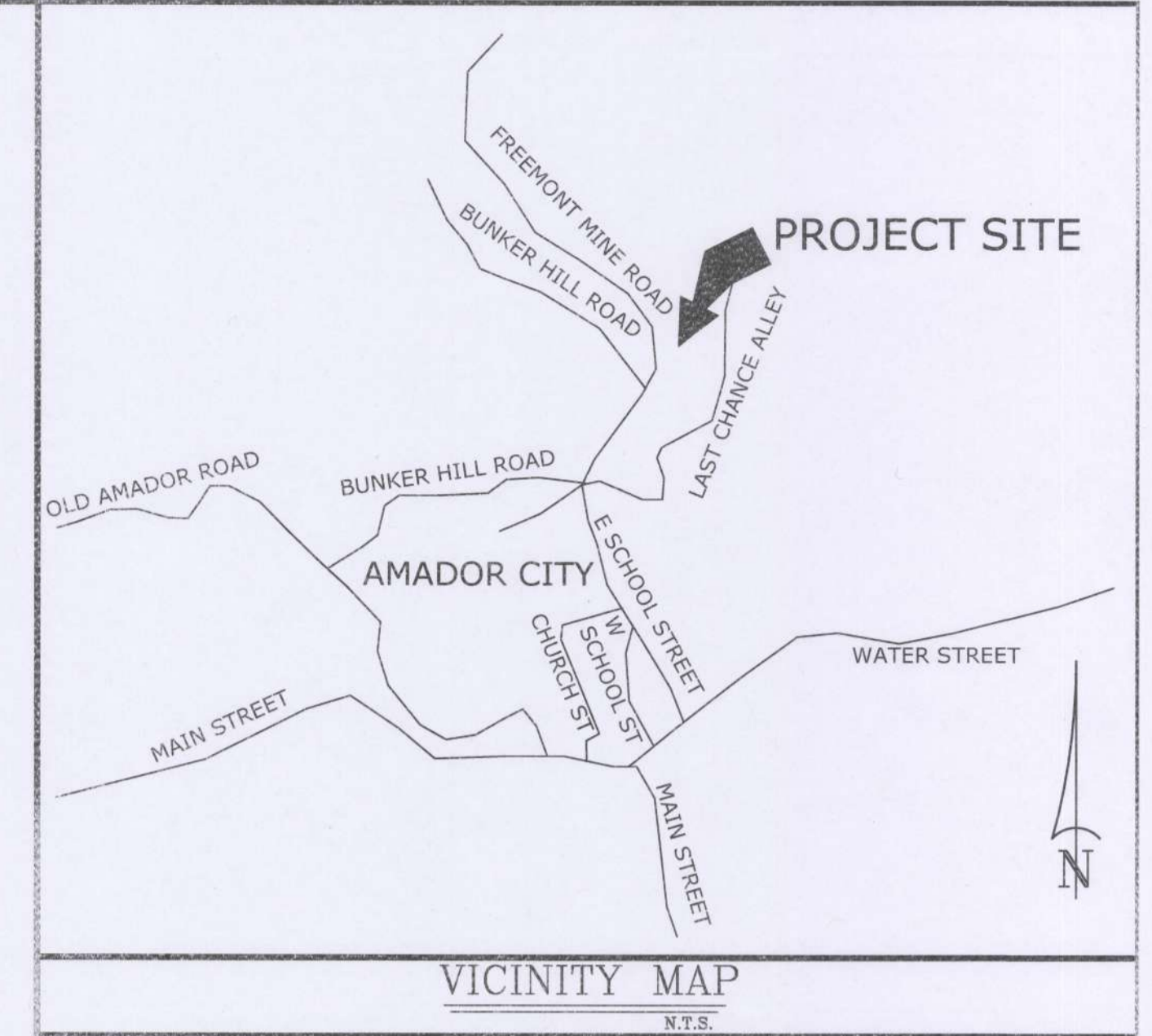
36.28 ACRES

## TOTAL NO. OF PARCELS

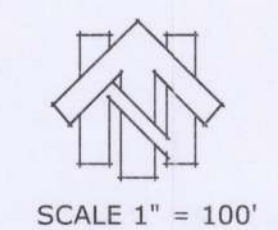
4 (5.66 AC. TO 17.93 AC.)

## DATE OF PREPARATION

AUGUST, 2015  
REVISED APRIL, 2017  
UPDATED APRIL, 2021



UTILITY REPRESENTATIVE		
UTILITY	REPRESENTATIVE	PHONE
PG&E	ROBERT DAY	(209)942-1784
AT&T	SCOTT ELASSER	(209)474-4397
DRAINAGE	AMADOR COUNTY	(209)223-6429
AMADOR WATER AGENCY	BRANT COOK	(209)257-5206
VOLCANO COMMUNICATIONS	JIM PLANK	(209)296-1461
U.S.A.		(800)224-2600



PLANNING COMMISSION: \_\_\_\_\_  
 APPROVAL/DENIAL DATE: \_\_\_\_\_  
 BOARD OF SUPERVISORS: \_\_\_\_\_  
 APPROVAL/DENIAL DATE: \_\_\_\_\_



## California Department of Transportation

OFFICE OF THE DISTRICT 10 RURAL PLANNING  
P.O. BOX 2048 | STOCKTON, CA 95201  
(209) 948-7325 | FAX (209) 948-7164 TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



May 4, 2021

Ruslan Bratan, Planner I  
Amador County Planning Department  
810 Court Street  
Jackson, CA 95642-2132

AMA-49  
Tentative Parcel Map #2851  
Pheasant Hill Partners, LLC

Dear Mr. Bratan:

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the application for Pheasant Hill Partners, LLC, Tentative Parcel Map #2851. The proposed project will divide a single  $\pm 36.27$ -acre parcel into four single vacant parcels. Parcel One will be  $\pm 5.66$ -acres; Parcel Two will be  $\pm 6.12$ -acres; Parcel Three will be  $\pm 6.57$ -acres. And Parcel Four will be  $\pm 17.93$ -acres.

The proposed land division will be consistent with the existing General Plan Designations and zoning districts. The existing parcel is designated Single Family Residential – Agricultural (R1-A). No Zone Change or General Plan Amendment is needed to process the Parcel Map as proposed. The property Assessor Parcel Number (APN) is 008-230-044, and is located along Last Chance Alley and Bunker Hill Road, approximately 800 feet east of the intersection with East School Street, adjacent to the Amador City.

Caltrans has the following comments:

Based on the project description Caltrans has no comment at this time. If there are any future changes or developments on these parcels, Caltrans would like an opportunity to review at that time.

If any future project construction activities encroach into Caltrans Right of Way (ROW), the project proponent must submit an application for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. Appropriate environmental studies must be submitted with this 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). For more information please visit the Caltrans Website at:

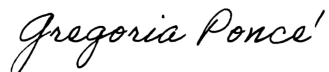
<https://dot.ca.gov/programs/traffic-operations/ep/applications>



Ruslan Bratan, Planner I  
May 4, 2021  
Page 2

If you have any questions or would like to discuss these comments, please contact Paul Bauldry at (209) 670-9488 (Email: [paul.bauldry@dot.ca.gov](mailto:paul.bauldry@dot.ca.gov)) or me at (209) 483-7234 (Email: [Gregoria.Ponce@dot.ca.gov](mailto:Gregoria.Ponce@dot.ca.gov)).

Sincerely,

A handwritten signature in cursive script that reads "Gregoria Ponce".

Gregoria Ponce, Chief  
Office of Rural Planning

c: Chuck Beatty, Director, Amador County Planning Department



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## PM2851 - APN: 008-230-040 Annexation into CFD Applies

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**Nicole Cook** <ncook@amadorgov.org>  
To: Planning Department <planning@amadorgov.org>

Wed, May 12, 2021 at 8:00 AM

Item 1 - PM 2851 Bunker Hill APN: 008-230-040 annexing into the CFD applies.

*Thank you,*

Nicole Cook  
Executive Secretary  
**Amador Fire Protection District**  
810 Court Street, Jackson, CA 95642  
District Office: 209/223-6391  
Direct Line: 209/223-6632  
Fax: 209/223-6646  
[www.amadorfire.org](http://www.amadorfire.org)

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----- Forwarded message -----

From: **Amador County Website** <[website@amadorgov.org](mailto:website@amadorgov.org)>  
Date: Thu, May 6, 2021 at 4:31 PM  
Subject: Amador County: Technical Advisory Committee (TAC)  
To: <ncook@amadorgov.org>

### Technical Advisory Committee (TAC)

- Date: 05/13/2021 3:00 PM - 5:00 PM
- Location: Board of Supervisor's Chambers  
[810 Court St, 1st Floor, East Wing](#)  
[Jackson, California 95642](#)

#### [Item 1 - PM 2851 Bunker Hill](#)

- Agenda: [TAC.05.13.21](#)

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Ruslan Bratan <rbratan@amadorgov.org>

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## TAC Project Referral: PM 2851 Bunker Hill - Environmental Review

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**Brandt Cook** <bcook@amadorwater.org>

Mon, May 24, 2021 at 11:31 AM

To: Amador LAFCO <amador.lafco@gmail.com>

Cc: Ruslan Bratan <rbratan@amadorgov.org>, "Lance Jagers (lajagers@me.com)" <lajagers@me.com>

Rosanne,

I'm not aware of Amador City providing water service. AWA provides water service in Amador City and already serves the area covered under this project. Water services for these lots were installed by Lance Jagers in approximately 2010 via agreements with AWA. AWA provided a will serve for the original Last Chance Alley project in 2011. This project is basically a reconfiguration of those parcels. The attached Will Serve should cover this project. If you need anything more, please let me know.

Sincerely,

Brandt Cook

[Amador Water Agency](#), Direct: (209) 257-5206

[12800 Ridge Road, Sutter Creek, CA 95685](#)

**From:** Amador LAFCO <amador.lafco@gmail.com>

**Sent:** Friday, May 21, 2021 11:36 AM

**To:** Brandt Cook <bcook@amadorwater.org>

**Cc:** Ruslan Bratan <rbratan@amadorgov.org>

**Subject:** Fwd: TAC Project Referral: PM 2851 Bunker Hill - Environmental Review

Brandt: Just wanted to close the communication loop on the proposed tentative map for Bunker Hill (Lance Jagers). I checked the initial study for water supply and it implies AWA or Amador City can serve water based on this mitigation measure.

**UTL-2** *The subdivider has reported that each proposed parcel has secured a service connection to a public water supply (Amador City). For each proposed parcel, subdivider shall either: Submit documentation that the parcel is connected to an approved public water system or submit a written "will serve" commitment issued by the water district for a future connection.*

Have you also had a look at this project? Any communication from Lance Jagers? The city would be unlikely to be able to serve water outside it's boundaries, but I am not sure if the city has a policy prohibiting that. Is AWA in a position to provide water service?

If service would come from the city it will need a LAFCO action before those connections could be relied on. I just need to be sure the CEQA documents from the Planning Department are clear about the realistic service options and the MND would be adequate in case I need to rely on them for a later LAFCO action.

Planning staff is cc'd on this message to you.

Roseanne

----- Forwarded message -----

From: **Amador County Planning Department** <[planning@amadorgov.org](mailto:planning@amadorgov.org)>  
Date: Fri, May 21, 2021 at 9:23 AM  
Subject: TAC Project Referral: PM 2851 Bunker Hill - Environmental Review  
To:

Greetings,

Please see attached application submittal for Parcel Map No. 2851 Bunker Hill for review of the Environmental Document, a proposed Mitigated Declaration, and Conditions of Approval on **Wednesday, June 2, 2021 at 3:00 PM** by the Technical Advisory Committee, in the Board of Supervisors Chambers in the Amador County Administration Center, located at [810 Court St., Jackson, CA 95642](#).

The Draft CEQA Initial Study is also available internally for those with access to the CAC Network. The Initial Study is available for editing on the G: Secured Drive under Planning in the Project Folder.

Thank you,

Ruslan Bratan, Planner

Amador County Planning Department  
[810 Court Street](#)  
Jackson, CA 95642  
(209) 223-6380  
[planning@amadorgov.org](mailto:planning@amadorgov.org)

--

Roseanne Chamberlain  
Amador LAFCO Executive Officer  
(209) 418-9377

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Thank You,

Amador Water Agency [12800 Ridge Road, Sutter Creek, California 95685](#) [www.amadorwater.org](http://www.amadorwater.org)

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## 2 attachments



**JaggersL COA Last Chance Alley 01-19-11 corrected.pdf**  
219K



**40425 Last Chance Alley Reimbursment Agr3 052120 signed.pdf**  
824K